Architectural Review Board
Staff Report

Agenda Date: September 19, 2013

To: Architectural Review Board

From: Russ Reich, Senior Planner
Department: Planning and Community Environment


RECOMMENDATION
Staff recommends the Architectural Review Board (ARB) review and confirm that the three items submitted as per condition of approval number 48 satisfy this condition.

BACKGROUND
Previous ARB Review
On June 6, 2013, the ARB conducted a formal review of the project application and recommended approval. The Director of Planning approved the project on June 25, 2013 with condition #48 requiring the following three items return to the ARB on the consent calendar:

1. Reconsideration of the design of the wall facing San Antonio road;
2. Details of material changes, gates, etc.; and
3. Clarification of the landscape treatment on San Antonio Court.

Project Description
The formal project description is provided in the prior ARB staff report (Attachment C). The elements of this review are limited to the three items listed above.
DISCUSSION

Wall Design
The ARB requested that the applicant reconsider the proposed design of the grape stake wall along San Antonio Road. There was discussion that the proposed extension of the existing wall, in front of the new portion of the project, did not have the same character as the older sections in that the new portion was not stepped in a sawtooth pattern along the street frontage, as the older sections are. The ARB did not react positively to the proposed long, straight, and solid wall. It was also suggested that the new wall did not need to replicate the old wall and was possibly an opportunity to still provide physical security while providing views into the site. The ARB stated that eliminating the solid barrier would allow the site to be more open to the street and less closed off. The applicant has revised the proposed wall to be a hybrid of the ideas discussed. The revised design proposes to stagger the new portion of the wall in a sawtooth pattern that follows the existing grape stake wall design, but it would include open vertical metal slats at the returns that would match the existing and proposed metal gates. This would allow for continuity of the existing wall design along the entire property frontage and also provide some visual openness into the space beyond. A three dimensional view of the new wall and metal fence has been provided on sheet A3.21.

Material and Gate Details
The ARB had indicated a desire for more detail on the proposed fences and gates. The applicant has clarified that the new gates will match the existing gates. They have provided photos of the existing gates and a drawing of the proposed gates for reference on sheet A3.11. Cross sections of all the various walls around the property have also been provided. In addition to the fence and gate details, sheets A8.00, A8.10, and A8.11 have been added to provide additional details.

Landscape Treatment at San Antonio Court
The ARB had requested that the applicant consider an alternate landscape approach to the San Antonio Court frontage of the project. The original proposal was to retain the existing ivy planting in that location. The landscape treatment has been revised to include an alternating pattern of shrubs, including Berkeley Sedge, Chinese Fringe Flower and Blue Sedge. The new planting plan is provided on sheet L3.00 and the revised plant list is provided on sheet L3.03.

ENVIRONMENTAL REVIEW
Pursuant to the requirements of California Environmental Quality Act (CEQA), the project is categorically exempt from CEQA, per Section 15302.

ATTACHMENTS
Attachment A: Site Location Map
Attachment B: Applicant’s sheet index for the modifications to the plans*
Attachment C: ARB Staff Report, June 6, 2013
Attachment D: Project Plans (Board Members Only)*

* Prepared by Applicant; all other attachments prepared by Staff
450-560
San Antonio Avenue
Changes made to ARB submittal dated 06.06.2013 in response to ARB consent items

<table>
<thead>
<tr>
<th>Sheet Reference</th>
<th>Consent Item</th>
<th>Response</th>
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<tr>
<td>A0.00</td>
<td>-</td>
<td>Sheet List updated.</td>
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<tr>
<td>A1.01</td>
<td>Playfield fence along San Antonio Rd.</td>
<td>Playfield fence along San Antonio Road jogged per ARB comments. Metal fence panels added per ARB comments.</td>
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<tr>
<td>A3.01</td>
<td>Exterior details</td>
<td>Wall section and detail callouts added.</td>
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<tr>
<td>A3.11</td>
<td>Playfield fence along San Antonio Rd.</td>
<td>Drawings 1, 5, 6, 7, &amp; 8 added. Wall Section 1 moved to A8.00.</td>
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<tr>
<td>A3.21</td>
<td>Playfield fence along San Antonio Rd.</td>
<td>Sheet added. 3D view of playfield fence along San Antonio Rd. added.</td>
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<tr>
<td>A8.00</td>
<td>Exterior details</td>
<td>Sheet added. Wall Section 2 added. Wall Section 1 updated. Details callouts added.</td>
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<tr>
<td>A8.10</td>
<td>Exterior details</td>
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<td>A8.11</td>
<td>Exterior details</td>
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<tr>
<td>TPZ.00</td>
<td>-</td>
<td>Revised per arborist report for tree removal and protection notes and recommendations.</td>
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<tr>
<td>L1.00</td>
<td>Playfield fence along San Antonio Rd.</td>
<td>Revised concrete paving in front of the trash enclosure and concrete path around the playfield fence.</td>
</tr>
<tr>
<td>L3.00</td>
<td>Planting along San Antonio Court. Playfield fence along San Antonio Rd.</td>
<td>Modified parkway planting on San Antonio Road. Adjusted planting along the jogged walls on San Antonio Road. Added a parkway planting along San Antonio Court.</td>
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<tr>
<td>L3.03</td>
<td>Planting along San Antonio Court</td>
<td>Revised plant list.</td>
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Architectural Review Board

Staff Report

Agenda Date: June 6, 2013
To: Architectural Review Board
From: Russ Reich, Senior Planner
Department: Planning and Community Environment

Subject: 490 San Antonio Road 13PLN-00140: Request by Starkweather Bondy Architecture on behalf of Gideon Hausner Jewish Day School for Architectural Review Board review of a new 35 foot tall, one-story gym and classroom building with 17,602 sq. ft. of floor area, proposed to replace two-story buildings (two structures totaling 43,340 sq. ft. in area).
Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act CEQA per CEQA Guidelines Section 15302. Zone District: Research, Office, and Limited Manufacturing (ROLM).

RECOMMENDATION
Staff recommends the Architectural Review Board (ARB) recommend approval of the proposed project based upon the Architectural Review findings contained in Attachment A, and subject to the conditions of approval contained in Attachment B.

BACKGROUND
Previous ARB Review
On March 7, 2013, the Architectural Review Board conducted a preliminary review of the project application.

The ARB was supportive of the project, but voiced the following concerns about the preliminary design:

- The landscape design along the San Antonio frontage needs improvement;
- More details of the proposed fences/gates/walls are needed;
- Further refinement is needed for the proposed roof form;
- More emphasis is needed at the vehicular and pedestrian entries, to assist in way-finding;
- Greater articulation is needed for the left side wall of the building.
Site Information
The project site is comprised of two parcels located on the south side of San Antonio Avenue between Nita Avenue and San Antonio Court. The site area of the two parcels, combined, is approximately 179,203 square feet (s.f.). The site is located within the Research, Office and Limited Manufacturing (ROLM) Zone District. The combined site is currently occupied by four, two-story buildings that were originally built as office buildings. In 2003, two of the buildings (450 and 470 San Antonio Avenue) were renovated for occupancy by a private school, the Gideon Hausner Jewish Day School. The other two buildings, (490 and 560 San Antonio Avenue) are also owned by the school but have remained vacant. Adjacent to the south side of the property is a multifamily condominium development known as the Rose Walk. To the east (rear) of the property are single family homes within the City of Mountain View. Also to the east of the property, at the northern end, is the Palo Alto Gardens multifamily apartment complex, with a row of carports that abut the rear property line of the subject property. To the north (left) of the site is a private street known as San Antonio Court, with a multifamily condominium development across that street, known as San Antonio Village.

Project Description
The project proposal includes the merger of the two separate parcels into one and the demolition of the two vacant buildings (490 and 560 San Antonio Avenue). A new 17,602 square foot gym/classroom building would replace the demolished building at 490 San Antonio Avenue and a new turf playing field and parking lot would replace the office building at 560 San Antonio Avenue.

The new gym/classroom building would be located in the approximate footprint of the building to be demolished building at 490 San Antonio Avenue. The building would provide multiple program spaces, including spaces for a gymnasium, theater, art room, music room, and a religious study and prayer space. It would be single story, with the taller gym portion of the building located closer to the street. The roof would rise up at an angle and then break to slope back down facing San Antonio Avenue to reduce the overall height of the building. The tall gym portion of the building is surrounded by lower elements to transition the building height and breakdown the perceived height and mass of the building. The exterior of the building would primarily be a sand float finish cement plaster, with some areas having a decorative, colored composite infill panel. Other areas would have green screens covering the walls. The windows and doors would be pre-finished aluminum storefronts with ‘low e’ glazing. Windows would be operable to allow for cross ventilation.

Between the existing building and the new gym/classroom building would be a new courtyard with trees and decorative boulders for seating, providing a new outdoor gathering space. On the 560 San Antonio Avenue parcel there would be a new turf playing field, and a new parking area.

Much of the project frontage along San Antonio Avenue has an existing eight-foot-tall, concrete grape stake wall, painted a tan color. The proposal includes the extension of this wall along the San Antonio frontage. According to the current plan, the wall would extend down to San Antonio Court and wrap the corner. New landscape material is proposed in front of the wall that would coordinate with the new landscape material that the City planted in the median and at the street edge.
The floor area allowance for the property is 70,853 square feet; a Floor Area Ratio (FAR) of 0.4:1. After project completion, the total floor area on site would be 65,779 square feet. The parking requirement for the private school is two parking spaces for each teaching station. With approximately 28 teaching stations, the parking requirement per the code would be 56 spaces. The applicant proposes to provide a total of 122 parking spaces on the site.

DISCUSSION

Roof Form and Left Side Elevation
The ARB had commented that the roof needed additional refinement. Some ARB members commented that it was disjointed, while others felt that multiple breaks may help. The applicant has revised the roof form by repositioning the roof break on the upper gym roof portion to coincide with the roof break of the lower roof. The board also commented that the left side of the building needed additional articulation. The applicant has added new windows and blue rain screen panels leading up from the doorway below, to break up the continuous wall mass.

Fences, walls, Gates, and Entries
The ARB had indicated a desire for more detail on the proposed fences and gates. The applicant has clarified that the new gates will match the existing gates. While not in the project plans, the proposed fence around the new playing field would be a black vinyl coated chain link fence that would be four to six feet tall. On page A3.11, cross sections of the different walls have been provided. It should be noted that the grape stake wall that spans the front of the project would only wrap the corner for a few feet, then transitions to a lower CMU block wall on the San Antonio Court frontage. Staff recommends that the ARB determine if it would be more appropriate to continue the grape stake wall along the San Antonio Court frontage, or perhaps extend the CMU wall from the corner rather than the current location. The ARB had also asked the applicant to consider improving the way finding, to better identify and distinguish the vehicle and pedestrian entries into the property. At this time, the applicant has chosen to keep the entries as they are.

Landscaping at San Antonio frontage
At the Preliminary ARB Review the ARB had commented that the landscaping across the existing project frontage was in need of an update. They also agreed that the existing frontage and the new frontage should have a consistent and cohesive appearance. The proposed plans do indicate new plant material for the planter strip, as well as for the area between the sidewalk and the wall. The plant palette appears to be consistent across the entire frontage. Areas in front of buildings at 450 and 470 San Antonio would not include new plant material between the sidewalk and the walls. The applicant has stated that the existing plant material is doing well in these locations. The plans indicate that the plant material on the San Antonio Court side of the project will remain and will not be replaced to match the material proposed across the front.

ENVIRONMENTAL REVIEW
Pursuant to the requirements of California Environmental Quality Act (CEQA), the project is categorically exempt from CEQA, per Section 15302.
ATTACHMENTS
Attachment A: Draft ARB findings
Attachment B: Draft Conditions of Approval
Attachment C: Location Map
Attachment D: Zoning compliance Table
Attachment E: Conformance with Comprehensive Plan Policies
Attachment F: Project Description Letter*
Attachment G: ARB Preliminary Review Staff Report, March 7, 2013
Attachment H: Project Plans (Board Members Only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES
William Bondy AIA, 110 Linden Street, Oakland, CA 94607
Gideon Hausner Jewish Day School, 450 San Antonio Avenue, Palo Alto, CA 94306

Prepared By: Russ Reich, Senior Planner
Reviewed By: Amy French, AICP, Chief Planning Official
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 incorporates quality design that.

(2) The design is compatible with the immediate environment of the site. This finding can be made in the affirmative in that the proposed building is set away from the single family neighbors to the rear and provides for increased parking and improved vehicular and pedestrian circulation.

(3) The design is appropriate to the function of the project. This finding can be made in the affirmative in that the new building enhances the types of facilities provided at the school in the form of a multipurpose space, improved classroom spaces, additional outdoor play space, outdoor class rooms, and increased parking.

(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.

(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 project maintains a similar height and massing on the site that had previously existed with the office building and the new building transitions the height of the building such that the lower portion is closer to the single family neighbors and the taller portion of closer to San Antonio Road.

(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 building's design is intended to relate to the existing classroom buildings while not trying to mimic their older architectural style and still be sensitive to its visibility from San Antonio Road.

(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 placement of the new building would facilitate internal circulation on the site allowing vehicles to circulate around the new building and the play space, keeping cars separate from the areas where children will be playing and will provide pedestrian access across the site.
(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 a new outdoor courtyard, open play space, and outdoor classrooms.

(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 be compatible with 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 appropriate on site vehicular circulation around the building and play spaces and provides pedestrian access across the site.

(11) Natural features are appropriately preserved and integrated with the project. This finding can be made in the affirmative in that most of the existing on site trees will be preserved, while 50 new trees will be planted.

(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 new landscape material for the project frontage that will blend with the new planting in the City right of way planted by the City.

(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 native landscape materials that are used to screen and soften the appearance of the wall across the front of the project while also providing a pleasing color pallet.

(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 and parking lot trees are provided to reduce the urban
heat island effect.

(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.
ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
490 San Antonio Road
13PLN-000140

Planning and Environmental Division
1. The plans submitted for Building Permit shall be in substantial compliance with plans date stamped May 29, 2013 except as modified to incorporate these conditions of approval.
2. These ARB conditions of approval shall be printed on the plans submitted for building permits.
3. The applicant is required to pay all applicable Development Impact Fees.
4. All noise producing equipment shall not exceed the allowances specified in Section 9.10 Noise of the Palo Alto Municipal Code.
5. Any existing city street trees shall be maintained and protected during construction per City of Palo Alto standard requirements.
6. All landscape material shall be well maintained and replaced if it fails.

Transportation Division
7. Prior to building permit issuance provide off-site parking management plan for Transportation Division review.
8. Bike parking requirement = 1 bike parking space / 5 students, 100% short term, or 70 spaces (35 U racks). Prior to building permit issuance the building permit plans must be revised to provide the required bike parking.
9. Prior to building permit issuance the applicant must provide an on-site student drop-off and pick up plan, and include off-site improvements to improve existing conditions.

Water Quality
ART ROOM
10. If new art room includes clay and glazing work, please follow pollution prevention tips for pottery studios, available from Watershed Protection by calling 329-2421.
11. 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.
12. 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.

13. PAMC 16.09.180(b)(14) Architectural Copper
On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal downspouts, and copper granule containing asphalt shingles shall not be permitted for use in 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.

14. 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.

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

16. 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.

17. 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.
plans must specify that copper piping will not be used for wastewater plumbing.

18. 16.09.180(12) Mercury Switches
Mercury switches shall not be installed in sewer or storm drain sumps.

19. 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.

20. 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.

Utilities Electric

Water, Gas & Wastewater Division

21. The applicant shall submit a completed water-gas-wastewater service connection
application - load sheet for City of Palo Alto Utilities. 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).

22. The applicant shall submit improvement plans for utility construction (sheet C-21). 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.

23. 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).

24. 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.

25. 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 water and wastewater utilities off-site improvement plans 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 manufacturer'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. For contractor installed services the contractor shall
install 3M marker balls at each water or wastewater service tap to the main and at the
City clean out for wastewater laterals.
26. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for the new water connections from Palo Alto Utilities as shown on sheet C-21. An approved reduced pressure detector assembly is required for the new water connection for the fire system as shown on sheet C-21.

27. 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.

28. 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.

29. A separate water meter and backflow preventer is required to irrigate the approved landscape plan.

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

31. 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.

32. 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.

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

**Public Works Engineering**

34. A Certificate of Compliance Application may be required for removal of a lot line between 490 and 560 San Antonio Road and for any lot line adjustments. For lot mergers and lot line adjustments, the parcels shall be under same ownership. The City approved certificate of compliance needs to be recorded with the County Clerk-Recorder's Office before a building permit can be issued.

http://www.cityofpaloalto.org/gov/depts/pwd/permits.asp

35. As part of this project, the applicant, at minimum, will be required to repave (2-inch grind and pave) the half width of San Antonio Avenue along the frontage of the project site, and install new public sidewalks, curbs, gutters, and driveway approaches in the public right-of-way per the City Standards. The site plan must show the extent of the offsite improvement work and 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 Permit for Construction in the Public Right-of-Way (“Street Work Permit”) from PWE at the Development Center.
36. The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property’s frontage. Call Public Works’ arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work will be required for this project. The site or tree plan must show street tree work that the arborist has determined including the tree species, size, location, staking and irrigation requirements. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by the Public Works’ arborist. The plan must note that in order to do street tree work, the applicant must first obtain a Permit for Street Tree Work in the Public Right-of-Way (“Street Tree Permit”) from Public Works’ Urban Forestry.

37. This project must meet the latest State Regional Water Quality Control Board’s (SRWQCB) C.3 provisions. The applicant is required to satisfy all current storm water discharge regulations and shall provide calculations and documents to verify compliance. All projects that are required to treat storm water will need to treat the permit-specified amount of storm water runoff with the following low impact development methods: rainwater harvesting and reuse, infiltration, evapotranspiration, or biotreatment. However, biotreatment (filtering storm water through vegetation and soils before discharging to the storm drain system) will be allowed only where harvesting and reuse, infiltration and evapotranspiration are infeasible at the project site. Draft criteria for determining infeasibility have been developed and are being reviewed by Water Board staff (inquire with Public Works staff for the latest information). Vault-based treatment will not be allowed as a stand-alone treatment measure. Where storm water harvesting and reuse, infiltration, or evapotranspiration are infeasible, vault-based treatment measures may be used in series with biotreatment, for example, to remove trash or other large solids.

Reference: Palo Alto Municipal Code Section 16.11.030(c)
The applicant must incorporate permanent storm water pollution prevention measures that treat storm water runoff prior to discharge. The prevention measures shall be reviewed by a qualified third-party reviewer who needs to certify that it complies with the Palo Alto Municipal Code requirements. This is required prior to the issuance of a building permit. The third-party reviewer shall be acquired by the applicant and needs to be on the Santa Clara Valley Urban Runoff Pollution Prevention Program’s (Program) list of qualified consultants. (http://www.scvurppp-w2k.com/consultants.htm) Any consultant or contractor hired to design/and/or construct a storm water treatment system for the project cannot certify the project as a third-party reviewer.

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. The project must also 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.

38. If the proposed development will disturb more than one acre of land, the applicant will be required to comply with the State of California’s General Permit for Storm Water Discharges Associated with Construction Activity. This entails filing a Notice of Intent to Comply (NOI), paying a filing fee, and preparing and implementing a site specific storm water pollution prevention plan (SWPPP) that addresses both construction-stage and post-construction BMP’s for storm water quality protection. The applicant is required to submit
two copies of the NOI and the draft SWPPP to PWE for review and approval prior to issuance of the building permit.

The following comments are provided to assist the applicant at the building permit phase. You can obtain various plan set details, forms and guidelines from Public Works at the City's Development Center (285 Hamilton Avenue) or on Public Works’ website:

http://www.cityofpaloalto.org/depts/pwd/forms_permits.asp

Include in plans submitted for a building permit:

39. Since more than 10,000 square feet of the land area on the project site is being disturbed, a Grading and Excavation Permit needs to be obtained from PWE at the Development Center before the building permit can be issued. Refer to the Public Works’ website for “Excavation and Grading Permit Instructions.” For the Grading and Excavation Permit application, various documents are required including a grading and drainage plan, Interim and Final erosion and sediment control, and storm water pollution prevention plan (SWPPP). Refer to our website for “Grading and Excavation Permit Application” and guidelines. Indicate the amount of soil to be cut and filled for the project.

http://www.cityofpaloalto.org/civicax/filebank/documents/11697

Site grading, excavation, and other site improvements that disturb large soil areas may only be performed during the regular construction season (from April 16 through October 15th) of each year the permit is active. The site must be stabilized to prevent soil erosion during the wet season. The wet season is defined as the period from October 15 to April 15. Methods of stabilization are to be identified within the Civil sheets of the improvement plans for approval.

40. The plan set must include a grading and drainage plan prepared by a licensed professional that includes existing and proposed spot elevations and showing drainage flows to demonstrate proper drainage of the site. Other site utilities may be shown on the grading plan for reference only, and should be so noted. No utility infrastructure should be shown inside the building footprint. Installation of these other utilities will be approved as part of a subsequent Building Permit application.

41. New driveway approach and curb cut in public right of way between sidewalk and street shall be designed to city standard. See Driveway Approach Design & Construction Requirements for detailed information on driveway design standards in the public right of way. This form is available at the Development Center or on the city's website:

http://www.city.palo-alto.ca.us/civicax/filebank/documents/2313

42. In order to address potential storm water quality impacts, the plan shall identify BMP’s to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) that will be required for the project. The SWPPP shall include permanent BMP’s to be incorporated into the project to protect storm water quality. (Resources and handouts are available from PWE. Specific reference is made to Palo Alto’s companion document to “Start at the Source”, entitled “Planning Your Land Development Project”). The developer shall require its contractor to incorporate BMP’s for storm water pollution prevention in all construction operations, in conformance with the SWPPP prepared for the project. It is unlawful to discharge any construction debris (soil, asphalt, sawcut slurry, paint, chemicals, etc.) or other waste materials into gutters or storm drains. (PAMC Chapter 16.09).
The applicant is required to paint the "No Dumping/Flows to Adobe Creek" logo in blue color on a white background, adjacent to all storm drain inlets. 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.

43. 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 Development Center or on our website. Also, the applicant must provide a site-specific storm water pollution control plan sheet in the plan set.

http://www.cityofpaloalto.org/civicax/filebank/documents/2732

44. Since the project will be creating or replacing 500 square feet or more of impervious surface, the applicant shall provide calculations of the existing and proposed impervious surface areas. The calculations need to be filled out in the Impervious Area Worksheet for Land Developments form which is available at the Development Center or on our website, then submitted with the building permit application.

http://www.cityofpaloalto.org/civicax/filebank/documents/2718

45. If any work is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, curb inlet, storm water connections or utility laterals, the following note shall be included on the Site Plan next to the proposed work:

"Any construction within the city right-of-way must have an approved Permit for Construction in the Public Street prior to commencement of this work. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

46. The contractor must submit a logistics plan to PWE prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, 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 part of the building permit submittal.

http://www.cityofpaloalto.org/civicax/filebank/documents/2719

47. The Public Works Inspector shall sign off the building permit prior to the finalization of this permit. All off-site improvements shall be finished prior to this sign-off. Similarly, all as-built, on-site grading, drainage and post-developments BMP's shall be completed prior to sign-off.
## ZONING COMPLIANCE TABLE

### ATTACHMENT D

**490 San Antonio Avenue / File No. 13PLN-00140**

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARDS FOR ROLM ZONE DISTRICT</th>
<th>ZONE DISTRICT STANDARD</th>
<th>PROPOSED PROJECT</th>
<th>CONFORMANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Building setbacks</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>20&quot;</td>
<td>22'</td>
<td>conforms</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20'</td>
<td>114'</td>
<td>conforms</td>
</tr>
<tr>
<td>Interior Side Yard (right)</td>
<td>20'</td>
<td>na</td>
<td>conforms</td>
</tr>
<tr>
<td>Interior Side Yard (left)</td>
<td>20'</td>
<td>na</td>
<td>conforms</td>
</tr>
<tr>
<td><strong>Total Floor Area Ratio (FAR)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.4:1 (70,853 sq. ft.)</td>
<td>0.37:1 (65,630 sq. ft.)</td>
<td></td>
<td>conforms</td>
</tr>
<tr>
<td><strong>Maximum Site Coverage</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30% (53,140 sq. ft.)</td>
<td>23% (41,619 sq. ft.)</td>
<td></td>
<td>conforms</td>
</tr>
<tr>
<td><strong>Maximum Height</strong> (within 150 feet of residential zone)</td>
<td>35'</td>
<td>35'</td>
<td>conforms</td>
</tr>
<tr>
<td><strong>Daylight Plane</strong></td>
<td>10 feet up 45 degree angle</td>
<td></td>
<td>conforms</td>
</tr>
<tr>
<td><strong>Parking Requirement</strong></td>
<td>Approximately 28 teaching stations = 56 spaces required</td>
<td>122 spaces</td>
<td>conforms</td>
</tr>
</tbody>
</table>
## ATTACHMENT E
### APPLICABLE COMPREHENSIVE PLAN POLICIES
490 San Antonio Road
12PLN-00140

<table>
<thead>
<tr>
<th><strong>Transportation</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy T-19:</strong> Improve and add attractive, secure bicycle parking at both public and private facilities.</td>
<td>The project will be providing new bike parking.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Land Use and Community Design</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy L-5:</strong> Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.</td>
<td>The project maintains the scale and character of the existing development on the site and is sensitive to adjacent single family uses by reducing the height relative to those uses.</td>
</tr>
<tr>
<td><strong>Policy L-48:</strong> Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.</td>
<td>The proposed building respects the single story residential neighborhood to the rear by reducing the height of the building relative to the rear property line where is abuts single family homes. The design also attempts to reduce the overall mass and scale of the building relative to the street facing façade by breaking the roof to slope down as it faces San Antonio Road. The design will receive review by the ARB to ensure quality of design.</td>
</tr>
<tr>
<td><strong>Policy L-66:</strong> Maintain an aesthetically pleasing street network that helps frame and define the community while meeting the needs of pedestrians, bicycles, and motorists.</td>
<td>The project includes the re-landscaping of the entire frontage along San Antonio Road including the planter strips in the Public right-of-way.</td>
</tr>
<tr>
<td><strong>Policy L-70:</strong> Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.</td>
<td>The proposal includes the replacement of four existing street trees with four new street trees. The trees to be removed are in poor health and the new trees will fill in a gap where street tree coverage is need to maintain a consistent tree canopy.</td>
</tr>
<tr>
<td><strong>Policy L-75:</strong> Minimize the negative physical impacts of parking lots.</td>
<td>The new parking lot will be located behind a decorative wall that is softened with new landscape material.</td>
</tr>
<tr>
<td><strong>Policy L-76:</strong> require trees and other landscaping within parking lots.</td>
<td>The plan provides numerous trees and ample landscaping in the parking lot.</td>
</tr>
</tbody>
</table>
Gideon Hausner Gym/Classroom Building
490 San Antonio Road
Project Description

The current Gideon Hausner Jewish Day School site consists of two renovated two story buildings at 450 and 470 San Antonio Road and a third abandoned and partially demolished two story building at 490 San Antonio Road. The school owns the adjacent lot at 560 San Antonio Road and intends to remove the common lot line to create a single parcel.

The project scope includes the complete demolition of a partially demolished two story 22,420 square foot office building at 490 San Antonio Road and a two story 20,920 square foot office building at 560 San Antonio Road. The 560 San Antonio Road portion of the site will be developed as a new playfield and a parking lot. The current eight foot high concrete grape stake fence along San Antonio will be extended for the full length of the site along San Antonio Road. Landscaping along the street frontage will be coordinated with City officials to be in keeping with the spirit of the newly installed upgrades to the median and street edge.

The proposed Gym/Classroom Building is a single story 17,602 square foot structure sited generally on the existing footprint of the former office structure at 490 San Antonio Road. The massing, exterior palette, and fenestration are designed to temper the overall scale of the building and to create rooms with excellent daylighting and easy access to the outdoors. The taller roof of the Gym slopes down to create a lower profile to San Antonio Road and the lower mass of the classrooms and the support spaces surrounding the gym reduce the apparent scale of the building on all elevations. The larger south facing slope of the gym room will serve as a deck for a solar panel array with excellent solar orientation. The exterior materials include cement plaster walls with a cool grey painted sand float finish and decorative infill panel siding of a blue-colored solid composite panel system. Windows and doors are dark bronze pre-finished aluminum storefronts with low-E glazing to match existing buildings. At several locations along the ground level walls green screens are incorporated. Light shelves are provided at all classrooms to enhance daylight at the interior of the rooms. All rooms will have operable fenestration with cross ventilation. The building will meet or exceed all of the Palo Alto Green Building requirements. Because of the single story character of the building no views into adjacent neighbors’ yards will be possible from the proposed project.

The Gym/Classroom Building will consist of four primary program spaces; Gymnasium/Theater, Art Room, Music Room, and Beit Tefillah (religious study and prayer space). The Gymnasium/Theater will have facilities for indoor physical education and sports, assemblies, and school performing arts productions. Motorized theatrical style seats are provided for quick conversion from athletic activities to assembly uses. The Art Room and Music Room will open to the existing sports field with glass doors. The Beit Tefillah will be finished with a warmer palette of wood paneling, custom cabinetry, a sculptural ceiling and a sprung wood floor that will allow for other movement activities such as folk dancing or yoga.
The Gym opens to both a small courtyard for community gathering and to the new playfield on the 560 San Antonio Site. This site will provide much needed outdoor play space and incorporate the school's traffic circulation pattern with a new parking lot. This lot provides for fire apparatus access and includes an entry only gate off of San Antonio for parents and staff who want to park and walk into the school without joining the pick-up drop-off queue.

The site design for the Gideon Hausner Jewish Day School project ties into both the immediate and local context while providing a meaningful cultural link to the school's curriculum. The design proposes a parking lot with bio-swales to treat water run-off, a small playing field, courtyards and pathways to support a new multi-use building. In addition, there are several areas dedicated to outdoor education where planting, harvesting, and other activities explicitly supporting Gideon Hausner's outdoor science curriculum will take place.

The project incorporates site materials such as high SRI colored concrete and concrete pavers that complement the architecture of the existing and new buildings. Large, rectangular boulders of Jerusalem stone act as architectural elements in the courtyard, breaking the large area into smaller, more intimate gathering spaces while also providing seating. A trellis divides the courtyard from the more functional outdoor classrooms. There are three “rooms” within the garden classroom area: one is intended for educational curriculum and will serve as an “edible schoolyard”; a second, informal “room” under the canopy of large pine trees will serve as either a quiet contemplative space or as an outdoor classroom; the third space will meet the needs of the cultural curriculum by providing an area for growing sacred plants.

The planting for the Gideon Hausner Jewish Day School project will both reflect the California landscape and provide an important cultural connection to the school's curriculum. Moreover, the plantings will reflect a commitment to drought tolerant landscaping with a corresponding irrigation system supporting water conservation as well. In addition to California native plantings, plant selections throughout the project will incorporate biblically sacred plants; these may include fig, pomegranate, wheat, citron, grapes, olives, myrtle, and date palm.

The central courtyard will contain a mix of medium-scale deciduous or flowering trees to shade the space in the summer months. These plantings will include native California grasses as well as plantings with cultural significance. Selected walls of the new building will be planted with vines on a green-screen trellis. The site is divided into a series of outdoor classrooms, each of which will support the school’s cultural and environmental curriculum. These spaces will be planted with a mix of fruiting trees, vegetables, and edible landscaping. Across the site, a mixture of columnar, deciduous, and evergreen trees will frame the building entrance, provide shade throughout the summer months, reduce reflected heat from the parking lot, and support the parking lot's bio-swale filtration.
Attached on 25 March, 2013

Architectural Review Board
Staff Report

Agenda Date: March 7, 2013
To: Architectural Review Board
From: Russ Reich, Senior Planner
Department: Planning and Community Environment

Subject: 490 San Antonio Avenue 12PLN-00183: Request by William Bondy on behalf of Gideon Hausner Jewish Day School for Preliminary Architectural Review for the demolition of two existing office buildings and the construction of a new gymnasium/classroom building, a new playing field, a new parking lot, and new landscaping in the Research Office and Limited Manufacturing (ROLM) zone district.

RECOMMENDATION
The Architectural Review Board (ARB) is requested to conduct a Preliminary Review of the project concept. No formal action may be taken at a preliminary review; comments made at a preliminary review are not binding on the City or the applicant.

BACKGROUND
The applicant has provided a letter describing the proposed project (Attachment A).

Site Information
The project site is comprised of two parcels located on south side of San Antonio Avenue between Nita Avenue and San Antonio Court. The combined lot area, of the two parcels, is approximately 179,203 square feet (s.f.). They and are located within the Research, Office and Limited Manufacturing (ROLM) Zone District. The combined site is currently occupied by four, two-story buildings that were originally built as office buildings. In 2003 two of the buildings (450 and 470 San Antonio Avenue) were renovated for occupancy by a private school, the Gideon Hausner Jewish Day School. The other two buildings, (490 and 560 San Antonio Avenue) are also owned by the school but have remained vacant. To the south (right side) of the property are multifamily condominiums known as the Rose Walk. To the east (rear) of the property are single family homes within the City of Mountain View. Also to the east of the property, at the northern end, is a multifamily apartment complex known as Palo Alto Gardens with a row of carports that abut the rear property line. To the north (left) of the site is a private street known as San Antonio
Court with a multifamily condominium development across the street known as San Antonio Village.

Project Description
The project proposal includes the merger of the two separate parcels into one and the demolition of the two vacant buildings (490 and 560 San Antonio Avenue). A new 17,751 square foot gym/classroom building would replace the demolished building at 490 San Antonio Avenue and a new turf playing field and parking lot would replace the office building at 560 San Antonio Avenue.

The new gym/classroom building would be located in the approximate footprint of the demolished building at 490 San Antonio Avenue. The building would provide multiple program spaces including spaces for a gymnasium, theater, art room, music room, and a religious study and prayer space. It would be single story, with the taller gym portion of the building located closer to the street. The roof would rise up at an angle and then break to slope back down facing San Antonio Avenue to reduce the overall height of the building. The tall gym portion of the building is surrounded by lower elements to transition the building height and breakdown the perceived height and mass of the building. The exterior of the building would primarily be a sand float finish cement plaster with some areas having a decorative colored composite infill panel. Other areas would have green screens covering the walls. The windows and doors would be prefinished aluminum storefronts with low e glazing. Windows would be operable to allow for cross ventilation.

Between the existing building and the new gym/classroom building would be a new courtyard with trees and decorative boulders for seating, providing a new outdoor gathering space. On the 560 San Antonio Avenue parcel there would be a new turf playing field and new parking area.

Much of the project frontage along San Antonio Avenue has an existing eight foot tall concrete grape stake wall painted a tan color. The proposal includes the extension of this wall along the San Antonio frontage. According to the current plan, the wall would extend down to San Antonio Court and wrap the corner. New landscape material is proposed in front of the wall that would coordinate with the new landscape material that the City planted in the median and at the street edge.

The floor area allowance for the property is 70,853 square feet. A Floor Area Ratio (FAR) of 4:1. After project completion, the total floor area on site would be 65,779 square feet. The parking requirement for the private school is two parking spaces for each teaching station. With approximately 20 teaching stations the parking requirement per the code would be 40 spaces. The project proposes to provide a total of 122 parking spaces.

DISCUSSION
Privacy Concerns
Adjacent neighbors to the rear of the site have expressed concerns in the past about noise and privacy. The new gym/classroom building would be single story building such that it would not have second floor windows to impact the privacy of the single family residences adjacent to the rear property line. The taller portion (gym area) of the building would set further away from the
rear neighbors, closer to San Antonio Avenue. The high point of the building would be 35 feet tall at the peak and the lower portion of the building surrounding the gym ranges in height from 12 to 18 feet tall. The lower portion of the building would be 114 feet from the rear property line at its closest point. The taller (gym) portion of the building would be 184 feet from the rear property line. The new paying field would also be sited away from the single family homes and would be 142 feet from the rear property line at its closest point.

Landscaping at San Antonio frontage
The proposal for new landscape material in front of the proposed street facing wall has not yet been specified in this preliminary review application. The applicant has indicated that new planting would be coordinated with the new median and street edge plantings done by the City a few years ago. Based on the current plan, it appears that new planting is only proposed in front of the new wall sections. Staff would recommend that the landscaping in front of the wall and in the planter strip for the entire property frontage be considered. This is recommended because the existing landscaping in front of the wall appears to need improvement. By reexamining the entire frontage, it provides the opportunity to provide a consistent landscape pallet for the whole property frontage rather than just the new portion.

ENVIRONMENTAL REVIEW
No environmental review is required for a Preliminary Review as it is not considered a project under the California Environmental Quality Act (CEQA).

ATTACHMENTS
Attachment A: Applicant's Project Description*
Attachment B: Site Location Map
Attachment C: Zoning Table
Attachment D: Development Plans (Board Members Only)*

* Prepared by Applicant; all other attachments prepared by Staff

COURTESY COPIES
William Bondy AIA, 110 Linden Street, Oakland, CA 94607
Gideon Hausner Jewish Day School, 450 San Antonio Avenue, Palo Alto, CA 94306

Prepared By: Russ Reich, Senior Planner
Reviewed By: Amy French, AICP, Acting Assistant Planning Director