City of Palo Alto (ID # 5167)

Architectural Review Board ARB Staff Report

Report Type: New Business **Meeting Date: 10/16/2014**

Summary Title: 2555 Park Boulevard

Title: 2555 Park Boulevard 13PLN-00381: Request by FGY Architects, on behalf of Campbell Avenue Portfolio LLC, for Architectural Review of a proposal to demolish an existing 10,800 sq. ft. two-story mid-century modern office building and construct a new 24,466 sq. ft. three-story office building with one level of below grade parking and a roof terrace in the CC(2) zoning district.

From: Hillary Gitelman

Lead Department: Planning and Community Environment

RECOMMENDATION

The Architectural Review Board (ARB) is requested to make a recommendation of approval to the City Council on both the Architectural Review, including the Design Enhancement Exception (DEE) for height, and the Draft Environmental Impact Report (DEIR), based on the Findings in Attachment A and the Conditions of Approval contained within Attachment B.

EXECUTIVE SUMMARY

The ARB is requested to review and make recommendation to the City Council on the Architectural Review of the proposed project. The project includes the redevelopment of the existing parcel with a new three story office building with one level of below grade parking for 92 vehicles. The new 24,466 square foot building would replace the existing 10,800 square foot, two-story, mid-century modern office building. The existing building is over 50 years old and has been unaltered since its original construction. A historic analysis has determined that due to these factors, the existing building is eligible for listing on the California Register of Historic Resources. Since the project entails the demolition of this structure, an Environmental Impact Report (EIR) is required to inform the public and responsible agencies of the potential adverse effects to the environment.

BACKGROUND

Prior Review

To initiate the EIR process, the City circulated a Notice of Preparation (NOP) and Initial Study (IS) (Attachment G) to solicit agency and public comments on the scope of the environmental

analysis to be included in the EIR. On April 17, 2014 a scoping meeting was held at the ARB hearing to inform the public that the City was beginning preparation of the DEIR for the redevelopment of the property known as 2555 Park Boulevard. The existing building on the site has been identified as being eligible for listing on the California Register of Historic Resources. Impacts, such as demolition, are potentially significant and therefore an EIR must be prepared.

The ARB conducted a preliminary review of the conceptual project design on June 5, 2014. The ARB had comments related to building massing, interior setback, traffic/parking, the tensile structure, and the second floor balcony railing. A summary of the ARB's comments and a summary of the changes the applicant made to address those comments are provided in the discussion section of this report. The applicant has provided a letter detailing the comments from the preliminary hearing and the design changes they made in response to those comments (Attachment F).

Site Information

The project site is a trapezoidal-shaped property on the northeast side of Park Boulevard, between Sherman and Grant Avenues. A location map showing the property, and surrounding properties, is attached (Attachment C). The total area of the site is 12,518 square feet (s.f.). The property is currently occupied by a two-story office building with at-grade parking. The existing "H"-shaped building was built in 1964 in the Mid-Century Modern style of architecture. Since the building is 50 years old and does not appear to have been altered since its construction, it has been determined to be eligible for listing in the California Register of Historic Resources under Criterion 3 (architecture). Under CEQA, this qualifies the structure as a historic resource. The property is zoned Community Commercial (CC(2)).

Context

The site's Comprehensive Plan land use designation is Regional Community Commercial. The property's primary street frontage is located on Park Boulevard opposite the four-story County Courthouse Building. Typical uses in the immediate vicinity include multifamily residential and office uses. Slightly further to the north west of the site is the California Avenue Business District with a multitude of restaurants and retail businesses. The site is also located about 800 feet from the California Avenue Cal Train station.

Adjacent uses to the northwest include a two-story, single-family residence and a two-story, professional office building. Adjacent uses to the northeast include office and other commercial uses in a single story structure. To the southwest, across Park Boulevard, is the four-story County Courthouse building surrounded by at-grade parking. To the southeast, across Grant Avenue, are a single-story office building and three-story, multifamily residential buildings. To the south, diagonally across from the intersection of Grant and Park Boulevard, is a surface level parking lot.

Project Description

The project includes the demolition of the existing two-story office building and the construction of a new 24,466 square foot three-story office building. A total of 92 parking spaces would be provided on site in both at grade and below grade areas beneath the new building. Most of the parking spaces would be provided within mechanical lift systems to improve the efficiency of the garage space. Vehicle access, to the parking areas, would be provided from Grant Avenue. The curb cut along Park Boulevard would be removed to improve bicycle safety.

The proposed building is a modern design with two horizontal board-form concrete finished stair towers, designed to anchor the building at each end of the site. The two-story glass office block would float between the open balconies. Three of the four balconies would have cable railings, while the fourth balcony above the main entry would have a vertical painted metal picket. Each of the four balconies would be exposed concrete. The building walls would be stucco plaster with a curtain wall system using clear double glazed windows with aluminum frames. The south and east facing facades would have double height, vertical sun shade mullion fins, to reduce heat gain. The glass office block would float over a green wall with vines at the first level that would screen the at-grade parking. In front of the green wall would be a concrete planter with a wood plank bench adjacent to the public sidewalk. The building design also features a rooftop tensile structure to allow greater usage of the roof deck and to assist in keeping the building cooler in the hot summer months.

DISCUSSION

Zoning Compliance

The project conforms to all Palo Alto zoning regulations with the exception of the building height. A DEE has been requested for the height of the two stair towers and the tensile roof structure. The height limit for the CC(2) zone district is 37 feet. This height limit makes a three story building with typical interior ceiling heights difficult to achieve, leaving little room for architectural features to rise above the roof line. The proposal includes a request to exceed the height limit by approximately ten feet for two stair towers and by 13 feet for a tensile structure. The stair towers would anchor each end of the building and add visual interest. The tensile roof structure would add a delicate visual element to the building while being set back from the edges of the building to avoid adding to the perceived height and massing. The canopy would also enable greater use of the outdoor roof deck area and would shade the roof of the building, reducing the energy usage to cool the building. For zoning conformance, please see Attachment D

Comprehensive Plan Conformance

The proposed use is consistent with the site's Regional/Community Commercial land use designation in the City's Comprehensive Plan, which allows office uses. The proposed project is the replacement of an existing two-story office building with a new three-story office building.

The project's overall relationship with the Comprehensive plan is discussed within Attachment E.

Building massing

The ARB commented that the stair towers appeared to be too massive. The ARB suggested reduction in the height and width of the Park Boulevard stair tower and providing more transparency to the Grant Avenue stair tower. The ARB also suggested moving the elevator tower away from the neighboring property line due to concerns expressed by the adjacent neighbor about the height and massing of the building.

The application has been revised to reduce both the height and width of the Park Boulevard stair tower. The tower was reduced by two feet in height and two feet in width at the street facing elevation. The elevator tower height was also reduced by two feet and was relocated to move it six and a half feet further away from the property line adjacent to the office neighbor. This allowed the reduction in the height of the wall adjacent to the neighboring office building as well. The width of the stair tower facing the office neighbor was reduced by eight and one half feet. The revised plans also include the reduction of the Grant Avenue tower by two feet in height. The Grant Avenue tower has also been revised to include a window feature, to add transparency as recommended by the ARB.

Interior setback

At the hearing, Board and neighbor comments expressed concern over the proposed building's relationship with the existing office and residential buildings to the west. The office and residential neighbors felt the building was too tall and too close to their properties. The residential neighbor felt the design needed to be more sensitive to his existing condition.

Many of the project revisions have reduced the building height and proximity relative to these two neighboring properties. As stated above, the shifting of the elevator tower reduced the wall height relative to the office neighbor as well as allowing that portion of the building to move six and half feet further away from the office neighbor. Other changes were made to reduce the building relative the residential neighbor. The parapet at the rear corner was removed, reducing the height of the building by four feet. The closest portion of the rear wall facing the residential neighbor was reduced by four feet nine inches and the recessed portion of the wall was set back an additional two feet three inches. These changes reduce the wall heights and move the building further from the two neighboring properties.

Traffic/Parking

Comments were provided by the public that voiced concern over the lack of guest parking spaces proposed within the building. While the proposed project would provide the required number of parking spaces, nearly all the parking spaces provided would be in mechanized lifts. Unfortunately, the lifts don't accommodate guest parking. The lifts must be pre-programed for each individual car that will be using the lift. With all the vehicle access being located off of Grant Avenue, the public also raised concerns over the potential increase in traffic volume that

could occur on that street. With the building's close proximity to transit, the ARB suggested that the applicant request a parking reduction to eliminate some of the mechanized lifts and provide additional at grade spaces that could be used by visitors to the property.

The code compliant parking proposal remains the same (92 spaces), but an alternative parking solution has been proposed and considered in the EIR as an option. This is referred to as' the parking exemption' option. This would include a 10% parking reduction along with a Transportation Demand Management (TDM) Plan. The TDM plan would include annual Go Passes for all eligible employees in the building and would be implemented for the life of the building. This proposal would reduce the number of spaces by 10, which would eliminate 10 of the machine stackers and free up 10 of the parking spaces for guest parking. Having fewer parking spaces within the building may also have the added benefit of reducing the traffic volume on Grant Avenue, by reducing the number of cars entering and exiting the project.

Tensile structure design

While the ARB was generally supportive of the tensile roof structure, some commented that the structure could be better integrated with the building and that an enhanced color palette should be considered.

The applicant has revised the plan to include a secondary tensile element at the elevator tower in an orange color. This small canopy would help to tie the larger canopy to the building and add a pop of color to the feature.

Second floor balcony

The ARB voiced concern over the solid concrete balcony railing at the second floor above the entry. It was seen as being heavier than the other balcony railings on the building.

The applicant has removed the solid concrete balcony wall and has replaced it with a painted metal vertical picket. The new railing is lighter and more transparent than the former solid concrete wall design. The painted metal is also intended to match the color of the wooden planks in the seat wall.

Parapet Height

In the preliminary project design the roof parapet at the interior lot lines was nearly four feet taller than the 37 foot height limit for the zone district. While equipment enclosures are permitted to exceed the height limit, staff was concerned that the roof screens were excessive and requested that the ARB comment on the proposal. The applicant has revised the mechanical equipment roof screens and has pulled the screens away from the building edge, reducing the apparent height of the building by four feet.

Context Based Design Considerations and Findings

In addition to Zoning Compliance and Architectural Review approval findings, Context-Based Design Considerations and Findings found in PAMC Chapter 18.18 are applicable to the project. The following findings that appear relevant to this project are listed for discussion purposes:

1. Pedestrian and Bicycle Environment: The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.

The proposal appears to be bike friendly, in that it would provide at-grade bike racks at the main building entry as well as secured parking within the below grade parking garage. Showers would also be provided within the building, to promote bicycle ridership. There are aspects of the proposal that appear to meet the Context Based Design Considerations relative to the pedestrian experience at the street level, in that the building has been set back to provide a minimum 10'-5" wide sidewalk. There is a raised planter with a seat wall and a recessed entry. Three new street trees would be planted along Park Boulevard in new bulb outs. An existing curb cut on Park Boulevard would be removed to improve bicycle safety.

2. Street Building Facades: Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements.

The building's massing does provide a three story presence on a street that contains other tall buildings. The long street façade on Park Boulevard has been broken into three separate elements to reduce the scale and massing of the building, and to provide human scale. There is the stair tower element, the recessed entry and upper floor balconies, and the floating glass box above the green wall at the street level. The entry at the street level is well defined with a deep recess, and provides weather protection as well as bike parking, encouraging pedestrian activity. While there is parking at grade level, the parking area has been hidden behind a green wall with a long seat wall for pedestrians.

3. Massing and Setbacks: Buildings shall be designed to minimize massing and conform to proper setbacks.

The proposal has employed a number of design strategies to break up the massing of the building at each façade. The two street facing facades have solid stair towers that anchor the elevations and deep recessed balconies that allow the glass box of the office space to float at the corner. The Park elevation has a deep recessed entry and a green wall to hide the parking. Recesses have also been provided on the two property line elevations to provide greater sensitivity to a residential neighbor and to provide opportunities for additional daylight into the building.

4. Low Density Residential Transitions: Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties.

While the project is within a commercial zone, the proposed building does share a property boundary with a single-family residence. The zoning would permit the building to be placed on the property line, but the project has been designed to set the building back, relative to the residence, to reduce the new building's impact upon it. The two-story residence has a small outdoor yard space adjacent to the property line it shares with the project. To create a greater sense of openness and to create a greater distance away from the residence, the new building has been set back two feet at the ground floor and more than 12 additional feet at the second and third floors. The height at the first level has been reduced to eight feet six inches, to reduce the amount of solid wall in close proximity to the residential yard. This is a four foot reduction from the previous iteration of the plans. At this level, a planter is provided to enable landscape material to buffer the views of the building. The windows at the second and third floors have been frosted at the lower levels, such that office building employees would have no view into the residential yard or the residential windows.

5. Project Open Space: Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.

The roof-top outdoor space for the office tenants would be a functional space. The proposed tensile structure would provide shade and weather protection for building occupants to enable comfortable use of the space. The roof top location allows for nice views of the area while still maintaining privacy by keeping the useable area of the roof deck away from the edges of the building. The building also includes four recessed and covered balcony spaces that provide additional outdoor areas for the building occupants.

6. Parking Design: Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.

Consistent with the Guidelines, the parking for the project has been located below grade such that the parked cars are hidden from view. The at-grade parking spaces are also hidden behind a green wall that includes a long bench for convenient seating along the public sidewalk. The entry to the garage has been located on Grant Avenue to avoid impacting the faster moving traffic on Park Boulevard and to improve bicycle safety by eliminating the interaction between cars and bikes.

8. Sustainability and Green Building Design: Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the environment during design and construction.

The project is required to meet the Cal Green requirements. The proposed office building would be a LEED Silver building with several green building design elements. The site is an infill site which is being redeveloped for better density near a transportation hub. The building utilizes passive cooling though the use of deep overhangs created by balconies, vertical fins on curtain wall glass, thermal mass walls and roof as well as a tensile structure canopy to protect the roof surface from the sun's heat. The building design uses fewer materials than a typical office building through the raw expression of the structure and highly efficient use of volume allocated to parking through the use of parking machines which stack 5 high to save roughly 25 additional feet of basement depth. Where ever possible, the project also incorporates energy and water savings as well as recycled materials such as recycled steel, and fly ash and slag in the concrete mix.

ENVIRONMENTAL REVIEW

The City has prepared a DEIR to provide the public and responsible agencies information about potential adverse effects on the local and regional environment associated with the proposed 2555 Park boulevard project. The DEIR is provided as Attachment H. The 45 day public comment period on the DEIR began on September 5, 2014 and runs through October 20, 2014. The public is invited to comment on the DEIR at this time.

The City began the environmental analysis with an Initial Study (Attachment G). The environmental analysis determined that the project could have a significant impact on the environment, which triggered the requirement to prepare an EIR. The three environmental topics covered in the DEIR are Cultural and Historic Resources, Hazards and Hazardous Materials, and Transportation and Traffic. The analysis found no issues with the other topics. Each topical section describes the existing environmental and regulatory conditions, presents the criteria used to determine whether an impact would be significant, analyses significant impacts, identifies mitigation measures for each significant impact, and discusses the significance of impacts after mitigation has been applied.

Cultural and Historic Resources

Two possible impacts were identified under the Cultural and Historic Resources section. One impact was identified as being significant and unavoidable. This impact is the demolition of the existing mid-century modern building that has been identified as being eligible for listing on the California Register of Historic Resources. The loss of the historic resources would be considered a Significant and Unavoidable impact under CEQA. Mitigation measures are proposed, but these measures cannot reduce the level of significance to a less than significant level, therefore the City would need to adopt a statement of overriding considerations in order to approve the proposed project. The other impact identified was the possible disturbance of archeological remains during excavation. With mitigation, this impact was less than significant.

Hazards and Hazardous Materials

There were five areas of this section that were identified as being potentially significant. These are related to construction debris, the handling of existing hazardous materials within the building, disturbance of contaminated soils, the release of VOC from the contaminated ground water, and vapor intrusion from the contaminated ground water. Mitigations measures have been included that reduce the level of significance to a less than significant level.

Transportation and Traffic

The environmental analysis found no significant impacts related to traffic. No mitigation measures are needed.

Following the 45 day public comment period, written response will be prepared for all substantive comments on the DEIR. The final EIR will consist of the DEIR, the comments received during the public review period, responses to the comments, and any revisions to the DEIR as a result of public agency and public comments.

COURTESY COPIES

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Attachments:

- Attachment A: ARB findings (DOC)
- Attachment B: Draft Conditions of Approval (DOC)
- Attachment C: Site Location Map (PDF)
- Attachment D: Zoning Compliance Table (DOC)
- Attachment E: Comprehensive Plan Table (DOC)
- Attachment F: Applicants Project Letter (PDF)
- Attachment G: Initial Study (IS) (ARB Members Only). IS is also available on the City's website at http://tiny.cc/ogghnx (TXT)
- Attachment H: Draft Environmental Impact Report (DEIR) [ARB Members Only]. DEIR is also available on the City's website at http://tiny.cc/ogghnx (TXT)
- Attachment I: Project Plans (ARB members only). Project plans are also available on the City's website at http://goo.gl/95W5lM (TXT)

ATTACHMENT A
DRAFT FINDINGS FOR APPROVAL
ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW
AND DESIGN ENHANCEMENT EXCEPTION
2555 Park Boulevard / File No. 13PLN-00381

The design and architecture of the proposed project, as conditioned, complies with the Findings for Architectural Review as required in PAMC Chapter 18.76.

(1) *The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.* This finding can be made in the affirmative in that the project complies with the policies of the Comprehensive plan as outlined in Attachment E and proposes a new office building in a location where office uses are allowed.

(2) *The design is compatible with the immediate environment of the site.* This finding can be made in the affirmative in that the project is designed to make the most efficient use of the available site area. The parking is designed with mechanical lifts allowing the project to limit the depth of excavation to one level below grade. The lifts allow vehicles to be stacked, making more efficient use of the space and the two parking levels. The design is also responsive to the various external constraints of the site such as the neighboring residential property. While the zoning would allow the new building to be three stories tall at the property line, the proposed design sets the building away from the residential neighbor at the second and third floors. It also has obscure windows to preserve the privacy of the adjacent residential neighbor.

(3) *The design is appropriate to the function of the project.* This finding can be made in the affirmative in that the building has been designed to serve the future office tenants. Ample outdoor spaces have been created for the enjoyment of the future building occupants. There are four balconies and a roof top deck with a large shade canopy. The building would provide bike parking and shower facilities to encourage alternative modes of transportation such as biking to work or using the nearby train. The design provides opportunities for natural daylighting into the building and trash and recycling facilities are provided within the building to ensure these issues are handled internally and do not impact adjacent properties.

(4) *In areas considered by the board as having a unified design character or historical character, the design is compatible with such character.* This finding is not applicable to this project in that this area does not have a unified design or historic character. The existing building is considered to be a historic resource under CEQA but the area is a very eclectic mix of architectural styles.

(5) *The design promotes harmonious transitions in scale and character in areas between different designated land uses.* This finding can be made in the affirmative in that the office building project would be built in a location that is surrounded by commercially zoned properties. The adjacent commercial properties all have similar office and

commercial uses except for one. There is an adjacent single family residence that shares a portion of the rear lot line with the proposed project. This home is somewhat of an anomaly in this location. There are no other single-family structures in the direct vicinity of the project. The neighboring residential structure has an industrial appearance with its corrugated metal siding exterior and zero lot line design at the front and side lot lines. The residential property has two structures, a detached garage/accessory structure and the main residence. These two structures are separated by an interior courtyard. The primary residence is two stories and has as shallow yard space that separates the residence form the rear lot line of the proposed building. The proposed building has been designed to consider this adjacency by setting the upper two floors of the building away from the rear lot line at this corner, providing a landscape buffer element, and proving privacy windows.

(6) *The design is compatible with approved improvements both on and off the site.* This finding can be made in the affirmative in that the project's design has thoughtfully considered its surroundings. It is respectful of the residential neighbor condition as described in finding #5. It is responsive to the Park Boulevard bike route by eliminating the existing curb cut to reduce the interaction between bikes and cars along the projects street frontage. It is designed to improve the pedestrian experience by hiding the vehicle parking, providing public amenities such as bike parking and seating, and activates the street with a recessed building entry.

(7) *The planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community*. This finding can be made in the affirmative in that the new building is designed to have multiple outdoor spaces for the enjoyment of the future building occupants, bike parking at the entry for the convenience of building visitors, seating at the sidewalk for the enjoyment of any passerby, and a pleasing aesthetic appearance for the general public.

(8) *The amount and arrangement of open space are appropriate to the design and the function of the structures.* This finding can be made in the affirmative in that the proposal provides four balconies, and a roof deck to meet the outdoor space needs of the building's users.

(9) *Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.* This finding can be made in the affirmative in that a new trash enclosure is proposed to serve the needs of the new building.

(10) *Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.* This finding can be made in the affirmative in that the proposal provides ample sidewalks to facilitate pedestrian movement around the building and the entrance to the below grade parking structure is located off of the main street frontage to enhance vehicle and pedestrian safety.

(11) *Natural features are appropriately preserved and integrated with the project.* This finding can be made in that the exiting street tree on the Grant Avenue elevation will be preserved. There are other minor trees and shrubs on the property that will be removed. Four new street trees would also be added, one on the Grant Avenue elevation and three along the Park Boulevard frontage.

(12) *The materials, textures, colors and details of construction and plant material are appropriate expression to the design and function.* This finding can be made in the affirmative in that proposal includes a multitude of materials common to current architectural building design that would fit in with the eclectic nature of the district. New street trees are also added to the project frontage.

(13) *The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment.* This finding can be made in the affirmative in that the proposal includes landscape materials that are used to screen and soften the appearance of the building. There is a green wall at the first level facing Park boulevard that hides the at-grade parking behind and plant material used at the rear elevation to soften the wall relative to the adjacent neighbors.

(14) *Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which would tend to be drought-resistant to reduce consumption of water in its installation and maintenance.* This finding can be made in the affirmative in that the proposed landscape materials are well suited for the proposed environment.

(15) *The project exhibits green building and sustainable design that is energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:*

- *Optimize building orientation for heat gain, shading, daylighting, and natural ventilation;*
- *Design landscaping to create comfortable micro-climates and reduce heat island effects;*
- *Design for easy pedestrian, bicycle and transit access;*
- *Maximize on site stormwater management through landscaping and permeable paving;*
- *Use sustainable building materials;*
- *Design lighting, plumbing and equipment for efficient energy and water use;*
- *Create healthy indoor environments; and*
- *Use creativity and innovation to build more sustainable environments.*

This finding can be made in the affirmative in that the project would comply with the City's green building ordinance. The proposed office building will be a LEED Silver building with several green building design elements. The site is an infill site which is being redeveloped for better density near a transportation hub. The building utilizes passive cooling though the use of deep overhangs created by balconies, vertical fins on curtain wall glass, thermal mass walls and roof as well as a tensile structure canopy

to protect the roof surface from the sun's heat. The building design uses less materials than a typical office building through the raw expression of the structure and highly efficient use of volume allocated to parking through the use of parking machines which stack 5 high to save roughly 25 additional feet of basement depth. Where ever possible, the project also incorporates energy and water savings as well as recycled materials such as recycled steel, and fly ash and slag in the concrete mix.

(16) *The design is consistent and compatible with the purpose of architectural review as set forth in subsection 18.76.020(a).* This finding can be made in the affirmative in that the project design promotes visual environments that are of high aesthetic quality and variety.

DESIGN ENHANCEMENT EXCEPTION FINDINGS (DEE):

The requested Design Enhancement Exception is consistent with the following findings as stated in PAMC 18.76.050 (c). Note: These draft DEE Findings are provided for ARB review. Exception is requested for building height (10 feet over the 37 foot code limitation for the two stair towers and 13 feet over the 37 foot code limitation for the tensile structure.)

(1) *There are exceptional or extraordinary circumstances or conditions applicable to the property or site improvements involved that do not apply generally to property in the same zone district.* This Finding can be made in the affirmative. The project site and the adjacent property to the north are the only two properties along this stretch of Park Boulevard that are not permitted to reach 50 feet in height. This is due to the fact that properties adjacent to the RM-40 zoning are permitted to build up to the 50 foot height limit. The subject property is one parcel away from the RM-40 zone district which limits its ability to reach the height that the other parcels along Park Avenue can. There are also other taller buildings in the direct vicinity of the project along Park Boulevard such as the County Courthouse building and the multifamily building at the corner of Park Boulevard and Sheridan Avenue.

(2) *The granting of the application will enhance the appearance of the site or structure, or improve the neighborhood character of the project and preserve an existing or proposed architectural style, in a manner which would not otherwise be accomplished through strict application of the minimum requirements of this title (Zoning) and the architectural review findings set forth in Section 18.76.020(d).* This Finding can be made in the affirmative. The additional height would provide the stair tower elements the ability to break the roof plane, adding architectural interest to the building as well as providing strong anchoring elements at each end of the structure. The existing 37 foot height limit provides little if any ability for such architectural expression. The proposed tensile structure would allow for the comfortable use of the roof deck, providing shade while adding architectural interest to the top of the building. The structure would add a softening aspect to the building that is visually playful and functionally useful. This exception for height does not contribute to additional office space within the building.

(3) The exception is related to a minor architectural feature or site improvement that will not be detrimental or injurious to property or improvements in the vicinity and will not be

detrimental to the public health, safety, general welfare or convenience. This Finding can be made in the affirmative in that the proposed height exception is for the stair towers and the tensile structure and would provide architectural interest without impacting adjacent properties. The areas for additional height are limited to the towers and the tensile structure such that the majority of the building is within the required height limits. This would limit shading and other visual impacts that may be perceived by adjacent properties.

ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
2555 Park Boulevard/ File No. 13PLN-00381

Planning Division

1. The project shall be constructed in substantial conformance with the project plans dated on October 8, 2014 except as modified by these conditions of approval.

2. The ARB approval letter shall be printed on the plans submitted for building permit.

3. All noise producing equipment shall not exceed the allowances specified in Section 9.10 Noise of the Palo Alto Municipal Code.

4. Automatic night shades shall be provided for the elevation of the building facing the residential neighbor to ensure any lighting associated with the new office building will not impact the adjacent residential neighbor.

5. The project shall be subject to the mandatory Green Building Ordinance.

6. Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

7. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;

8. Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

9. Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.

10. Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.

11. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and

costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

12. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner and the Director of Planning and Community Environment. Upon determination by the County Coroner that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of State law and the Health and Safety Code.

13. A sub-slab vapor barrier shall be installed to prevent contaminated soil vapors from migrating into the building. The vapor barrier shall be designed by a Registered Professional Engineer in the State of California. The design shall be submitted to the RWQCB and the City of Palo Alto for review and approval.

14. Any impacted (contaminated) soil shall be off-hauled to a Class 2 landfill for disposal.

15. Prior to building permit issuance, the applicant shall pay all Development Impact Fees.

16. The Applicant shall identify the Best Management Practices (BMP's) to be incorporated into a Storm Water Pollution Prevention Plan (SWPPP) for the project. The SWPPP shall include both temporary BMP's to be implemented during demolition and construction.

17. Construction hours shall be limited to 8:00am to 6:00pm Monday through Friday and 9:00am to 6:00pm on Saturdays. No construction is allowed on Sundays or Holidays as specified in Title 9 of the Municipal Code.

18. No individual piece of equipment shall produce a noise level exceeding one hundred ten dBA at a distance of twenty-five feet.

19. The noise level at any point outside of the property plane of the project shall not exceed 90 dBA.

20. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.

21. The applicant shall work with the Public Works Department to create a logistics plan to manage construction activities prior to building permit issuance.

22. MM-CUL-1: In the event that subsurface cultural resources are encountered during ground disturbing activities, work in the immediate vicinity shall be stopped and the City of Palo Alto contacted. A qualified archaeologist, as defined by the California Environmental Quality Act (CEQA) Guidelines and the City of Palo Alto, shall be retained to evaluate the archaeological discovery for its eligibility for local and state

listing. The discovery or disturbance of any identified cultural resource shall be reported as appropriate to the City of Palo Alto and the Native American Heritage Commission. Identified cultural resources shall be recorded on California Department of Parks and Recreation form 523 (archaeological sites). Measures prescribed by these groups and required by the City shall be undertaken before construction activities are resumed. If disturbance of a project area cultural resource cannot be avoided, a mitigation program, including measures set forth in the City of Palo Alto's Cultural Resources Management Program and in compliance with Sections 15064.5 and 15126.4 of the CEQA Guidelines, shall be implemented.

23. MM-CUL-2: The project proponent shall document the existing building at 2555 Park Boulevard and its setting. Generally, this documentation shall be in accordance with Historic American Building Survey (HABS) Level II, which includes:

    1. Drawings: select existing drawings, where available; should be photographed with large-format negatives or photographically reproduced on Mylar.

    2. Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.

    3. Written data: history and description in narrative or outline format.

HABS material standards regarding reproducibility, durability, and size shall be met. Copies of the photographs and report shall be presented to repositories such as the Palo Alto Historical Association Archives at the Palo Alto Public Library, the Northwest Information Center of the Historical Resources Information System at Sonoma State University, and/or the California State Library.

24. MM-HAZ-1: Hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment shall be provided for all trash. All construction waste, including trash and litter, garbage, other solid waste, petroleum products and other potentially hazardous materials, shall be removed to a waste facility permitted to treat, store, or dispose of such materials.

25. MM-HAZ-2: A project-specific Health and Safety Plan (HASP) and Site Mitigation Plan (SMP) shall be prepared by the project applicant and approved by the Regional Water Quality Control Board (RWQCB) prior to issuance of grading or building permits from the City of Palo Alto. The HASP and SMP shall be implemented during construction activities. The SMP shall outline strategies for managing contaminated soil and groundwater encountered during project construction and shall discuss the following:

    - Results of previous environmental investigations at the site
    - Anticipated contaminants of concern to be encountered
    - Development plans
    - Likely disposal fate of excavated material based on excavation plan and contaminants of concerns identified, if any

- Dewatering contingency options
- Stormwater management options
- Monitoring and soil management procedures
- Regulatory considerations
- Planned procedures and notifications

The SMP shall include provisions for hazardous substance management, handling, storage, disposal, and emergency response. Hazardous materials spill kits shall be maintained on site for small spills. Copies of the HASP and SMP shall be maintained on site during demolition, excavation, and construction of the proposed project. All workers on the project site shall be familiarized with these documents.

26. MM-HAZ-3: A scope of work for asbestos abatement and guidelines for proper asbestos removal shall be prepared following local, state, and federal regulations for any necessary removal of asbestos in accordance with the ProTech survey. The Bay Area Air Quality Management District (BAAQMD) shall be notified at least 10 working days prior to any asbestos removal. Monitoring during abatement shall be conducted to ensure regulatory compliance. Following asbestos abatement and removal, a final visual inspection and clearance air monitoring should be performed to certify that industry clearance standards are met.

27. MM-HAZ-4: Every contractor/employer who performs work at project site shall assess California Division of Occupational Safety and Health (Cal-OSHA) worker protection rules, California Department of Public Health certification requirements, U.S. Environmental Protection Agency (EPA) standards, and state and federal disposal requirements. Any demolition activities likely to disturb lead-based paint/coatings or lead containing materials (LCMs) shall be carried out by a contractor trained and qualified to conduct lead-related construction work, and all lead-related work shall be performed in accordance with the U.S. Office of Housing and Urban Development guidelines (ProTech 2013). Asbestos-containing materials (ACMs) must be disposed of in accordance with the EPA's Asbestos National Emissions Standards for Hazardous Air Pollutants and LCMs must be handled in accordance with the Cal-OSHA Construction Lead Standard (CCR Title 8, Section 1432.1) and disposed of in accordance with California Department of Toxic Substances Control and EPA requirements for hazardous waste. Demolition plans and contract specifications shall incorporate any necessary abatement measures required under these guidelines and regulations.

28. MM-HAZ-5: A qualified environmental specialist shall inspect the site buildings for the presence of polychlorinated biphenyls (PCBs), mercury, and other hazardous building materials prior to demolition. If found, these materials shall be managed in accordance with the Metallic Discards Act and other state and federal guidelines and regulations. Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with the Metallic Discards Act of 1991 (California Public Resource, Section 42160–42185), particularly Section 42175, Materials Requiring Special Handling for the removal of mercury switches, PCB containing ballasts, and refrigerants.

29. MM-HAZ-6: Soil samples shall be collected at discrete depth intervals to characterize impacted areas. Impacted soils identified by this sampling shall be segregated and managed per BAAQMD Rule 8-40, which regulates aeration of contaminated soil, as applicable, and in accordance with state and federal waste regulations. Excavated soil, particularly in the vicinity of the former dry cleaner, shall be screened during excavation using a field photoionization detector. Soil thought to be potentially contaminated with volatile organic compounds (VOCs) shall be segregated and characterized. This soil may potentially be profiled as listed dry cleaner wastes for the purposes of proper disposal in accordance with local, state, and federal regulations.

30. MM-HAZ-7: A dewatering plan and detailed groundwater extraction design shall be prepared for the proposed project. The dewatering plan shall outline procedures that will be used to lower groundwater levels during excavation and specify the number of groundwater dewatering wells with dedicated pumps that will be installed around the site perimeter throughout project duration. Extracted groundwater can go to a Publically Owned Treatment Work (POTW) or to the storm drain network in accordance with a National Pollution Discharge Elimination System (NPDES) permit. A plan for groundwater discharge pre-treatment shall be developed and kept on-hand should implementation be necessary. The detailed groundwater extraction design shall outline chemical testing and thresholds as required by the POTW or NPDES permit. It shall also provide the dewatering systems layout and well construction information, including depths, screened intervals, and pump settings.

31. MM-HAZ-8: The building plans shall include installation of a Certco Corflex or similar waterproofing/vapor barrier membrane to prevent the migration of vapor from groundwater into the indoor air of the basement parking garage. The building plans shall also demonstrate that garage ventilation equipment is sufficient to meet the National Fire Protection Association (NFPA) 2011 Standard for Parking Structures (NFPA 88A) to continuously provide a minimum of 2 air changes per hour. The applicant shall monitor indoor air quality in the basement garage to confirm that the waterproofing/vapor barrier membrane and garage ventilation effectively maintain indoor air VOC concentrations at levels not harmful to health (i.e., below appropriate environmental screen levels). An initial round of sampling shall be conducted upon construction completion and quarterly for the first year of operation. For each sampling event, a minimum of two 24-hour integrated indoor air samples shall be collected from the basement garage along with one 24-hour integrated air sample from an exterior location representative of ambient/background conditions. Sampling and analytical procedures shall be conducted in accordance with the Department of Toxic Substance Control Vapor Intrusion Guidance (DTSC 2011). Results from the indoor air sampling shall be compared to established regulatory indoor air thresholds for residential and commercial use. The data shall be evaluated following the 1-year monitoring period.

Water Quality Control Plant

32. PAMC 16.09.170, 16.09.040 Discharge of Groundwater
    The project is located in an area of suspected or known groundwater contamination with Volatile Organic Compounds (VOCs). If groundwater is encountered then the plans must include the following procedure for construction dewatering:

    Prior to discharge of any water from construction dewatering, the water shall be tested for volatile organic compounds (VOCs) using EPA Method 601/602 or Method 624. The analytical results of the VOC testing shall be transmitted to the Regional Water Quality Control Plant (RWQCP) 650-329-2598. Contaminated ground water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain system or creeks. If the concentrations of pollutants exceed the applicable limits for discharge to the storm drain system then an Exceptional Discharge Permit must be obtained from the RWQCP prior to discharge to the sanitary sewer system. If the VOC concentrations exceed the toxic organics discharge limits contained in the Palo Alto Municipal Code (16.09.040(m)) a treatment system for removal of VOCs will also be required prior to discharge to the sanitary sewer. Additionally, any water discharged to the sanitary sewer system or storm drain system must be free of sediment.

33. PAMC 16.09.055 Unpolluted Water
    Unpolluted water shall not be discharged through direct or indirect connection to the sanitary sewer system (e.g. any uncovered ramp area must drain to storm drain).

34. PAMC 16.09.180(b)(9) Covered Parking
    If any, drain plumbing for parking garage floor drains must be connected to an oil/water separator with a minimum capacity of 100 gallons, and to the sanitary sewer system

35. PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities
    New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent water runon and runoff from the area.

36. PAMC 16.09.180(b)(14) Architectural Copper
    On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal down spouts, and copper granule containing asphalt shingles shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required. Copper flashing for use under tiles or slates and small copper ornaments are exempt from this prohibition. Replacement roofing, gutters and downspouts on historic structures are exempt, provided that the roofing material used shall be prepatinated at the factory. For the purposes of this exemption, the definition of "historic" shall be limited to structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.

37. PAMC 16.09.175(k) (2) Loading Docks

(i) Loading dock drains to the storm drain system may be allowed if equipped with a fail-safe valve or equivalent device that is kept closed during the non-rainy season and during periods of loading dock operation.

(ii) Where chemicals, hazardous materials, grease, oil, or waste products are handled or used within the loading dock area, a drain to the storm drain system shall not be allowed. A drain to the sanitary sewer system may be allowed if equipped with a fail-safe valve or equivalent device that is kept closed during the non-rainy season and during periods of loading dock operation. The area in which the drain is located shall be covered or protected from rainwater run-on by berms and/or grading. Appropriate wastewater treatment approved by the Superintendent shall be provided for all rainwater contacting the loading dock site.

38. PAMC 16.09.180(b)(5) Condensate from HVAC
Condensate lines shall not be connected or allowed to drain to the storm drain system.

39. PAMC 16.09.180(b)(b) Copper Piping
Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are not practical. The plans must specify that copper piping will not be used for wastewater plumbing.

16.09.180(12) Mercury Switches
Mercury switches shall not be installed in sewer or storm drain sumps.

40. PAMC 16.09.205(a) Cooling Systems, Pools, Spas, Fountains, Boilers and Heat Exchangers
It shall be unlawful to discharge water from cooling systems, pools, spas, fountains boilers and heat exchangers to the storm drain system.

41. PAMC 16.09.165(h) Storm Drain Labeling
Storm drain inlets shall be clearly marked with the words "No dumping - Flows to Bay," or equivalent.

42. PAMC 16.09
Newly constructed or improved buildings with all or a portion of the space with undesignated tenants or future use will need to meet all requirements that would have been applicable during design and construction. If such undesignated retail space becomes a food service facility the food service establishment (FSE) requirements must be met.

Fire Department

43. Fire sprinklers, fire standpipe and fire alarm systems required in accordance with NFPA 13, NFPA14, NFPA 24, NFPA 72 and State and local standards. Sprinkler, standpipe, fire alarm and underground fire supply installations require separate submittal to the Fire Prevention Bureau.

44. Sprinkler main drain must be coordinated with plumbing design so that the 200 gpm can be flowed for annual main drain testing for 90 seconds without overflowing the collection sump,

and the Utilities Department approved ejector pumps will be the maximum flow rate to sanitary sewer.

45. Applicant shall work with Utilities Department to provide acceptable backflow prevention configuration.

46. Low-E glass and underground parking areas can interfere with portable radios used by emergency responders. Please provide an RF Engineering analysis to determine if additional devices or equipment will be needed to maintain operability of emergency responder portable radios throughout 97% of the building in accordance with the Fire Code Appendix J as adopted by the City of Palo Alto.

47. All floor levels must be served by an elevator capable of accommodating a 24 x 84 inch gurney without lifting or manipulating the gurney. Elevator configuration shown will not likely meet this requirement. This can be addressed during the Building Permit application process.

48. A phase II environmental assessment and complete closure of any hazardous materials on site shall be required, under the oversight of the Palo Alto Fire Department's Hazardous Materials Bureau.

Water Gas Waste Water

49. Prior to demolition, the applicant shall submit the existing water meter sizes with CPA numbers to determine the capacity fee credit for the existing load. If the applicant does not submit loads and plans they may not receive credit for the existing water/wastewater fixtures.

50. The applicant shall submit a request to disconnect all utility services and/or meters including a signed affidavit of vacancy. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued by the building inspection division after all utility services and/or meters have been disconnected and removed.

FOR BUILDING PERMIT

51. The applicant shall submit completed water-gas-wastewater service connection applications - load sheets for City of Palo Alto Utilities for each unit or place of business. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the existing (prior) loads, the new loads, and the combined/total loads (the new loads plus any existing loads to remain).

52. The applicant shall submit improvement plans for utility construction. The new services shall be from Park Blvd. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater laterals and mains need to

include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes, electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation. Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.

53. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc).

54. The applicant shall be responsible for installing and upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.

55. The applicant's engineer shall submit flow calculations and system capacity study showing that the on-site and off-site water and sanitary sewer mains and services will provide the domestic, irrigation, fire flows, and wastewater capacity needed to service the development and adjacent properties during anticipated peak flow demands. Field testing may be required to determined current flows and water pressures on existing water main. Calculations must be signed and stamped by a registered civil engineer. The applicant is required to perform, at his/her expense, a flow monitoring study of the existing sewer main to determine the remaining capacity. The report must include existing peak flows or depth of flow based on a minimum monitoring period of seven continuous days or as determined by the senior wastewater engineer. The study shall meet the requirements and the approval of the WGW engineering section. No downstream overloading of existing sewer main will be permitted.

56. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department four copies of the installation of public water, gas and wastewater utilities improvement plans (the portion to be owned and maintained by the City) in accordance with the utilities department design criteria. All utility work within the public right-of-way shall be clearly shown on the plans that are prepared, signed and stamped by a registered civil engineer. The contractor shall also submit a complete schedule of work, method of construction and the manufacture's literature on the materials to be used for approval by the utilities engineering section. The applicant's contractor will not be allowed to begin work until the improvement plan and other submittals have been approved by the water, gas and wastewater engineering section. After the work is complete but prior to sign off, the applicant shall provide record drawings (as-builts) of the contractor installed water and wastewater mains and services per City of Palo Alto Utilities record drawing procedures (see last condition). For projects that take more than one month to complete, the applicant shall provide progress record drawings of work completed on a monthly basis.

57. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605

inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. Show the location of the RPPA on the plans.

58. An approved reduced pressure detector assembly is required for the existing or new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans.

59. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.

60. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.

61. Existing water services (including fire services) that are not a currently standard material shall be replaced at the applicant's expense.

62. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.

63. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.

64. A separate water meter and backflow preventer is required to irrigate the approved landscape for landscaping areas in excess of 1,500 SF (including tree canopies). Show the location of the irrigation meter on the plans. This meter shall be designated as an irrigation account an no other water service will be billed on the account. The irrigation and landscape plans submitted with the application for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.

65. A new water service line installation for domestic usage is required. For water meters 4" and larger the applicant's contractor must provide and install an 4' by 8' meter vault with meter reading lid covers and other required control equipment in accordance with the utilities standard detail WD-05. Water meters 4" and larger shall be in a PUE on private property, water meters 2" and smaller shall be located in the public right of way per the CPA WGW Utilities Standards. Show the location of the new water service and meter on the plans.

66. A new water service line installation for fire system usage is required. Show the location of the new water service on the plans. The applicant shall provide to the engineering

department a copy of the plans for fire system including all fire department's requirements.

67. A new gas service line installation is required. Show the new gas meter(s) location on the plans. The gas meter(s) location must meet the WGW Utility Standards. The City of Palo Alto normal service pressure is 7" WC (.25 PSI). Increased pressure must be requested in writing and is only provided if the houseline size calculates out at greater than 2" diameter for domestic (note: domestic can only be increased to 14" WC max.) and greater than 4" diameter for commercial at standard houseline pressure (7" WC) or the appliance requires increased pressure at the inlet. Further, due to meter limitations there must a minimum of 800 CFH demand for pressures greater than 14" WC. The only available pressure increments above 7" WC are 14" WC (1/2 psi), 1#, 2# and 5# after approval. Pressures in excess of 14" WC, will require testing the house piping at not less than 60 psig for not less than 30 minutes per the California Plumbing Code section 1204.3.2, witnessed by Palo Alto Building Inspection. The City of Palo Alto will not provide increased pressure just to save contractor money on the houseline construction. Requests to increase the pressure will be evaluated with the following submittals: The manufacturer's literature for the equipment requiring increased pressure; the specific pressure you are requesting; the gas load; and the length of house gas piping from the gas meter to where the gas houseline starts branching off.

68. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.

69. Flushing of the fire system to sanitary sewer shall not exceed 30 GPM. Higher flushing rates shall be diverted to a detention tank to achieve the 30 GPM flow to sewer.

70. Sewage ejector pumps shall meet the following conditions:
    1. The pump(s) shall be limited to a total 100 GPM capacity and
    2. The sewage line changes to a 4" gravity flow line at least 20' from the City clean out.
    3. The tank and float is set up such that the pump run time not exceed 20 seconds each cycle.

71. Utility vaults, transformers, utility cabinets, concrete bases, or other structures can not be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' or existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.

72. To install new gas service by directional boring, the applicant is required to have a sewer cleanout at the front of the building. This cleanout is required so the sewer lateral can be videoed for verification of no damage after the gas service is installed by directional boring.

73. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.

Green Waste
General Comments:
- Service Levels: 2-yard garbage, a 3-yard recycling, and a 1.5-yard compost.

74. PAMC 18.23.020 Trash Disposal and Recycling
(A) Assure that development provides adequate and accessible interior areas or exterior enclosures for the storage of trash and recyclable materials in appropriate containers, and that trash disposal and recycling areas are located as far from abutting residences as is reasonably possible. (B) Requirements: (i) Trash disposal and recyclable areas shall be accessible to all residents or users of the property. (ii) Recycling facilities shall be located, sized, and designed to encourage and facilitate convenient use. (iii) Trash disposal and recyclable areas shall be screened from public view by masonry or other opaque and durable material, and shall be enclosed and covered. Gates or other controlled access shall be provided where feasible. Chain link enclosures are strongly discouraged. (iv) Trash disposal and recycling structures shall be architecturally compatible with the design of the project. (v) The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.

75. PAMC 5.20.120 Recycling storage design requirements
The design of any new, substantially remodeled, or expanded building or other facility shall provide for proper storage, handling, and accessibility which will accommodate the solid waste and recyclable materials loading anticipated and which will allow for the efficient and safe collection. The design shall comply with the applicable provisions of Sections 18.22.100, 18.24.100, 18.26.100, 18.32.080, 18.37.080, 18.41.080, 18.43.080, 18.45.080, 18.49.140, 18.55.080, 18.60.080, and 18.68.170 of Title 18 of this code.

All Services:

1. Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. Adequate space must be provided for vehicle access.
2. Weight limit for all drivable areas to be accessed by the solid waste vehicles (roads, driveways, pads) must be rated to 60,000 lbs. This includes areas where permeable pavement is used.
3. Containers must be within 25 feet of service area or charges will apply.
4. Carts and bins must be able to roll without obstacles or curbs to reach service areas "no jumping curbs"

Garbage, Recycling, and Yard Waste/Compostables cart/bin location and sizing

Office Building

The proposed commercial development must follow the requirements for recycling container space . Project plans must show the placement of recycling containers, for example, within the details of the solid waste enclosures. Collection space should be provided for built-in recycling containers/storage on each floor/office or alcoves for the placement of recycling containers.

- Enclosure and access should be designed for equal access to all three waste streams – garbage, recycling, and compostables.
- Collection cannot be performed in underground. Underground bins locations require a minimum of 77" of vertical clearance. Pull out charges will apply. In instances where push services are not available (e.g., hauler driver cannot push containers up or down ramps), the property owner will be responsible for placing solid waste containers in an accessible location for collection.
- All service areas must have a clearance height of 20' for bin service.
- New enclosures should consider rubber bumpers to reduce ware and tear on walls.

For questions regarding garbage, recycling, and compostables collection issues, contact Green Waste of Palo Alto (650) 493-4894.

76. PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities
    New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a bin/dumpster. The area shall be adequately sized for all waste streams (garbage, recycling, and yard waste/compostables) and designed with grading or a berm system to prevent water runon and runoff from the area.

Covered Dumpsters, Recycling and Tallow Bin Areas PAMC, 16.09.075(q)(2)

1. Newly constructed and remodeled Food Service Establishments (FSEs) shall include a covered area for all dumpsters, bins, carts or container used for the collection of trash, recycling, food scraps and waste cooking fats, oils and grease (FOG) or tallow.
2. The area shall be designed and shown on plans to prevent water run-on to the area and runoff from the area.
3. Drains that are installed within the enclosure for recycle and waste bins, dumpsters and tallow bins serving FSEs are optional. Any such drain installed shall be connected to a Grease Control Device (GCD).
4. If tallow is to be stored outside then an adequately sized, segregated space for a tallow bin shall be included in the covered area.
5. These requirements shall apply to remodeled or converted facilities to the extent that the portion of the facility being remodeled is related to the subject of the requirement.

It is frequently to the FSE's advantage to install the next size larger GCD to allow for more efficient grease discharge prevention and may allow for longer times between cleaning. There are many manufacturers of GCDs which are available in different shapes, sizes and materials (plastic, reinforced fiberglass, reinforced concrete and metal).

The requirements will assist FSEs with FOG discharge prevention to the sanitary sewer and storm drain pollution prevention. The FSE at all times shall comply with the Sewer Use

Ordinance of the Palo Alto Municipal Code. The ordinances include requirements for GCDs, GCD maintenance, drainage fixtures, record keeping and construction projects.

77. PAMC 5.24.030 Construction and Demolition Debris (CDD)
Covered projects shall comply with construction and demolition debris diversion rates and other requirements established in Chapter 16.14 (California Green Building Code). In addition, all debris generated by a covered project must haul 100 percent of the debris not salvaged for reuse to an approved facility as set forth in this chapter.

Contact the City of Palo Alto's Green Building Coordinator for assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material.

Public Works Engineering

78. ADJACENT NEIGHBORS: For any improvements that extend beyond the property lines such as tie-backs provide signed copies of the original agreements with the adjacent property owners. The agreements shall indicate that the adjacent property owners have reviewed and approved the proposed improvements (such as soldier beams, tiebacks) that extend into their respective properties.

79. TITLE REPORT: Provide a title report to verify that there are no existing easements to be abandoned within the existing 3 parcels

80. PROPERTY LINE & 11-FOOT CONDEMNATION: Provide a copy of the recorded documents that show the 11-foot condemnation. If the condemnation was recorded, the property line should be behind the sidewalk?

PRIOR TO SUBMITTAL FOR BUILDING OR GRADING AND EXCAVATION PERMIT

81. PRELIMINARY GRADING AND EXCAVATION: A preliminary Grading and Drainage Plan, prepared by a licensed engineer shall include the property boundary, existing grades, proposed ground elevations, daylight lines, foundation elevation, top and toe of banks, setback from adjacent properties, shoring for existing structures (if any) and public improvements to remain, earthwork quantities, existing grades along the conforms. Plan shall also indicate limit of work, grading is to be phased, staging and storage areas. Note staging and storage area shall be located not encroach into the public road right-of-way. Refer to PAMC Section 16.28.110 Site Plan and Grading Plan.

82. FINAL GRADING AND EXCAVATION: A Final Grading and Drainage Plan prepared by a licensed engineer shall include property boundary, existing and proposed spot elevations, high and low point elevations, contours. Plan shall not modify existing drainage patterns.

83. IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The Impervious Area Worksheet for Land Developments form and instructions are available at the Development Center or on our website.

84. STORM DRAIN: The existing municipal storm drain system in the area is unable to convey the peak runoff from the project site. The applicant will be required to provide storm water detention on-site to lessen the project's impact on the City's storm drains. The applicant's engineer shall provide storm drain flow and detention calculations, including pre-project and post-project conditions. The calculations must be signed and stamped by a registered civil engineer.

85. DEWATERING: Add a note on the plans to indicate dewatering is only allowed between April and October. If the applicant intends to proceed with a grading permit that would extend beyond October 31, applicant shall provide a preliminary logistics plans to indicate how substantial grading will be completed.

86. STORM WATER POLLUTION PREVENTION: The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. Copies are available from Public Works at the Development Center or on our website.

87. STORM WATER TREATMENT: This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. Effective February 10, 2011, regulated projects, must contract with a qualified third-party reviewer during the building permit review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11. The certification form, 2 copies of approved storm water treatment plan, and a description of Maintenance Task and Schedule must be received by the City from the third-party reviewer prior to approval of the building permit by the Public Works department. Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, third-party reviewer shall also submit to the City a certification for approval that the project's permanent measures were constructed and installed in accordance to the approved permit drawings.

88. STORMWATER MAINTENANCE AGREEMENT: The applicant shall designate a party to maintain the control measures for the life of the improvements and must enter into a maintenance agreement with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. The maintenance

agreement shall be executed prior to the first building occupancy sign-off. The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a $350 C.3 plan check fee that will be collected upon submittal for a grading or building permit.

89. ENCROACHMENT PERMIT: Add a note on the plans to indicate the Contractor is responsible for obtaining an encroachment permit from Public Works in accordance with PAMC 12.12.010. A building permit or grading permit will not serve in lieu of an encroachment permit and a permit shall be obtained prior to issuance of a building or grading permit.

90. PARKING: Provide a turning template for the 2nd accessible stall to demonstrate a vehicle will be able to exit the stall without backing up into upcoming traffic exiting from the garage. Provide a turning template for the vehicles parked in Machine B to demonstrate how a vehicle will turn around within the drive aisle and not back up directly onto Grant Avenue. [PAMC 18.54.020 (5)]

91. MAILBOX: Will the mailbox on Grant Avenue be relocated during the construction? Applicant shall coordinate directly with the Post Office directly. Provide a letter that has been signed and approved by Post Office that indicates how the mail box location will be coordinated during construction.

92. PEDESTRIAN & STREETSCAPE IMPROVEMENTS: Streetscape design elements and amenities such as bike racks, trash cans, shall be placed in the public sidewalk. In addition, the City would be interested in extending the landscape bulb-outs along the project frontage. The off-site improvement plan shall include the landscape bulb-outs and exact locations shall be coordinated with staff and shall identify any existing utility or sign relocation.

93. PAVEMENT RESTORATION: Park Boulevard was recently resurfacing therefore full pavement width restoration would be required throughout the project frontage.

94. SOILS REPORT: A detailed site-specific soil report prepared by a licensed soils or geo-technical engineer must be submitted which includes information on water table and basement construction issues. This report shall identify the current groundwater level, if encountered, and by using this and other available information, as well as professional experience, the engineer shall estimate the highest projected ground-water level likely to be encountered in the future. If the proposed basement is reasonably above the projected highest water level, then the basement can be constructed in a conventional manner with a subsurface perimeter drainage system to relieve hydrostatic pressure. If not, measures must be undertaken to render the basement waterproof and able to withstand all projected hydrostatic and soil pressures. No pumping of ground water is allowed. In general, however, Public Works Engineering recommends that structures be constructed in such a way that they do not penetrate existing or projected ground water levels.

The following items shall be provided PRIOR TO ISSUANCE OF A BUILDING PERMIT

95. STORM DRAIN IMPROVEMENTS: Note 9 on sheet A1.1 indicate storm water will be collected internally and ultimately hard piped into the existing system. Note that this project

is required to comply with C3 and therefore shall retain or reduce the overall surface runoff. The City storm drain system was originally sized to handle the street runoff a direct connection from the roof downspouts is not allowed.

96. NO DUMPING/FLOWS TO: The applicant is required to paint the "No Dumping/Flows to San Francisquito Creek" logo in blue color on a white background, adjacent to all on-site storm drain inlets or a medallion for off-site storm drain inlet. Stencils of the logo are available from the Public Works Environmental Compliance Division, which may be contacted at (650) 329-2598. A deposit may be required to secure the return of the stencil. Include the instruction to paint the logos on the construction grading and drainage plan. Include maintenance of these logos in the Hazardous Materials Management Plan, if such a plan is part of this project.

97. SIDEWALK, CURB & GUTTER: As part of this project, the applicant must replace those portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property. The site plan submitted with the building permit plan set must show the extent of the replacement work. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a Street Work Permit from Public Works at the Development Center. The new ramp (s) shall include a detectable warning surface in compliance with City standards and State and Federal Requirements. Contractor shall contact the City to determine the color of the detectable warning surface prior to ordering the material. Any existing driveway to be abandoned shall be replaced with standard curb & gutter. This work must be included within a Permit for Construction in the Public Street from the Public Works Department. A note of this requirement shall be placed on the plans adjacent to the area on the Site Plan.

98. LOGISTICS PLAN: The contractor must submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: provisions for pedestrian and bicyclist, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work. The plan will be attached to a street work permit. All truck routes shall conform to the City of Palo Alto's Trucks and Truck and Truck Route per PAMC 10.48.

DURING CONTRUCTION

The contractor shall contact Public Works Inspector at 650-496-6929 prior to any work performed in the public road right-of-way.

The following items shall be provided PRIOR TO FINALIZATION OF BUILDING PERMIT INSPECTION

Contrator shall contact Public Works' inspector at 650-496-6929 to arrange a site visit. The inspector can discuss the extent of replacement work along the Park Boulevard and Grant Avenue. Add statement as a note on the plans.

Additional Conditions

99. The approved use and/or construction are subject to, and shall comply with, all applicable City ordinances and laws and regulations of other governmental agencies.

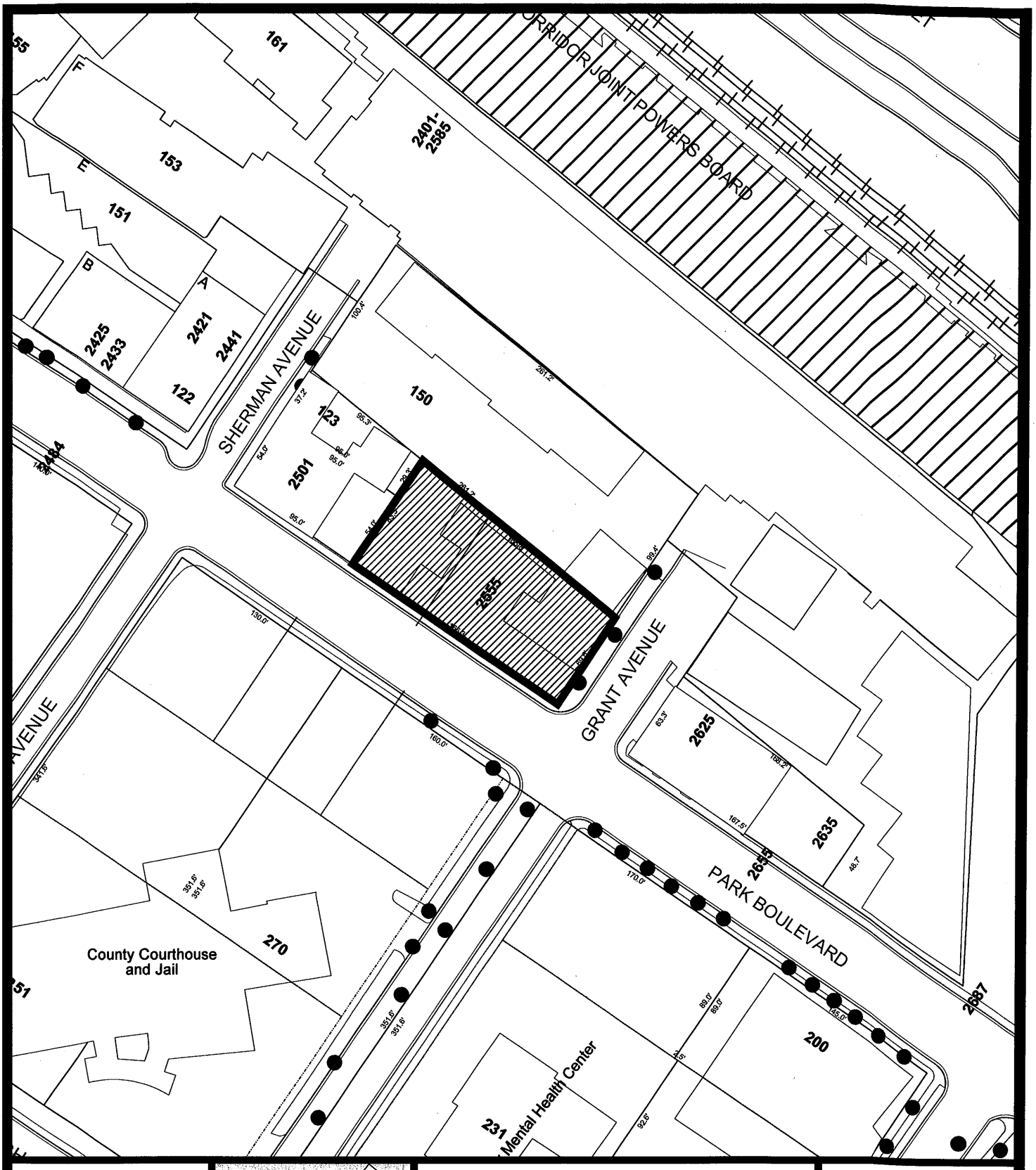
100. The development impact fees for this project are estimated to be $396,291.00, California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.

If these requirements constitute fees, taxes, assessments, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) or 66021, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements.

101. This matter is subject to the California Code of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.

102. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

Attachment C



The City of Palo Alto

2555 Park Boulevard

This map is a product of the City of Palo Alto GIS

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ATTACHMENT D
ZONING COMPLIANCE TABLE
2555 Park Boulevard / File No. 13PLN-00381

DEVELOPMENT STANDARDS FOR CC(2) ZONE DISTRICT	ZONE DISTRICT STANDARD	PROPOSED PROJECT	CONFORMANCE
Minimum Building setback			
Front Yard (Grant Avenue)	0-10' to create a 8-12'effective sidewalk width	1"-9" setback for a 13 Foot effective sidewalk width	conforms
Rear Yard	No setback required	2 feet	conforms
Interior Side Yard (right)	No setback required	1 foot	conforms
Street Side Yard (left) (Park Boulevard)	No setback required	3 feet setback for a 10'-5" effective sidewalk width	conforms
Maximum Site Coverage	No requirement	94% 11,840 sq. ft.	conforms
Maximum Height	37 feet	37 feet Stair towers exceeds by 10 feet. Tensile structure exceeds by 13 feet	conforms DEE requested DEE requested
Maximum Floor Area Ratio (FAR)	2.0:1 (25,036) sq ft	1.98:1 (24,466) sq ft.	conforms
Parking Requirement (The parking requirement may be reduced by 10 spaces with a TDM plan approved by the Director)	<u>Office</u> 1 per 250 = 92 spaces 1,346 sq. ft. for break room space is exempt from parking calculation	92 spaces provided	conforms

ATTACHMENT E
COMPREHENSIVE PLAN TABLE
2555 Park Boulevard / File No. 13PLN-00381

Policy L-28: Maintain the existing scale, character, and function of the California Avenue business district as a shopping, service, and office center intermediate in function and scale between Downtown and the smaller business areas.	The three-story height of the proposed project is consistent with the height of other buildings in the immediate area. The proposed office and use fits within this mixed use area just outside the California Avenue business district.
Policy L-31: Develop the Cal-Ventura area as a well-designed mixed use district with diverse land uses, two- to three-story buildings, and a network of pedestrian oriented streets providing links to California Avenue.	The proposal is a three-story office building with setbacks providing wide sidewalks for pedestrian access. The design of the new building fits well with the pedestrian environment of the California Avenue commercial district by creating a pleasant pedestrian experience along Park Boulevard.
Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	While the building is of a contemporary architectural style, the district is eclectic with a multitude of architectural styles that coexist together. High quality materials are proposed throughout the project. Site planning included consideration for the adjacent single-family residence by stepping back the upper floors adjacent to the residential property. While the project does meet the required setback adjacent to the residential neighbor, concerns have been raised by the neighbor regarding the building's proposed proximity to their property.
Policy L-49: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.	The project is consistent with this policy in that the new building would improve this location with architectural interest at the street level. The building would provide a pronounced building entry point on Park Boulevard along with multiple balconies and a large bench at the sidewalk for pedestrian seating. Blank and solid wells are avoided for the street facing elevations with the exception of the ground floor wall that hides the at-grade parking. This wall would be planted with vines to soften the wall's appearance.
Policy L-66: Maintain an aesthetically	The proposal provides wider sidewalks for greater

pleasing street network that helps frame and define the community while meeting the needs of pedestrians, bicyclists, and motorists.	pedestrian access that include new street trees, landscaping, bike racks, and seating.
Policy L-70: Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.	The proposal does preserve the existing street tree on Grant Avenue and will add four new street trees, one on grant Avenue and three new trees on Park Boulevard.
Policy L-73: Consider public art and cultural facilities as a public benefit in connection with new development projects. Consider incentives for including public art in large development projects.	The project does not currently include public art as a component of the design. The applicant must pay an in-lieu fee as part of the City's 1% for art program. Prior to building permit issuance, the applicant may still have the opportunity to incorporate art into the design.
Policy L-75: Minimize the negative physical impacts of parking lots. Locate parking behind buildings or underground wherever possible.	The proposal provides the parking at grade and underground. The parking would be hidden from view behind a solid wall planted with vines.
Policy T-1: Make land use decisions that encourage walking, bicycling, and public transit use.	The proposal places new office space in close proximity to transit facilities. Bicycle usage is encouraged with ample bike parking and shower facilities. Bike safety is also improved with the removal of the curb cut on Park boulevard.
Policy T-19: Improve and add attractive, secure, bicycle parking at both public and private facilities, including multi-modal transit stations, on transit vehicles, in City parks, in private development, and at other community destinations.	The project will add new bicycle parking at grade and below grade within the parking garage.
Policy N-15: Require new commercial, multi-unit, and single family housing projects to provide street trees and related irrigation systems.	The project is required to plant and irrigate new street trees.

~~September 17, 2013~~
Updated October 8, 2014

ARB Written Project Description

Russ Reich, Senior Planner
City of Palo Alto
Planning and Community Environment Department
250 Hamilton Avenue
Palo Alto, CA 94301

Re: 2555 Park Boulevard
Palo Alto, CA 94306
New Office Building

This letter of application requests Architectural Review Board Approval for the demolition and proposed new construction of a three-story office building at 2555 Park Boulevard.

Project Overview

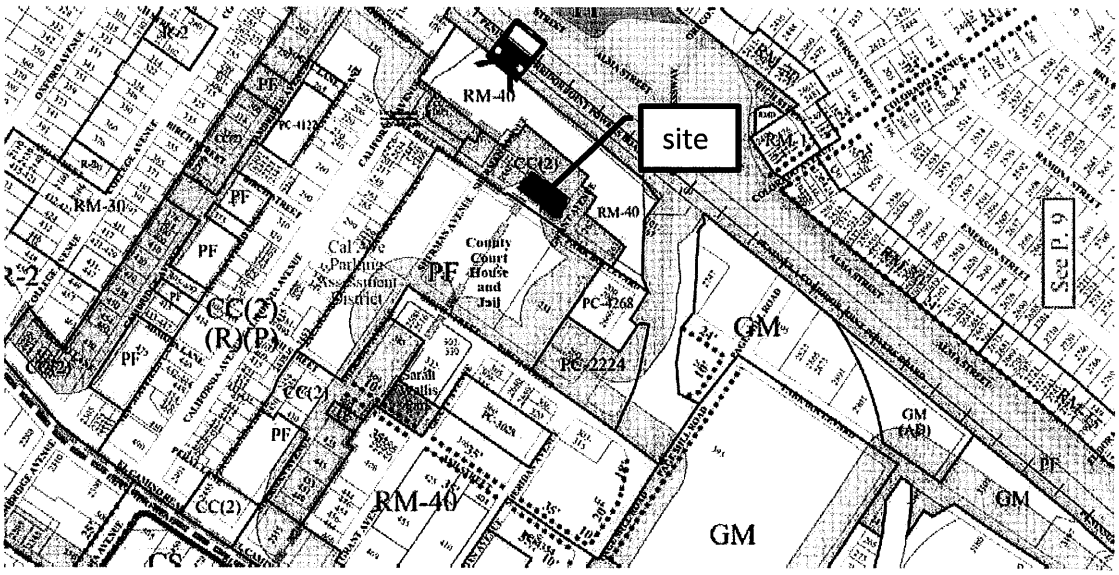
The existing two-story building at 2555 Park Boulevard has been used as general office since its construction in 1964. The project intent is to demolish the existing building and build a new three-story 24,466 square foot office building with outdoor terraces and below grade parking to fully park the project on site. The existing property consists of three independent parcels, separated by underlying lot lines. A separate application 13COC-00012 has been recorded to combine the parcels. The existing soft-story building is typical of its era and does not meet current standards for structural design, life safety design, site or building accessibility, and contains hazardous materials throughout. The building has been under maintained and neglected as it approaches its 50th birthday. As the original building is largely intact and displays qualities of a mid-century modern aesthetic primarily on the Park façade, it has been determined to be eligible for the California Register of Historic Buildings. However, the building is not currently on the California Register nor is it included or eligible for Palo Alto's list of historic buildings. However, due to its state level eligibility, a Draft EIR has been prepared and is currently under public review as part of the CEQA process.

Scope of Work

The existing 10,800 sf two-story stucco structure is proposed to be demolished along with the 28 surface parking stalls. The property owner is proposing to excavate the entire site to provide below grade machine parking, which together with machine surface parking will allow the new project to be fully parked on-site in accordance with Palo Alto's Zoning Ordinance. The owner is not asking for a parking exemption, despite the proximity to the California Avenue CalTrain station and El Camino bus routes or its immediate adjacency to the Park Avenue Bike Boulevard.

A Design Enhancement Exception is being requested to allow a rooftop egress stair and permanently installed canopy element to cover the majority of the rooftop terrace that would exceed the allowable 37 foot height limit by 10-13 feet. We believe that the findings can be made to support this exception as follows:

1. *There are exceptional or extraordinary circumstances or conditions applicable to the property or site improvements involved that do not apply generally to property in the same zone district*. Due to the configuration of the Zoning Map (See graphic below), this site and the site directly adjacent to the Northwest are the two of the few parcels that may not be developed to the 50 foot height limit as mixed use or commercial buildings along Park Boulevard between California Avenue and Olive Avenue. This is due to the fact that they are zoned CC(2) and not abutting RM-40. Many other parcels in this four block stretch are zoned to allow 50 foot tall buildings, of which many are already 50 feet high. The site is also across from the County Courthouse which exceeds the 50 foot limit. We are not asking to change the zoning to make it more consistent with the surroundings, however by adding the stair element and roof terrace with its canopy we are more in keeping with the scale of the neighborhood.



2. *The granting of the application will enhance the appearance of the site or structure, or improve the neighborhood character of the project and preserve an existing or proposed architectural style, in a manner which would not otherwise be accomplished through strict application of the minimum requirements of Title 18 and the architectural review findings set forth in Section 18.76.020(d).* The increased height creates a balance by allowing the egress stair tower to mimic the height of the 'as of right' elevator tower opposite and anchor the Grant side of the building by which the recessed open balconies and cantilevered 2-story glass element can nestle between. The roof-top canopy adds architectural interest and a softness to the building which further enhances the design concept, a play between solids and voids.

October 8, 2014

Russ Reich, Senior Planner
City of Palo Alto
Planning and Community Environment Department
250 Hamilton Avenue
Palo Alto, CA 94301

RE: 2555 Park Boulevard
ARB Formal Hearing, October 16th, 2014

Russ,

On June 5th the proposed Office development at 2555 Park was presented to the Architectural Review Board for preliminary review. Although the project was well received in many respects, the ARB requested that the team investigate the following items before submitting for formal review. The design has been reviewed and in many cases developed or modified to reflect the issues brought up during the hearing. The ARB drawing set has been updated with dashed lines, notes and dimensions to show the massing changes. Comments on each item are provided below.

Item 1: Building Massing
Concern was expressed that the stair towers and elevator looked massive. Two members suggested reducing the width and height of the Park stairwell as well as looking into the possibility of pulling the elevator tower away from the interior property line. There was also interest in having more transparency in the Grant stair towers by adding glazing to the street facade. *Design Responses:* The parapet around the stair towers and elevator overrun have been essentially eliminated, lowering the exterior walls by two feet. The Park stair tower was additionally narrowed by two feet. A window feature was added to the Grant stair tower facing the street to bring light into the stairwell and add interest to the facade. The stair enclosure heights are now top out at 47'-0" above lowest point of grade. Similarly, the parapet around the perimeter of the building at the West and North facades were reduced to meet the 37'-0" height limit for a net decrease in height of 4'-0".

Item 2: Interior Setback
This site is zoned for a zero setback and the building is already two to three feet setback to the West, but the adjacent residential neighbor asked if there could be less impact at the shared property line. A board member also recommended relocating the elevator tower away from the property line to better transition to the residential building. *Design Responses:* The break room exterior wall was moved away from the residence to the West an additional two feet six inches, a total of 12'-6" setback from the interior property line. In addition, the planter facing the residence was lowered 4'-9" to be roughly the same height as the existing wooden fence. Finally, the elevator was relocated seven feet further from the property line separating it from the stair tower element. The elevator is now contained within the building volume and only extends out of the building mass at the roof terrace, a total of ten feet back from the property line. This drastically reduces its impact on volume and makes the Park Tower much more slender as seen from the West.

Fergus Garber Young Architects
81 Encina Avenue Palo Alto CA 94301
phone 650/473-0400 fax 650/473-0410

issues has fostered a new design feature consisting of a planter and low tenant signage wall which would enclose and conceal the backflows while enlivening the entry plaza and providing a degree of visual protection.

The following requests by the Board for additional graphics are included in the drawing set:

- Diagram of height limits in the area (sheet 02)
- Railing details (sheet 23)
- Diagram of views to and from the Break Rooms (sheet 24)
- Two (2) additional color renderings of the NE and NW corners of the building (sheet 27)
- Freeze frame sun study comparing existing to proposed shadows (sheet 28)

Thank you for your assistance with this application. Please feel free to contact me with any questions. We look forward to reviewing these items with the Board on October 16th.

Sincerely,
Fergus Garber Young Architects

Heather Young

cc: John Tarlton, Tarlton Properties Inc.

Attachment G: Initial Study (IS) (ARB Members Only). IS is also available on the City's website at http://tiny.cc/ogghnx

Attachment H: Draft Environmental Impact Report (DEIR)[ARB Members Only]. DEIR is also available on the City's website at http://tiny.cc/ogghnx

Attachment I: Project Plans (ARB members only). Project plans are also available on the City's website at http://goo.gl/95W5lM