



1

Architectural Review Board

Staff Report

Agenda Date: January 17, 2013

To: Architectural Review Board

From: Tim Wong, Senior Planner

Department: Planning and Community Environment

Subject: 567-595 Maybell Avenue [12PLN-00453]: Request by Candice Gonzales on behalf of Palo Alto Housing Corporation, for Preliminary Architectural Review of a proposed Planned Community zone change to develop 15 single family homes and a 60 unit affordable rental project for seniors.

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) conduct a preliminary review of the proposed project and provide comment on the proposed design to staff and the applicant. No formal action may be taken at a preliminary review; comments made at preliminary review are not binding on the City or applicant.

BACKGROUND

Site Information

The project site is comprised of two parcels (APN # 137-25-109 and -108) located at the corner of Maybell and Clemo Avenues. The combined lot size is approximately 107,392 square feet (2.46 acres). The larger parcel (93,639 square feet) and the smaller parcel (13,753 square feet) are zoned RM-15 and R-2. The current land use is a non-functioning orchard and four existing single family homes on Maybell Avenue. The homes would be demolished in preparation for the proposed development. Vehicular access to the site is from both Maybell Avenue and Clemo Avenue with a barrier at the end of Clemo Avenue to prevent vehicular traffic from Clemo Avenue on to Maybell Avenue.

Surrounding Uses

The project site is surrounded by the following land uses:

- West- Single Family residences of one and two stories (Zoning: R-1)
- North - Multifamily residences (Arastradero Park owned by PAHC) (Zoning: PC-2656)
- East- Multifamily residences (The Tan Plaza Continental) (Zoning: PC-2218)
- South- Briones Park (Zoning: PF)

Project Description

The applicant, Palo Alto Housing Corporation (PAHC) has requested a rezoning of the site to Planned Community (PC) to allow increased density, smaller lot sizes and additional height above the maximums of the underlying zone districts. The proposed 15 single-family homes and 60 multifamily units would exceed the 34 units allowed under the current zoning, R-2 and RM-15, by 41 units. PAHC plans to subdivide the 2.46-acre property. There are two components to the proposed development; a 15 unit single-family subdivision and a 60-unit affordable rental apartment building for seniors. The project would be designed to meet or exceed the City's green point rating system.

Senior Units

PAHC proposes to build a four story multifamily structure of approximately 56,216 square feet with a height of approximately 46 feet, which would exceed the maximum height limit of 35 feet. The senior rental units would be on an one acre parcel on the northeast corner of the site and would include 59 one-bedroom apartments and 1 two-bedroom apartment for an onsite manager, common areas such as a community room with computer lab, laundry room, manager's office, a resident services office, as well as outdoor common area space. The affordable apartments would have an average size of 600 square feet and be affordable to senior households earning 30-60% of the Area Median Income (AMI).

Single Family Housing Units

The market rate units would be located on the remaining 1.46 acres, running adjacent to the perimeter of the property, bordering Maybell and Clemo Avenues. The 15-unit subdivision would be fee simple lots of approximately 4,000 square feet with residence sizes between 1,800-2,400 square feet. A majority of the homes are three story with an approximate height of 35 feet.

There would be eight single family houses located on Maybell Avenue, one on a corner lot, and six along Clemo Avenue. The houses on Maybell Avenue would be two or three stories with an average height of approximately 25 feet for the two story houses and 35 ft. for the three story units. The corner house would have three stories with an overall height of 35 feet. The houses on Clemo Avenue would have three stories and a height of 35 feet. All required parking spaces would be located on the site. In order to avoid parking impacts on Maybell and Clemo Avenues, garage parking would be provided at the rear of each unit, accessed by an alley in the interior of the site.

City Council Study Session

On September 18, 2012, PAHC presented conceptual site and elevation plans for the proposed project to the City Council for comment and feedback. In the site layout presented to the Council, the driveways of the Maybell units fronted Maybell Avenue. Because Maybell Avenue is a thoroughfare for pedestrian and bicycle traffic, particularly students, there was some Council concern about safety impacts of cars entering and exiting onto Maybell Avenue and the student traffic. Other Council comments included the "cookie cutter" design of the proposed single family subdivision, traffic impacts to Maybell and Clemo Avenues and the suggestion for a community open space area shared by both developments. The Council also suggested that PAHC apply for the PC zoning designation instead of RM-40 zoning so that there would be greater control to limit the uses of the property. In addition, during a public hearing, the Council approved a \$3.2 million site acquisition loan to PAHC in November 2012 to PAHC. The City will provide another \$2.6 million loan in January 2013. PAHC conducted public outreach meetings to neighborhood associations prior to the September

Council study session. In addition, residents within 600 ft. of the project site received notices about the Study Session.

DISCUSSION

Parking/Circulation

The plan provides for 47 parking spaces for the senior development. The City requires 1.5 units per one-bedroom unit and 2 spaces per two-bedroom unit. Therefore the development would typically require a total of 91 parking spaces. However, the City has recognized that senior developments generate less traffic impacts and require less parking than other residential developments. The developer is providing 47 parking stalls for 60 units or a ratio of .78 stalls per unit. This ratio is consistent or exceeds other parking ratios for senior developments throughout the City.

Parking for the single family homes would be provided with two car garages. Access to the garages is from the interior of the project site. Driveways are proposed for each home to accommodate additional parking. There is street parking on Maybell and Clemo Avenues.

PAHC also owns the adjacent property to the north, Arastradero Park. Arastradero Park is a 65 unit affordable housing development consisting of one, two, three and four bedroom units. The 65 units are distributed in two and three story buildings on the three acre property. Access to the property is from Maybell Avenue. As an option, there have been discussions about creating an easement to the Maybell development through Arastradero Park to utilize the Arastradero Park access if it would help alleviate traffic impacts created by the Maybell development.

All ingress and egress for the development will be from Clemo Avenue including the corner lot unit.

Zoning Compliance

The application is generally in compliance with the requirements of the Planned Community (PC) Zone District. However, the proposed senior affordable development is inconsistent with height and daylight plane requirements. The proposed 46 ft. height of the senior development exceeds the 35 ft. maximum height requirement and the daylight plane requirement. The height and daylight plane requirements are due to the location of the project site within 150 feet of residentially zoned parcels.

Below is a table outlining the zoning requirements and the details of the proposed development.

	Existing RM-15	PC	Proposed*
Max. Height (ft.)	35	35	48
Daylight Plane			
• Height at PL	10 feet	10 feet	10 feet
• Slope	45 degrees 1:1	3 feet rise per 6 feet run 1:2	
• Allowed Projections into Daylight Plan	None	None	Approx. 46 feet

* Eligible for density bonus concessions under Government Code Section 65915

The Planned Community zone is intended to accommodate development for residential activities requiring flexibility under controlled conditions not otherwise attainable under other districts.

With the proposed site layout, the 60-unit senior development located on the one acre parcel would exceed the maximum density allowed in the RM-40 zone. To achieve the desired density, the project applicant has requested exceptions to the height and daylight plane requirements. The applicant could request “concessions” through State Density Bonus law. Under the State Density Bonus law, developments that provide more than 20% affordable housing in the development are eligible for incentives or concessions. An incentive or concession can be used to provide regulatory “relief” from zoning requirements. Per the State law, the development is eligible for up to three concessions. Examples of concessions are reduction in required setbacks, exceeding maximum floor area ratios, reduction in parking requirements, or in this instance, exceeding the height limit and encroaching into the required daylight plane. These concessions are allowed “by right” through State law. The jurisdiction must grant the concession unless the jurisdiction finds that the concession is not necessary for the production of the affordable housing or if it creates an adverse impact on a Historical Resource.

A number of developments, both market rate and affordable, have used density bonus concessions. Palo Alto Family Apartments, located at 801 Alma Street, developed by Eden Housing, is a 50 unit affordable rental development. Eden requested concessions to encroach into the required setbacks, exceed the maximum floor area ratio (FAR) and not provide private useable space. The development at 195 Page Mill Road also requested concessions to allow residential uses in GM zoning and to exceed the maximum FAR in return for providing 17 affordable housing units.

The City Council may grant exceptions to the PC ordinance to bring the project into compliance with the zoning code. Therefore the Council, in reviewing the PC request, may grant exceptions to height and daylight plane requirements. It is within the Council’s authority to amend any provision of the zoning ordinance, including provisions within the PC zone section. Staff notes that these exceptions would not have an adverse impact to the adjacent residential parcels due to the distances to the Arastradero Park and the Tan Plaza residences. Height and daylight plane exceptions were most recently granted to the 101 Lytton Avenue commercial development for similar purposes.

A third option is the applicant could request for a variance for height and daylight plane. Specific findings would need to be made in order to grant the variance but this option is more complex and would be the least desirable by the applicant.

Trees

There are eleven mature oak trees fronting Clemo Avenue. The oak trees will be retained and have been integrated into the overall design of the project. The proposed homes on Clemo Avenue are setback farther than the Maybell Avenue homes to accommodate the oak trees. The trees will also provide a privacy screen between the homes and Briones Park.

Large canopy trees are proposed along Maybell Ave. The new frontage trees would be located in each front yard of the Maybell Avenue homes.

ENVIRONMENTAL REVIEW

No environmental review is required for Preliminary Review action, as it is not considered a project under the California Environmental Quality Act (CEQA). An environmental review will be

conducted for the formal project.

ATTACHMENTS

Attachment A: Project Description*

Attachment B: City Department Comments

Attachment C: Development Plans (Board Members Only)*

*Prepared by Applicant; all other attachments prepared by staff

PREPARED BY: Tim Wong, Senior Planner

REVIEWED BY: Steven Turner, Advance Planning Manager

MAYBELL ORCHARD DEVELOPMENT PROJECT DESCRIPTION

**Planned Community (PC) Zone Change
Filed November 6, 2012**

INTRODUCTION

On June 22, 2012, Palo Alto Housing Corporation (PAHC) entered into a Purchase and Sale Agreement with Sambuceto Partners and Maybell Sambuceto Properties (collectively, "Seller") to acquire the properties located at 567-595 Maybell and 575-587 Maybell, in the City of Palo Alto, State of California (together, the "property"). The APN numbers for the property are: 137-25-108 & 137-25-109. The main purpose of this acquisition is for PAHC to develop a much-needed affordable housing development in Palo Alto. Our close of escrow deadline is on November 30, 2012.

PAHC is applying for a Planned Community (PC) Zone Change, Architectural Review Board (ARB), environmental review, and tree removal for the property. PAHC has had preliminary meetings with City staff and neighbors, as well as a City Council study session in September of 2012. Relying on input from the surrounding community, City staff and policy makers, PAHC is applying for:

PROPOSED APPLICATIONS

- part of PC
1. PC Zone change from R2 and RM15;
 2. Architectural Review Board (ARB)
 3. Environmental Review & Approval per CEQA; and
 4. Tree Removal

DEVELOPMENT PROGRAM STATEMENT

The two parcels presently carry R-2 and RM-15 zoning designations. Approval of the Planned Community (PC) Zone Change Application to rezone the 2.46-acre underutilized property would allow for the redevelopment of the site into a mixture of 15 single family market rate homes and 60 affordable rental housing units that will serve extremely low to low income seniors. These are seniors with incomes in the range of 30-60% of the Area Median Income (AMI) for Santa Clara County.

The proposed development would not otherwise be attainable by the strict application of City codes and regulations because City codes for high density residential development do not provide sufficient flexibility to develop the proposed community under standard regulations. The application allows for greater City oversight to ensure a unified, comprehensively planned development that will guarantee the development of affordable housing, thereby providing substantial public benefit to the City of Palo Alto.

A PC Zone Change would enable PAHC to build 60 affordable rental senior housing units on an approximately 1 acre portion of the site, and set aside approximately 1.46 acres for market rate housing development to be either developed by PAHC or a for-profit developer. This would allow PAHC to significantly reduce the costs associated with the land acquisition and development for the 60-unit senior housing project.

The project will increase the affordable housing stock available to the City's aging population. According to Census Data, the senior population has been the fastest growing age group in Santa Clara County and second fastest growing in Palo Alto over the last ten years. The Housing Element, part of the City's Comprehensive Plan, reports that Palo Alto seniors are deciding to age in place and will begin to shift from single-family homes to smaller units. According to the Silicon Valley Council on Aging, 20% of seniors in Palo Alto are living at or below poverty level. The project will provide long-term affordability restrictions and leverage the City's and County's monetary contribution for the public benefit. Furthermore, it will help the City meet its regional housing needs per the Association of Bay Area Government's housing allotment. The property is an opportunity site under the City's Housing Element.

EXISTING CONDITIONS

The subject property is the configuration of two contiguous parcels of land with a net site area of approximately 2.465 acres (107,392 square feet). The larger parcel, currently zoned RM15, contains a former apricot orchard and two single-family houses. The smaller parcel, currently zoned R2, holds two additional houses. These four one-story houses were built in the 1950s and 1960s and range in size from approximately 900 square feet to 1,500 square feet. All four homes have frontage on Maybell Avenue and a two-car garage. 567 Maybell Avenue has an additional attached one-car garage. Presently, there are a total of 5 garages fronting Maybell. All homes are in need of maintenance, repair and upgrades. Unlike typical single-family dwellings, none of the houses have their own individual lot.

The former orchard, which comprises the majority of the larger parcel, was family-run by the property owner, producing fruit until roughly 1990. Since the early 1990s, the orchard has not been maintained. The south frontage of the orchard along Clemo Avenue is lined with large mature live oak trees.

The property is level and at grade with surrounding properties and is served by all major utilities.

PROJECT DESCRIPTION

The project will provide sixty affordable rental apartments, including fifty-nine (59) one-bedroom units and one (1) two-bedroom unit for the onsite manager. The project will also include common areas such as a community room with computers, laundry rooms, manager's office, resident services office, as well as outdoor common area space including a community garden. The units will have an average size of approximately 600 square feet and rents will range from \$590-1,181 per month for one person and will be adjusted annually based on Santa Clara County AMI. The 15 single-family homes will range between 2,000 and 3,200 square feet.

The homes will have 3-4 bedrooms and will vary between 2 and 3 stories. The sale price for the market rate homes will be determined at a later date by PAHC or a market rate developer.

The following provides a brief description of the application:

Architecture. Elevations vary in height. The single family homes will vary from 2-3 stories. All of the single-family homes will feature gable roofs and architectural elements that will enhance the diversity of the streetscape. The senior apartment building will be four stories. Fenestration of the building will be achieved through windows, alcoves, textures, and stepping floors back from the outside edge at each end of the building. In doing so, the side elevations will be broken into several plains, reducing the mass of the building. The single family homes and the apartment building will compliment the natural features of the site and take into consideration adjacent properties to transition into the overall neighborhood fabric.

Height. The single family homes along Maybell and Clemo Avenues will have maximum heights of 33 feet, and the senior apartment building will have a maximum height of 50 feet. Massing and orientation of the buildings will respect and mirror the massing of the neighboring structures by stepping back upper stories. The development will gradually step up in height from the two and three story homes along Maybell and Clemo Avenues, to the four-story senior apartment building. This gradual step up in height will provide continuity between the two story homes present to the northeast of the development, the three story APAC apartment complex to the northwest, and the eight-story TAN apartment building to the southwest.

Setbacks. The eight homes along Maybell Avenue will have 12 foot front-yard setbacks, 7 foot side-yard setbacks and 18-foot rear yard/driveway apron setbacks. The corner house will have (approximately) a five foot setback from Clemo Avenue, a 20 foot setback from Maybell Avenue, a 12 foot side-yard setback, and a 19 foot rear setback. The six remaining homes along Clemo Avenue will have between 17 and 20 foot front yard setbacks in order to preserve and feature the mature live oaks lining the street, 12 foot side yards, and between 2 and 10 foot rear setbacks. Fourteen (14) of the 15 homes will have alley-loaded garages, allowing space for the addition of a sidewalk along Maybell Avenue which will connect existing sidewalks to the north and south of the property. These improvements will make Maybell Avenue a safer bicycle and pedestrian route.

Development. The senior apartments will have a standard size of approximately 600 square feet and the manager's 2-bedroom unit will be approximately 726 square feet. The development will, at a minimum, meet ADA requirements for accessibility in bathrooms and kitchens. Gas and water will be provided to the building via a single meter and are included in the rent. All units will be Cable ready. Internet and cable service will be available throughout the building and each resident will have the option of contracting with an independent contractor for this service. Each unit and the common areas will be provided electricity via individual meters. Roof top photovoltaic energy systems are proposed to pre-heat water prior to entering a central boiler. Heating and cooling will be supplied to each unit via individual meters. Other green features will be explored as funding permits.

The single family homes will range in size between 2,000 and 3,200 square feet. The protected/heritage oak trees along Clemo Avenue will be preserved. PAHC plans to have edible landscaping and/or a memorial plaque as a tribute to the agricultural history of the neighborhood. The project is designed to meet or exceed the City's green point rating system and will be environmentally sustainable. Table 1 and Table 2 illustrates the proposed housing mix and livable square footage.

Table 1

Apartment Composition	Square Feet	Apartments Housing Mix				Unit Total Square Feet
		Floor 1	Floor 2	Floor 3	Floor 4	
Unit 1 – 1 Bedroom	600	14	19	14	12	35,400
Unit 2 – 2 Bedroom	796	0	0	0	1	796
Apartment TOTAL	-	14	19	14	13	36,196

Table 2

Single-Family Home Composition	Square Feet	Apartments Housing Mix			
		Quantity	Height	Bed	Bath
Plan 6 – 3 BED/ 2.5 BA	2,048	8	2 story	3	2.5
Plan G – 4 BED/ 4 BA	3,147	1	3 story	4	4
Plan C1-P – 4 BED/ 4 BA	2,116	6	3 story	4	4

The senior apartments will provide high quality rental housing to seniors with incomes ranging up to \$44,100. **Attachment A** illustrates the Santa Clara County income limits per home size as a percent of Area Median Income (AMI), which are adjusted annually.

Open Space. The apartment building will surround a large courtyard, complete with interesting landscape elements, walking and seating areas and a community garden. The community room will open up to an outdoor patio, making the courtyard easily accessible to residents. PAHC is looking at the option of adding multiple common area decks on the upper floors. A full-scale landscaping plan is currently being developed and will include a walking path from the senior apartment building to Briones park. The single family homes will have large front yards. Placing garages in the rear of the homes provides large open spaces in front of each house.

Tree Removal. PAHC has contracted with S.P. McClenahan Co. Inc. to complete a tree survey and tree protection plan. A site visit with David Dockter has been conducted and S.P. McClenahan Co. Inc. is following through on the recommendations of the City. The tree protection plan is expected to be completed by the end of this month.

Traffic. A complete traffic study conducted by Hexagon Transportation is in process. The preliminary trip generation analysis and traffic counts have been completed and Hexagon Transportation is working with the City to complete the recommended scope of work.

Parking for Senior Apartments. The senior apartments will have a total of 47 parking spaces, inclusive of three handicap spaces. The typical parking ratio for a senior development in Palo Alto has been approximately .5. The Maybell Orchard Apartment project will have a parking

ratio of .78, accommodating residents as well as visitor parking needs. For comparison, the Stevenson House, a 120-unit low-income senior housing development in Palo Alto, presently has a parking ratio of .45 spaces per unit and is well-parked. PAHC's Sheridan senior apartments has a parking ratio of .35. Table 3 provides an overview of parking at nearby senior properties.

Table 3

PROPERTY	California City	Total Homes	Spaces Provided	Parking Ratio
Sheridan Sr. Apt	Palo Alto	57	20	.35
Stevenson House	Palo Alto	120	54	.45
Fair Oaks Plaza	Sunnyvale	124	84	.67
DeVries Place	Milpitas	103	70	.68
Eden Issei	Hayward	100	52	.52
Maybell	Palo Alto	60	47	.78

PAHC will monitor parking demand at the senior apartments. Parking will be metered by assigning a space to residents as needed, with proof of registration and insurance. Because of the typically lower car ratios for seniors and affordable housing properties in general, we expect to be more than sufficiently parked to allow extra spaces for visitors and PAHC staff. Furthermore, PAHC is exploring the option of providing a shared van for resident use and or having a zipcar available nearby.

Parking for Single-Family Homes. 14 of the single-family homes will have alley loaded two-car garages. The corner home (corner of Maybell and Clemo) will have a garage loading onto Clemo Avenue. The homes along Maybell and the corner home on Clemo Avenue will also have additional space for 2 cars in the driveway apron.

Covered Parking. The zoning code requires residential parking to be concealed from the street for projects with six units or more. Although uncovered, all of the proposed parking spaces will be concealed from Clemo and Maybell Avenues through a combination of fencing, landscaping, and building locations on the site. The single family homes will shield the parking area from view from Maybell and Clemo Avenues.

Public Transit. The project is within 500 feet of the north-south peninsula artery, El Camino Real. El Camino Real is served by Santa Clara Valley Transit Agency (VTA) Bus Routes "22", "Rapid 522" and "88." The bus stop for each of these routes is less than a five- minute walk from the property.

The "22" operates along El Camino, running northwest to the Palo Alto train station and southeast to San Jose. It runs 24 hours a day, with buses every 12 minutes from 6:00am-7:00pm and every 30 minutes after 7:00pm, seven days a week. It runs every 15 minutes on Saturday and Sunday.

The "Rapid 522" also operates along El Camino, running northwest to the Palo Alto train station and south to the Eastridge Transit Center. It runs during workweek daytime hours with service

approximately every 15 minutes from 5:30am to 8:30pm. It runs every 15 minutes on Saturday and Sunday between 6:00am and 8:00pm.

The "88" runs between the Palo Alto V.A. and Middlefield/Colorado Streets, serving south Palo Alto neighborhoods with easy access to grocery stores and satellite colleges at the Cubberley Center; it runs during workweek daytime hours with service approximately every hour from 6:30am to 6:30pm. There is no service on Saturday and Sunday.

Railway access is readily available at the Palo Alto, San Antonio, and California Caltrain stations.

The California train station is located approximately 2.0 miles north of the property. Access to the station involves a short 9 minute bus ride and a 6 minute walk. Alternatively, the station is a 39 minute walk or a 10 minute bike ride from the property.

The Palo Alto train station is a major transit station for Caltrain operations. The station is located approximately 3.5 miles north of the property. Access to the station involves a short 20 minute bus ride that drops off right at the train platform.

The San Antonio train station is located approximately 1.9 miles east of the property. Access to the station involves a 15 minute bus ride and a 15 minute walk. Alternatively, the station is a 33 minute walk or a 10 minute bike ride from the property via sidewalks and a Class I pedestrian trail.

Development Schedule. The anticipated development schedule is as follows:

November 2012	Secure City/County and Additional Funding
November 30, 2012	Close of Escrow
March 15, 2013	Architectural Review Board Approval
May 2013	City Council Development Permit & Design Review Approval
June 2013	Market Rate Portion Land Sale
July 2013	Deadline to apply for tax credit financing for 2013 year
September/October 2013	Obtain Grading/Building Permit
October 2013	Commence Construction
October 2014	Complete Construction*
October/November 2014	Obtain Occupancy Permit
December 2014	Full Occupancy and Operational

* Site constraints & difficulties associated with winter construction may cause delays.

Attachment A

Revised per HUD Notice
Effective: December 1, 2011

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE 2012

Maximum Income Levels

For Projects Placed In Service on or after 12/1/2011

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
SAN MATEO								
100% Income Level	\$77,700	\$88,900	\$99,900	\$111,000	\$119,900	\$128,800	\$137,700	\$146,600
80% Income Level	\$46,820	\$53,280	\$59,940	\$66,600	\$71,940	\$77,280	\$82,620	\$87,960
65% Income Level	\$42,735	\$48,840	\$54,945	\$61,050	\$65,945	\$70,840	\$75,735	\$80,630
50% Income Level	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300
45% Income Level	\$34,965	\$39,960	\$44,955	\$49,950	\$53,955	\$57,960	\$61,965	\$65,970
40% Income Level	\$31,080	\$35,520	\$39,960	\$44,400	\$47,960	\$51,520	\$55,080	\$58,640
35% Income Level	\$27,195	\$31,080	\$34,965	\$38,850	\$41,965	\$45,080	\$48,195	\$51,310
30% Income Level	\$23,310	\$26,640	\$29,970	\$33,300	\$35,970	\$38,640	\$41,310	\$43,980
SANTA BARBARA								
100% Income Level	\$63,200	\$68,800	\$74,400	\$79,900	\$82,000	\$88,100	\$94,200	\$100,200
80% Income Level	\$31,920	\$36,480	\$41,040	\$45,540	\$49,200	\$52,860	\$56,520	\$60,120
65% Income Level	\$29,260	\$33,440	\$37,620	\$41,745	\$45,100	\$48,455	\$51,810	\$55,110
50% Income Level	\$26,800	\$30,400	\$34,200	\$37,950	\$41,000	\$44,050	\$47,100	\$50,100
45% Income Level	\$23,840	\$27,360	\$30,780	\$34,155	\$36,900	\$39,645	\$42,390	\$45,090
40% Income Level	\$21,280	\$24,320	\$27,360	\$30,360	\$32,800	\$35,240	\$37,680	\$40,080
35% Income Level	\$18,620	\$21,280	\$23,940	\$26,585	\$28,700	\$30,835	\$32,970	\$35,070
30% Income Level	\$15,960	\$18,240	\$20,520	\$22,770	\$24,600	\$26,430	\$28,260	\$30,080
SANTA CLARA								
100% Income Level	\$73,500	\$84,000	\$94,500	\$105,000	\$113,400	\$121,800	\$130,200	\$138,600
80% Income Level	\$44,100	\$50,400	\$56,700	\$63,000	\$68,040	\$73,080	\$78,120	\$83,160
65% Income Level	\$40,425	\$46,200	\$51,975	\$57,750	\$62,370	\$66,990	\$71,610	\$76,230
50% Income Level	\$36,750	\$42,000	\$47,250	\$52,500	\$56,700	\$60,900	\$65,100	\$69,300
45% Income Level	\$33,075	\$37,800	\$42,525	\$47,250	\$51,030	\$54,810	\$58,590	\$62,370
40% Income Level	\$29,400	\$33,800	\$37,800	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440
35% Income Level	\$25,725	\$29,400	\$33,075	\$36,750	\$39,690	\$42,630	\$45,570	\$48,510
30% Income Level	\$22,050	\$25,200	\$28,350	\$31,500	\$34,020	\$36,540	\$39,060	\$41,680
SANTA CRUZ								
100% Income Level	\$67,100	\$78,700	\$88,300	\$95,800	\$103,500	\$111,200	\$118,900	\$126,500
80% Income Level	\$40,260	\$46,020	\$51,780	\$57,480	\$62,100	\$66,720	\$71,280	\$75,900
65% Income Level	\$36,905	\$42,185	\$47,465	\$52,690	\$56,925	\$61,160	\$65,340	\$69,575
50% Income Level	\$33,550	\$38,350	\$43,150	\$47,900	\$51,760	\$55,600	\$59,400	\$63,250
45% Income Level	\$30,195	\$34,515	\$38,835	\$43,110	\$46,575	\$50,040	\$53,460	\$56,925
40% Income Level	\$26,840	\$30,680	\$34,520	\$38,320	\$41,400	\$44,480	\$47,520	\$50,600
35% Income Level	\$23,485	\$26,845	\$30,205	\$33,530	\$36,225	\$38,920	\$41,580	\$44,275
30% Income Level	\$20,130	\$23,010	\$25,890	\$28,740	\$31,050	\$33,360	\$35,640	\$37,950
SHASTA								
100% Income Level	\$41,300	\$47,200	\$53,100	\$59,000	\$63,800	\$68,500	\$73,200	\$77,900
80% Income Level	\$24,780	\$28,320	\$31,860	\$35,400	\$38,280	\$41,100	\$43,920	\$46,740
65% Income Level	\$22,715	\$25,960	\$29,205	\$32,450	\$35,090	\$37,675	\$40,260	\$42,845
50% Income Level	\$20,650	\$23,600	\$26,550	\$29,500	\$31,900	\$34,250	\$36,600	\$38,950
45% Income Level	\$18,585	\$21,240	\$23,895	\$26,550	\$28,710	\$30,825	\$32,940	\$35,055
40% Income Level	\$16,520	\$18,880	\$21,240	\$23,600	\$25,520	\$27,400	\$29,280	\$31,160
35% Income Level	\$14,455	\$16,520	\$18,585	\$20,650	\$22,330	\$23,975	\$25,620	\$27,265
30% Income Level	\$12,390	\$14,160	\$15,930	\$17,700	\$19,140	\$20,550	\$21,960	\$23,370



Public Works Department
Environmental Services Division
Solid Waste Group

PROJECT REVIEW COMMENTS

Date: 12/4/12
To: Jason Nortz
From: Matthew Krupp, Administrator, Zero Waste / Solid Waste
Phone: (650) 496-5958

Application Number: 12PLN-00453
Company Name: Palo Alto Housing Corp
Project Address: 567 Maybell Ave
Palo Alto, CA

We have reviewed the preliminary plans for this project. By complying with the following ordinances and recommendations, this development proposal will help Palo Alto achieve its Zero Waste goals reducing materials sent to landfills, maximizing recycling, and lowering the communities' greenhouse gas emissions while ensuring quality garbage, recycling, and compostables service. Please note the following issues must be addressed in building plans prior to final approval by this department:

General Comments:

- Provide space for all refuse services – Include space for a minimum of one 3-yard garbage bin, one 3-yard recycling bin, and one 96 gallon compostables cart
- All units should be furnished with interior space for garbage, recycling, and compostables storage.
- Compostables chutes are not recommended. However, each floor of the multi-family building should contain compostables storage area.
- Collection truck access to town homes will require the trucks to back up in the service road leading to additional noise.

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.

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

Single-Family Residential

Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. All residential projects must be designed to accommodate garbage, recycling, and yard trimming/compostables collection vehicles. If vehicle access is limited due to clearance issues, street parking, or inaccessible private streets the property owner may be subject to additional charges. These additional charges may include monthly charges for on-premise collection.

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

Multi-Family Residential

The proposed multi-family development must follow the requirements for recycling container space¹. All residential developments, where central garbage, recycling, and compostables containers will serve five or more dwelling units, must have space for the storage and collection of recyclables and compostables. This includes the provision of recycling chutes where garbage chutes are provided. Project plans must show the placement of recycling and compostables containers, for example, within the details of the solid waste enclosures.

- 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 wear and tear on walls.

¹ In accordance with the California Public Resources Code, Chapter 18, Articles 1 and 2

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

PAMC 5.24.030 Construction and Demolition Debris (CDD)

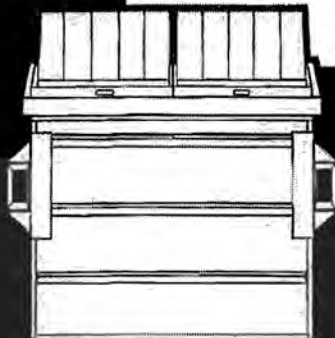
Covered projects shall comply with construction and demolition debris diversion rates and other requirements established in Chapter 16.14 (California Green Building Code). In addition, all debris generated by a covered project must haul 100 percent of the debris not salvaged for reuse to an approved 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.



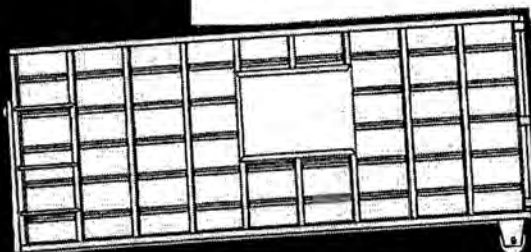
1-4 Cubic Yard Containers

Size	Length	Width	Height	Pocket Height
1 cu. yd.	81"	29.5"	37.0"	26.0"
1.5 cu. yd.	81"	32.5"	44.5"	27.5"
2 cu. yd.	81"	41.5"	51.5"	32.5"
3 cu. yd.	81"	46.5"	61.5"	39.5"
4 cu. yd.	81"	55.5"	66.5"	43.5"



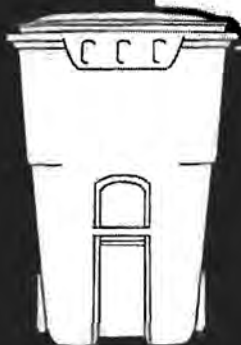
5-8 Cubic Yard Containers

Size	Length	Width	Height	Pocket Height
5 cu. yd.	81"	67.5"	63.5"	33.5"
6 cu. yd.	81"	68.25"	71.5"	41"
8 cu. yd.	81"	75"	92"	41"



Debris Box/Roll-Off Box

Size	Length	Width	Height
7 cu. yd.	14'	8'	2'
15 cu. yd.	18'	8'	4'
20 cu. yd.	16'	8'	5.3'
30 cu. yd.	21'	8'	4.5'
40 cu. yd.	21'	8'	7.5'



Wheeled Cart

Size	Depth	Width	Height
20 gallons	24.25"	19.25"	38.5"
32 gallons	24.25"	19.25"	38.5"
64 gallons	30"	27.5"	40"
96 gallons	34.5"	29.25"	46.75"



GreenWaste of Palo Alto
2000 Geng Road
Palo Alto, CA 94303

650.493.4894



ELECTRIC ENGINEERING DIVISION Conditions of Approval/Comments

PROJECT DATA

Project Address	567 Maybell
Project Description	Single Family/Multi-Tenant Housing Development
Submittal(s)	Planned Community Zone Change Submittal
Date submitted	11/28/2012
Contact Person	Candice Gonzalez
Address	
Telephone #	
Fax # / Email Address	
Reviewed by:	Tom Ting
Date Reviewed:	12/04/2012

- City of Palo Alto Utilities ("CPAU") has no comments on the request for Zone Change. See comments below for general comments on Planned Development.
- Location of electric service panels will need to be identified. Service panels shall to be accessible.
- Service to the development shall be underground with padmount equipment (transformers, load break) on site. Applicant will provide locations for the equipment that is agreeable with CPAU. The exact locations should be decided, with input from CPAU, prior to plan submittals to avoid conflicts with trees and other landscaping. Clearance around the equipment per CPAU standard DT-CL-U-1031 is required.
- Easements will be required for all utility facilities on site.
- Service will most likely come from the overhead lines on Maybell Ave. A route for underground lines to utility equipment will need to be determined.
- Applicant shall complete a Utility Service Application, providing electric load information and main panel size for each unit, and submit it with construction plan submittals.
- Automated Meter Reading meters may be required. Applicant is responsible for cost.

GENERAL

1. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.
2. The applicant shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the applicant shall

contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.

3. The applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.

THE FOLLOWING SHALL BE INCORPORATED IN SUBMITTALS FOR ELECTRIC SERVICE

1. A completed Utility Service Application and a full set of plans must be included with all applications involving electrical work. The load sheet must be included with the preliminary submittal.
2. Only one electric service lateral is permitted per parcel. Utilities Rule & Regulation #18.
3. If this project requires padmount transformers, the location of the transformers shall be shown on the site plan and approved by the Utilities Department and the Architectural Review Board. Utilities Rule & Regulations #3 & #16.
4. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City.
5. The customer shall install all electrical substructures (conduits, boxes and pads) required from the service point to the customer's switchgear. The design and installation shall be according to the City standards and shown on plans. Utilities Rule & Regulations #16 & #18.
6. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.
7. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.
8. For services larger than 1600 amps, the customer will be required to provide a transition cabinet as the interconnection point between the utility's padmount transformer and the customer's main switchgear. The cabinet design drawings must be submitted to the Electric Utility Engineering Department for review and approval.
9. For underground services, no more than four (4) 750 MCM conductors per phase can be connected to the transformer secondary terminals; otherwise, bus duct must be used for connections to padmount transformers. If customer installs a bus duct directly between the transformer secondary terminals and the main switchgear, the installation of a transition cabinet will not be required.
10. The customer is responsible for sizing equipment according to the National Electric Code requirements. The service conductors shall be sized per City standards. Utilities Rule & Regulation #18.
11. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities

charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.

12. Projects that require the extension of high voltage primary distribution lines or reinforcement of offsite electric facilities will be at the customer's expense and must be coordinated with the Electric Utility.

DURING CONSTRUCTION

1. Contractors and developers shall obtain permit from the Department of Public Works before digging in the street right-of-way. This includes sidewalks, driveways and planter strips.
2. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and marked. The areas to be check by USA shall be delineated with white paint. All USA markings shall be removed by the customer or contractor when construction is complete.
3. The customer is responsible for installing all on-site substructures (conduits, boxes and pads) required for the electric service. No more than 270 degrees of bends are allowed in a secondary conduit run. All conduits must be sized according to National Electric Code requirements and no 1/2 – inch size conduits are permitted. All off-site substructure work will be constructed by the City at the customer's expense. Where mutually agreed upon by the City and the Applicant, all or part of the off-site substructure work may be constructed by the Applicant.
4. All primary electric conduits shall be concrete encased with the top of the encasement at the depth of 30 inches. No more than 180 degrees of bends are allowed in a primary conduit run. Conduit runs over 500 feet in length require additional pull boxes.
5. All new underground conduits and substructures shall be installed per City standards and shall be inspected by the Electrical Underground Inspector before backfilling.
6. The customer is responsible for installing all underground electric service conductors, bus duct, transition cabinets, and other required equipment. The installation shall meet the National Electric Code and the City Standards.
7. Meter and switchboard requirements shall be in accordance with Electric Utility Service Equipment Requirements Committee (EUSERC) drawings accepted by Utility and CPA standards for meter installations.
8. Shop/factory drawings for switchboards (400A and greater) and associated hardware must be submitted for review and approval prior to installing the switchgear to:

Gopal Jagannath, P.E.
Supervising Electric Project Engineer
Utilities Engineering (Electrical)
1007 Elwell Court
Palo Alto, CA 94303

9. Catalog cut sheets may not be substituted for factory drawing submittal.

10. All new underground electric services shall be inspected and approved by both the Building Inspection Division and the Electrical Underground Inspector before energizing.

AFTER CONSTRUCTION & PRIOR TO FINALIZATION

1. The customer shall provide as-built drawings showing the location of all switchboards, conduits (number and size), conductors (number and size), splice boxes, vaults and switch/transformer pads.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT

1. The applicant shall secure a Public Utilities Easement for facilities installed on private property for City use.
2. All required inspections have been completed and approved by both the Building Inspection Division and the Electrical Underground Inspector.
3. All fees must be paid.
4. All Special Facilities contracts or other agreements need to be signed by the City and applicant.

SUBDIVISION PROJECTS

1. There may be other conditions applicable to your project that can be found in previous sections of this document.
2. Only one electric service lateral is permitted per parcel.
3. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City. In addition, the owner shall grant a Public Utilities Easement for facilities installed within the subdivision as required by the City.
4. The civil drawings must show all existing and proposed electric facilities (i.e. conduits, boxes, pads, services, and streetlights) as well as other utilities.
5. The developer/owner is responsible for all substructure installations (conduits, boxes, pads, streetlights system, etc.) on the subdivision parcel map. The design and installation shall be according to the City standards and all work must be inspected and approved by the Electrical Underground Inspector.
6. The developer/owner is responsible for all underground services (conduits and conductors) to single-family homes within the subdivision. All work requires inspection and approval from both the Building Department and the Electrical Underground Inspector.
7. The tentative parcel map shall show all required easements as requested by the City.



Public Works Department
Environmental Services Division
Watershed Protection Group

PROJECT REVIEW COMMENTS

Date: August 30, 2012
To: Tim Wong
From: Kirsten Struve, Manager, Environmental Control Programs
Phone: (650) 329-2421

Application Number:

Company Name Maybell Senior Housing Project
Project Address: 587 & 585 Maybell Ave
Palo Alto, CA

We have reviewed the plans for this project. Please note the following issues must be addressed in building plans prior to final approval by this department:

PAMC 16.09.170, 16.09.040 Discharge of Groundwater

Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated ground water or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the discharge limits contained in Palo Alto Municipal Code (16.09.040(m)) are not exceeded and the approval of the superintendent is obtained prior to discharge. The City shall be compensated for any costs it incurs in authorizing such discharge, at the rate set forth in the Municipal Fee Schedule.

PAMC 16.09.180(b)(11) Carwash Required

New Multi-family residential units and residential development projects with 25 or more units shall provide a covered area for occupants to wash their vehicles. A drain shall be installed to capture all vehicle wash waters and shall be connected to an oil/water separator prior to discharge to the sanitary sewer system. The oil/water separator shall be cleaned at a frequency of at least once every six months or more frequently if recommended by the manufacturer or the Superintendent. Oil/water separators shall have a minimum capacity of 100 gallons. The area shall be graded or bermed in such a manner as to prevent the discharge of storm water to the sanitary sewer system; (Note: this requirement has typically been exempted for senior housing. Any hose bibs must be fitted with lock-outs or other connections controls and signage indicating that car washing is not allowed.)

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 runoff and runoff from the area.

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.

PAMC 16.09.180(b)(5) Condensate from HVAC

Condensate lines shall not be connected or allowed to drain to the storm drain system.

PAMC 16.09.205 Cooling Towers

No person shall discharge or add to the sanitary sewer system or storm drain system, or add to a cooling system, pool, spa, fountain, boiler or heat exchanger, any substance that contains any of the following:

- (1) Copper in excess of 2.0 mg/liter;
- (2) Any tri-butyl tin compound in excess of 0.10 mg/liter;
- (3) Chromium in excess of 2.0 mg/liter.
- (4) Zinc in excess of 2.0 mg/liter; or
- (5) Molybdenum in excess of 2.0 mg/liter.

The above limits shall apply to any of the above-listed substances prior to dilution with the cooling system, pool, spa or fountain water.

A flow meter shall be installed to measure the volume of blowdown water from the new cooling tower. Cooling systems discharging greater than 2,000 gallons per day are required to meet a copper discharge limit of 0.25 milligrams per liter.

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.

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.

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.