



Architectural Review Board

Staff Report (ID # 7208)

Report Type: Action Items **Meeting Date:** 9/15/2016

Summary Title: 1451 Hamilton Avenue (Replacement of four homes)

Title: 1451-1459 Hamilton Avenue and 1462 Edgewood Drive [16PLN-00174]: Request by Walker Warner Architects, Inc., on behalf of RBLKT LLC, SFRP LLC, RFBPO LLC, and JPAWW LLC for Major Architectural Review to allow for the demolition of two single-story houses and two two-story houses and for the construction of three single-story houses and one two-story house on four separate lots. Basements are proposed for two of the houses. Environmental Assessment: Categorically Exempt per CEQA Guidelines Section 15302 (Replacement or Reconstruction). Zoning District: Single Family Residential (R-1(10,000)).

From: Hillary Gitelman

Recommendation

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Community Development based on findings and subject to conditions of approval.

Report Summary

The application is a request for major architectural review for four new single family homes in the Crescent Park neighborhood. Per Section 18.76.020 of the Palo Alto Municipal Code, major architectural review is required for the construction of three or more adjacent single-family homes or duplexes. The four homes would replace existing homes on the four subject properties, and no lot line adjustments or mergers are proposed. One of the four proposed homes would have two stories, and has been evaluated for consistency with the Individual Review Guidelines. As designed, the project is consistent with the Comprehensive Plan, and meets the applicable zoning requirements.

Draft findings and conditions are included with this report, including special project conditions related to the protection of existing trees and the provision of new street trees to improve the site appearance.

The Board may continue the project or forward a recommendation to the Director based on the draft findings and conditions, or as modified by the Board.

Background

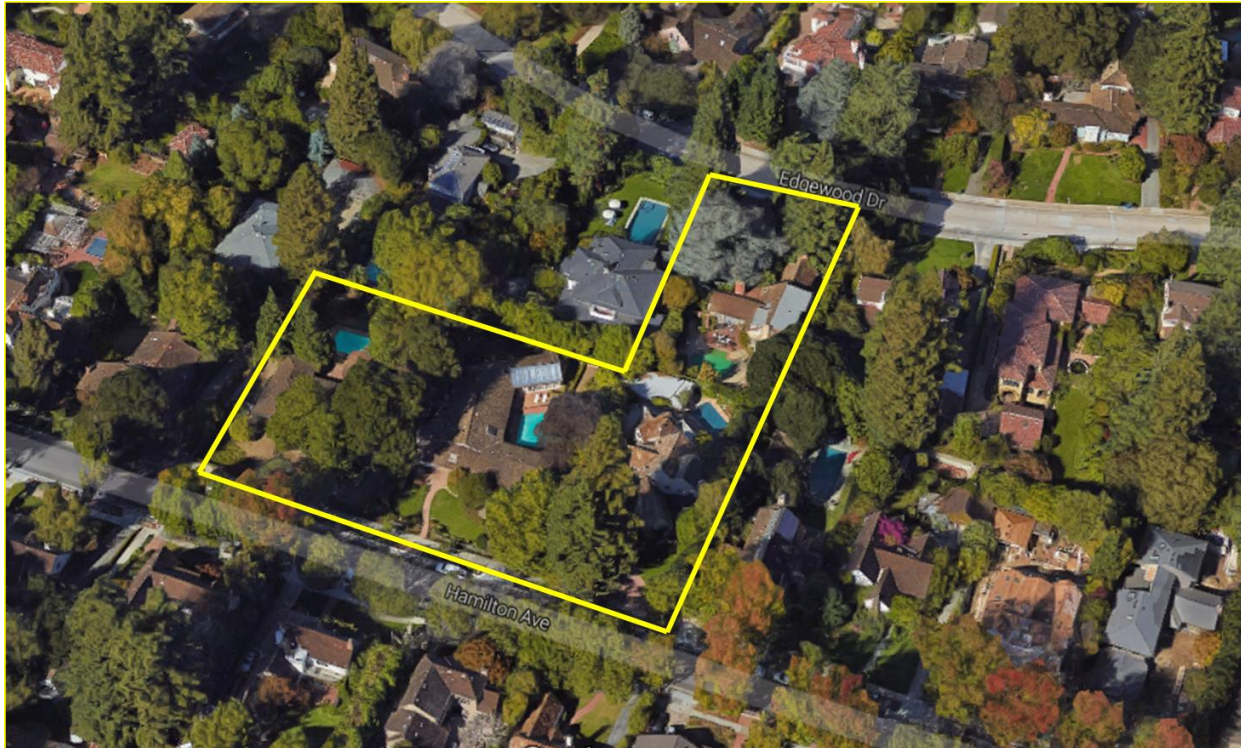
Project Information

Owners:	RBLKT LLC; SFRP LLC; RFBPO LLC; JPAWW LLC
Architect:	Kathy Scott and Rachael Koffman, Walker-Warner Architects
Representative:	Kathy Scott, Walker-Warner Architects
Legal Counsel:	Chris Wade, SSL Law Firm, LLP

Property Information

Address:	1451, 1457 and 1459 Hamilton Avenue and 1462 Edgewood Drive (see location map, Attachment A)
Neighborhood:	Crescent Park
Lot Dimensions & Area:	1451 Hamilton Ave: 115' wide and 160' deep (irregular); 17,280 SF 1457 Hamilton Ave: 110' wide and 160' deep; 17,600 SF 1459 Hamilton Ave: 75' wide and 160' deep; 12,000 SF 1462 Edgewood Dr: 86' wide and 157' deep (irregular); 13,818 SF
Housing Inventory Site:	No
Located w/in a Plume:	No
Protected/Heritage Trees:	Yes, in City rights of way and on subject properties
Historic Resource(s):	The subject properties are not known to be historic resources.
Existing Improvement(s):	1451 Hamilton Ave: Single story residence, 3,271 SF; Built in 1948 1457 Hamilton Ave: Two story residence, 3,751 SF; Built in 1953 1459 Hamilton Ave: Single story residence, 3,785 SF; Built in 1929 1462 Edgewood Dr: Two story residence, 3,579 SF; Built in 1949
Existing Land Use(s):	Detached single family residences
Adjacent Land Uses & Zoning:	North: R-1 (10,000) (single family residences) West: R-1 (10,000) (single family residences) East: R-1 (10,000) (single family residences) South: R-1 (single family residences)

Aerial View of Property:



Aerial Photograph Source: Google Maps

Land Use Designation & Applicable Plans

Zoning Designation:	R-1 (10,000) Single Family Residential
Comp. Plan Designation:	Single Family Residential
Context-Based Design Criteria:	Not applicable
Downtown Urban Design Guide:	Not applicable
South of Forest Avenue Coordinated Area Plan:	Not applicable
Baylands Master Plan:	Not applicable
El Camino Real Design Guidelines (1976 / 2002):	Not applicable
Proximity to Residential Uses or Districts (150'):	The site is located within and adjacent to residential uses and districts.
Located w/in the Airport Influence Area:	Not applicable

Prior City Reviews & Action

City Council:	None
PTC:	None
HRB:	None
ARB:	None

Project Description

Requested Entitlements, Findings and Purview:

Per Section 18.76.020 of the Palo Alto Municipal Code, major architectural review is required for the construction of three or more adjacent single-family homes or duplexes. The following discretionary applications are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Development Director for action within five business days of the Board’s recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial. Draft findings to approve an AR application are provided in Attachment B. The Individual Review Guidelines apply to the one home proposing a second story. Staff generally performs the Individual Review analysis with the help of a consulting architect. Draft Individual Review findings for the two-story home are provided in Attachment B.

Proposed Project

The project proposes to demolish four existing residences at 1451, 1457, and 1459 Hamilton Avenue and 1462 Edgewood Drive in the Crescent Park neighborhood and replace them with four new residences. Two of the existing residences are two-story and the other two residences are one-story. The proposal would construct one two-story residence at 1457 Hamilton Avenue, and three one-story residences on the remaining sites. The residences at 1457 Hamilton Avenue and 1462 Edgewood Drive would have basements. As shown in Table A below, the proposed residences would have less floor area than the existing residences on the corresponding properties:

Table A. Existing and Proposed Floors/Floor Area				
16PLN-00174	Existing Floors	Proposed Floors	Existing Floor Area (SF)	Proposed Floor Area (SF)
1451 Hamilton Ave.	1	1	3,271 SF	3,269 SF
1457 Hamilton Ave.	2	2 + basement	3,751 SF	3,709 SF
1459 Hamilton Ave.	1	1	3,785 SF	2,481 SF
1462 Edgewood Dr.	2	1 + basement	3,579 SF	2,269 SF

Total			14,386 SF	11,728 SF
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Analysis¹

Neighborhood Setting and Character

The project site is located in a predominately single family residential neighborhood platted in the 1920s on the northern boundary of the City. The four properties encompassing the site are located on a block bounded by Edgewood Drive and Hamilton Avenue to the north and south, and Newell Road and Island Drive to the east and west respectively. Twenty-four of the twenty-seven lots on the block, including all of the four subject properties, have lot areas in excess of 10,000 square feet, which has resulted in a neighborhood pattern characterized by greater setbacks between adjacent residences than is typical for R-1 districts. Due to the larger lot areas in the vicinity, the existing front yard setbacks on the block are also typically greater than the R-1 minimum of 20 feet. Street trees in a City planter strip, including red oak, Southern magnolia, and liquidambar, visually define the streetscape on Hamilton Avenue, while a rolled curb and sidewalk provide a wider and more open streetscape on Edgewood Drive that visually incorporates the deep front yards of the residences on the street. A variety of architectural styles are present on both block faces, including Spanish Colonial Revival, Tudor Revival, and more contemporary styles.

1451 Hamilton Avenue - The proposed one story residence follows a cross gable plan, with symmetrical front-end gables on either end of the residence flanking the primary side gable form. Materials would consist of white painted wood shake siding and a white brick watertable, as well as a wood shake roof over the primary volume of the house and a grey standing seam metal roof over the front porch. Small rafter tails would be exposed under roof of the front porch and on the side rakes. A wide shed dormer centered on the front-facing roof breaks up an otherwise basic horizontal form. The fenestration pattern is consistent across the facades, and uses paired double-hung sash windows. The residence contains an attached two-car garage which encompasses the left side gable form. An accessory structure in the rear would use shiplap siding as the primary cladding material, which would distinguish the structure from the main residence while retaining the same wood shingle roofing.

The property is subject to a contextual setback standard of 35.2 feet. The contextual setback serves as a minimum front setback, and does not indicate a build-to line. Accordingly, the residence would be built thirty eight feet from the front lot line, equivalent to fifty-two feet from the edge of curb on Hamilton Avenue. The driveway and curb cut would be relocated to the left side of the site. New landscaping in the front and rear yards would consist of new olive,

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternative findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

southern magnolia, live oak, apple, and redwood trees, as well as extensive groundcovers and shrubs outside of the understories of the existing live oak and redwood heritage trees located on the sides and rear of the site. A new four-foot wood fence would front this and the other two proposed properties on Hamilton Avenue, while six foot wood privacy fences facing the street would cross the interior lot lines and intersect with the residences.

1457 Hamilton Avenue - The proposed two story residence follows a side gable form, with a larger first floor gable providing the primary mass and a second floor gable stepped back from the first floor wall planes. Brick chimneys would be located on either side of the residence, and a recessed front porch would serve as the primary building entrance. The primary building materials would consist of brick, with metal louvers on the second story to match a grey painted metal roof. Rafter tails would be exposed at the eaves beneath the first and second floor roofs. A small second story balcony would be located over the front porch. The fenestration pattern would consist of large windows on the front and rear facades, and the attached garage door would repeat this pattern to visually balance the residence.

As with the two residences at 1451 and 1459 Hamilton Avenue that would be adjacent to 1457 Hamilton Avenue, the residence is subject to a contextual front yard setback standard of thirty-five feet. Accordingly, the residence would be set back thirty-eight feet, and an attached one-car garage would be located on the left side of the house. The garage would have doors on either end, and a pad is proposed behind the garage to accommodate the required second (uncovered) parking space outside of the required front yard. Existing privacy fences along the interior side lot lines would be removed, and a stone path would connect the rear yard with the adjacent lot to the right at 1459 Hamilton Avenue. The existing rear yard pool would be removed, and the area would be converted to lawn. New landscaping in the front and rear yards would consist of new olive, myrtle, and blood orange trees, as well as extensive groundcovers and shrubs.

1459 Hamilton Avenue - The proposed one story residence follows a gable-on-hip shape, with a primary side gable form capping a lower hipped roof section. This variety in roof type and pitch provides for a vaulted ceiling in the main volume of the residence, while reducing the scale of the roof by stepping back the side gables six feet in relation to the first floor wall planes. The residence would have wood single siding and a white brick watertable, as well as shiplap siding in the dormers. Rafter tails would be exposed along of the eaves. As with the other two residences proposed on Hamilton Avenue, the fenestration pattern is symmetrical and uses paired double-hung sash windows.

The residence would be setback 38.5 feet from the front lot line, and proposes a detached garage with shiplap siding in the rear portion of the lot. Two new street trees are proposed in the City planter strip fronting the property, along with new sections of sidewalk underlain with subsurface root channels to assist the development of the street trees. New landscaping would consist of new redwood, myrtle, and live oak trees, as well as shrubs and groundcovers. As much of the existing front yard is dominated by four existing redwoods, a majority of this area would be retained as redwood understory. In the rear yard, a stone path would cross a lawn

and connect with corresponding paths on the adjacent 1457 Hamilton Avenue and 1462 Edgewood Drive properties.

1462 Edgewood Drive - The proposed one story residence would follow an L-shaped plan with a front-gabled two-car garage and a side-gabled primary volume. The materials and detailing would follow the basic patterns of the residences at 1451 and 1459 Hamilton Avenue, and would consist of shingle siding and roofing, a white brick watertable, and exposed rafter tails. Owing to the shape of the house, the fenestration pattern is not symmetrical as is seen with the other proposed residences, but does retain the basic window shapes and dimensions.

The contextual setback standard for properties on this block of Edgewood Drive is 35.87 feet, and the residence would be setback 66 feet. This greater setback allows for the retention of a 52 inch diameter protected redwood tree, which is currently surrounded by a carport. The site would be heavily landscaped with new trees including redwood, myrtle, and yulan magnolia, as well as new shrubs including huckleberry and buckthorn. A new four feet high brick wall would span the front yard, and a new seven feet high privacy fence would be placed along the right side yard lot line.

Zoning Compliance²

A detailed review of the proposed project's consistency with applicable zoning standards has been performed, and the project complies with all applicable codes. A summary table is provided in Attachment D.

Consistency with the Comprehensive Plan, Area Plans and Guidelines³

The 1998 Comprehensive Plan provides City-wide goals for land use and community design. For residential neighborhoods, Goal L-3 envisions "*Safe, attractive residential neighborhoods, each with its own distinct character and within walking distance of shopping, services, schools, and/or other public gathering places.*". These goals are operationalized as policies, two of which are directly applicable to residential redevelopment projects. These policies are provided in Attachment B in *italics*, followed by a statement evaluating the proposal in relation to the policy. On balance, staff has determined the proposed project is in conformance with the City's 1998 Comprehensive Plan.

Individual Review Guidelines

New two-story residences and second-story additions are subject to the staff-level Individual Review process, which requires that such projects be consistent with the Individual Review (IR) Guidelines. The IR Guidelines are established by PAMC 18.12.110 with the following goals and purposes:

1. Preserve the unique character of Palo Alto neighborhoods;

² The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

³ The Palo Alto Comprehensive Plan is available online:
<http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

2. Promote new construction that is compatible with existing residential neighborhoods;
3. Encourage respect for the surrounding context in which residential construction and alteration takes place;
4. Foster consideration of neighbors' concerns with respect to privacy, scale and massing, and streetscape; and
5. Enable the emergence of new neighborhood design patterns that reflect awareness of each property's effect upon neighboring properties.

PAMC 18.12.110 further states that “This program is intended only to mitigate the effects of second story construction on neighboring homes, and should not be construed to prohibit second story construction when this title would otherwise permit it.”

Only one property, 1457 Hamilton Avenue, is subject to the Individual Review process and guidelines as the others are one-story. The two-story residence proposed at 1457 Hamilton Avenue is modest in scale and its massing and rooflines create a low profile facing the street. The sides of the roof facing the interior lot lines (i.e. The proposed one story homes to each side) are set back from the daylight planes and the first floor's side wall to limit height and mass differences with the adjacent proposed one-story residences. Overall, the residence is modest in scale for the street, and is well composed with refined use of materials and detailing. The design limits the garage and driveway's impact relative to the site/landscape, home, and entry. As discussed earlier, the site planning also maintains existing heritage trees while creating landscaped open space between the house and adjacent properties.

In terms of privacy, the upper floor is small, and the windows facing the rear have louvers on the rear facade and sills close to 4'-6" above the floor level. The small second floor balcony and larger windows face the street, which limits the potential for privacy concerns from the adjacent residences. The rear windows are almost 100 feet from the rear lot line and no windows face the side lot lines. As proposed, the project would meet the IR Guidelines without need for alteration.

Consistency with Application Findings

The draft findings for Architectural Review are included in Attachment B. In summary, the proposed residences are consistent with the findings as the proposal is compatible with the pattern and scale surrounding neighborhood, integrates existing mature tree cover with new landscaping, and reflects a commitment to high quality architectural materials and detailing.

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project would demolish four adjacent residences and replace them with four new residences of substantially the same purpose and capacity. Therefore, the project is categorically exempt from CEQA per Section 15302 (Replacement or Reconstruction).

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten day in advance. Notice of a public hearing for this project was published in the *Palo Alto Weekly* and postcards were mailed to a 600 foot radius in advance of the meeting.

Public Comments

A number of residents in the Crescent Park neighborhood have provided comments on the project. Most comments have focused on the potential construction impacts associated with building four new residences concurrently, as well as concerns regarding the basements and potential groundwater pumping. Another comment discussed the historic status of the properties. However, the subject properties are not known to be historic resources. The public correspondence for the application is included in Attachment E.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

Graham Owen, Associate Planner
(650) 329-2552
graham.owen@cityofpaloalto.org

ARB⁴ Liaison & Contact Information

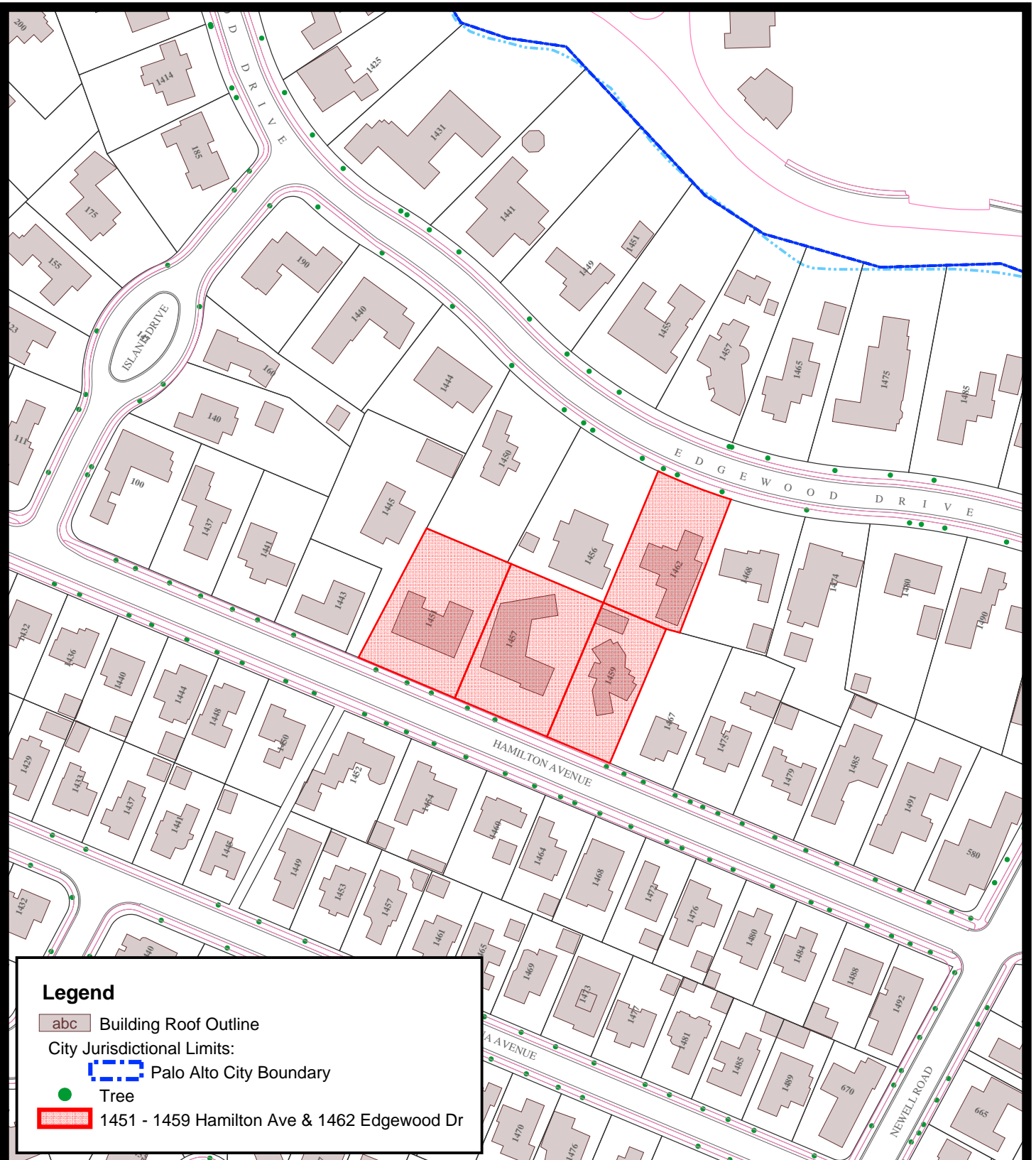
Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Draft ARB Findings (DOCX)
- Attachment C: Draft Conditions of Approval (DOCX)
- Attachment D: Zoning Compliance Table (DOCX)
- Attachment E: Correspondence (PDF)
- Attachment F: Applicant's Project Description (PDF)
- Attachment G: Project Plans (PDF)

⁴ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

Attachment A



Legend

abc Building Roof Outline

City Jurisdictional Limits:

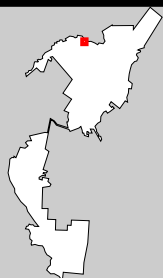
 Palo Alto City Boundary

 Tree

 1451 - 1459 Hamilton Ave & 1462 Edgewood Dr



The City of
Palo Alto



1451, 1457, and 1459 Hamilton
Avenue and 1462 Edgewood Drive

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



ATTACHMENT B
ARB FINDINGS FOR APPROVAL

1451 – 1459 Hamilton Avenue and 1462 Edgewood Drive
16PLN-00174

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC. Additionally, the two-story residence at 1457 Hamilton Avenue complies with the Findings for Single Family Individual Review.

Comprehensive Plan and Purpose of ARB:

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

The project is consistent with Findings #1 and #16 because:

- The project incorporates quality design as reflected in architectural detailing, materials, site planning and landscaping that emphasize the residential character of the neighborhood.
- The project is consistent with the following Comprehensive Plan policies:

Policy L-12 *“Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.”* The residences appear to follow the overall pattern of residential development in the area as viewed from the public right of way along Hamilton Avenue and Edgewood Drive. The residences are modest in scale, and would represent a net reduction in the floor area on each of the sites. The placement of the homes responds to the larger, contextual front yard setbacks that are present in the Crescent Park neighborhood. The diversity of existing architectural styles in the neighborhood, paired with the distinct detailing of each of the proposed residences, slightly reduces the overall effect of four adjacent, white-colored, structures. However, most of the surrounding residences have more muted tones, so the proposed palette does present a

visual contrast with that of the surrounding properties. The proposed retention of the existing mature redwood and live oak trees in the front yards fronting Hamilton Avenue and Edgewood Drive would help further mute the contrast. Given the scale of the proposed development, as well as the retention of existing front yard trees, the proposal is compatible with the neighborhood and consistent with Policy L-12. The two-story residence at 1457 Hamilton Avenue is subject to the Individual Review Guidelines which provide further direction on neighborhood compatibility.

Policy L-17 *“Treat residential streets as both public ways and neighborhood amenities. Provide continuous sidewalks, healthy street trees, benches, and other amenities that favor pedestrians.”* Hamilton Avenue and Edgewood Drive are local residential streets with sidewalks. Hamilton Avenue contains a planter strip with a variety of street trees, including red oak, southern magnolia, and liquidambar. Two four-inch diameter red oak street trees are proposed for removal due to conflicting locations with the new driveways proposed at 1451 and 1457 Hamilton Avenue. These removed trees would be replaced with five new street trees along the project’s Hamilton Avenue frontage. Sections of sidewalk immediately adjacent to the proposed street trees would be replaced in order to provide root channels. All other street trees along the Hamilton Avenue properties will be protected during construction with Type II protective fencing. The frontage along Edgewood Drive does not have a planter strip, but the public right of way extends nine feet beyond the property-side back-of-sidewalk. Three new street trees are proposed in this area behind the back-of-sidewalk. Given these improvements to the sidewalks and street trees, the proposal is consistent with Policy L-17.

Compatibility and Character:

Finding #2: The design is compatible with the immediate environment of the site.

Finding #4: In areas considered by the board as having a unified design character or historical character, the design is compatible with such character;

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.

Finding #6: The design is compatible with approved improvements both on and off the site.

The project is consistent with Findings #2, #4, #5 and #6 because:

The design is compatible with the immediate environment of the site in that the buildings are located within a single family residential zoning district where other buildings of similar size and scale are common. The design is a reflection of its residential use. Individual entries and detailed materials reinforce a modest scale, and the building and roof forms are varied and reflect a residential character. The design is compatible with the sidewalks, roadway, utilities and other existing improvements. The proposed front landscaping will enhance the improvements both on and off site. The design reflects adherence to the contextual setback which applies to both Hamilton Avenue and Edgewood Drive on the block, reflecting the historical pattern of development in the Crescent Park neighborhood. The project would protect mature street trees in the immediate vicinity, and replace fledgling street trees and

adjacent sections of sidewalk to promote enhanced root development in the long-term.

Functionality and Open Space:

Finding #3: The design is appropriate to the function of the project.

Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.

The project is consistent with Findings #3, #7, and #8 because:

The project, while proposing a unified landscape in the rear yards, has the capacity to promote single-family use. An internal sense of order is inherent in the design, and is achieved through unified building materials and detailing. While open space as defined in the Municipal Code is not required in the R1 zoning districts, the project proposes four residences with floor areas well under the maximum permitted, allowing substantial portions of each lot to be landscaped.

Circulation and Traffic:

Finding #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.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.

The project is consistent with Findings #9 and #10 because:

The driveways and curb cuts at 1451 Hamilton Avenue and 1462 Edgewood Drive would be shifted to provide access to the garages, and the new entrances comply with City standards regarding visibility. Separate walkways are proposed at three of the four residences to connect the sidewalks to the main entrances. Detached accessory buildings are proposed at two of the residences, and are scaled for a residential use.

Landscaping and Plant Materials:

Finding #11: Natural features are appropriately preserved and integrated with the project.

Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.

Finding #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 on the site and the landscape concept depicts an appropriate unit with the various buildings on the site.

Finding #14: Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety that would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.

The project is consistent with Findings #11- #14 because:

Natural features will be preserved by retaining the protected redwoods and live oaks on the sites, and providing additional designated trees both on the site and in the City rights-of-way adjacent to the site. New landscaping in the form of new trees, shrubs, and groundcovers have been well integrated with the existing vegetation on the site, and would enhance the aesthetic appeal of the new residences while also providing privacy for the properties and adjacent neighbors.

Sustainability:

Finding #15: The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

- a. Careful building orientation to optimize daylight to interiors
- b. High performance, low-emissivity glazing
- c. Cool roof and roof insulation beyond Code minimum
- d. Solar ready roof
- e. Use of energy efficient LED lighting
- f. Low-flow plumbing and shower fixtures
- g. Below grade parking to allow for increased landscape and stormwater treatment areas

The project is consistent with Finding #15 because:

In accordance with the City's Green Building Regulations, the building will satisfy the requirements for CALGreen Mandatory + Tier 2.

Findings for Single Family Individual Review:

The two-story residence at 1457 Hamilton Avenue has been reviewed for consistency with the Individual Review Guidelines, which apply to the construction of two-story residences and additions over 150 square feet. The residence, which would be constructed concurrently with the three one-story residences subject to this application, respects the established pattern of development in the neighborhood. The site planning for the residence provides a contextual front yard setback that maintains a cohesive streetscape along this section of Hamilton Avenue. The scale and massing of the second story are limited and compatible with the surrounding residences. The second story windows are screened with louvers and have high sills, and their placement is limited to the front and rear elevations with no windows on the side elevations. Given these considerations, staff finds that the proposed residence at 1451 Hamilton Avenue is consistent with the Individual Review Guidelines.

ATTACHMENT C
CONDITIONS OF APPROVAL

1451 – 1459 Hamilton Avenue and 1462 Edgewood Drive
16PLN-00174

PLANNING DIVISION

1. The plans submitted for Building Permit shall be in substantial conformance with plans received and date stamped August 31, 2016, except as modified to incorporate these conditions of approval.
2. The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
3. Any exterior changes to the buildings such as size, location, materials or signage are subject to ARB review and approval prior to occupancy/installation.
4. Indemnity: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
5. A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Graham Owen at Graham.Owen@cityofpaloalto.org to schedule this inspection.
6. UTILITY LOCATIONS: In no case shall utilities be placed in a location that requires equipment and/or bollards to encroach into a required parking space.
7. NOISE PRODUCING EQUIPMENT: All noise producing equipment shall be located outside of required setbacks, except they may project 6 feet into the required street side setbacks. In accordance with Section 9.10.030, No person shall produce, suffer or allow to be produced by any machine, animal or device, or any combination of same, on residential property, a noise level more than six dB above the local ambient at any point outside of the property plane.
8. DAYLIGHT PLANE: The daylight plane must clear the point where the wall plane intersects the top of the roof material.

9. FENCES. Fences and walls shall comply with the applicable provisions of Chapter 16.24, Fences, of the Palo Alto Municipal Code (PAMC).

TRANSPORTATION DIVISION

10. ABANDONED DRIVEWAY: Any driveway approaches within the public right of way not connected to an on-site driveway are considered abandoned and shall be removed and replaced with city standard curb, gutter, and planter material (PAMC 12.08.090). Civil plans submitted with the planning application appear to show abandoned driveways as remaining across the multiple project sites. Permit plans shall be revised to show removal of the driveway aprons and replacement with city standard improvements as required by the Public Works Engineering department.

PUBLIC WORKS ENGINEERING

11. DEMOLITION PLAN: Place the following note adjacent to an affected tree on the Site Plan and Demolition Plan: "Excavation activities associated with the proposed scope of work shall occur no closer than 10-feet from the existing street tree, or as approved by the Urban Forestry Division contact 650-496-5953. Any changes shall be approved by the same".
12. LOGISTICS PLAN: The applicant and contractor shall submit a construction logistics plan to the Public Works Department 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, on-site staging and storage areas, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact. The plan shall be prepared and submitted along the Rough Grading and Excavation Permit. Plot the construction fence, entrances, shoring, limits of over excavation, construction workers parking area, staging and storage areas within the private site for equipment and material. It shall include notes as indicated on the approved Truck Route Map for construction traffic to and from the site. Plan shall also indicate if the bus stop will need to be relocated. Show how the bike lane will remain accessible during construction.
13. ADJACENT NEIGHBORS: For any improvements that extend beyond the property lines such as tiebacks for the basement, provide signed copies of the original agreements with the adjacent property owners. The agreements shall indicate that the adjacent property owners have reviewed and approved the proposed improvements (such as soldier beams, tiebacks) that extend into their respective properties.
14. GRADING PERMIT: Separate Excavation and Grading Permits will be required for grading activities on private property that fill, excavate, store or dispose of 100 cubic yards or more based on PAMC Section 16.28.060. Applicant shall prepare and submit an excavation and grading permit to Public Works separately from the building permit set. The permit application and instructions are available at the Development Center and on our website.
http://www.cityofpaloalto.org/depts/pwd/forms_and_permits.asp

15. **GRADING & DRAINAGE PLAN:** The plan set must include a grading & drainage plan prepared by a licensed professional that includes existing and proposed spot elevations, earthwork volumes, finished floor elevations, area drain and bubbler locations, drainage flow arrows to demonstrate proper drainage of the site. Adjacent grades must slope away from the house a minimum of 2% or 5% for 10-feet per 2013 CBC section 1804.3. Downspouts and splashblocks should be shown on this plan, as well as any site drainage features such as swales, area drains, bubblers, etc. Grading that increases drainage onto, or blocks existing drainage from neighboring properties, will not be allowed. Public Works generally does not allow rainwater to be collected and discharged into the street gutter, but encourages the developer to keep rainwater onsite as much as feasible by directing runoff to landscaped and other pervious areas of the site. See the Grading & Drainage Plan Guidelines for New Single Family Residences on the City's website.
<http://www.cityofpaloalto.org/civicax/filebank/documents/2717>

Verify that the PAD, Finished Floor Elevations, Garage Finished Floor Elevations are consistent between disciplines. The ARB set has a couple of discrepancies.

The ARB submittal shows the onsite drainage from the downspouts are proposed to be pumped to a treatment area. Due to the basement drainage policy of Palo Alto this is not typically allowed. Drainage from downspouts should drain by gravity into the treatment area and any overflow can be collected and allowed to drain from the treatment area into a bubbler by gravity. For the structures without a basement, revise the storm drain design to drain flows by gravity from the impervious areas into the treatment areas. Eliminate the pumps.

Pumps for the lightwell areas are permitted however these shall drain to separate treatment areas and have separate bubblers. The plans submitted with the ARB package indicates that driveways will be made from pervious pavement. Provide a detail of the pervious pavement and the square footage associated with the pervious pavement.

The plans submitted with the ARB package indicates that project is requesting tree credits for the treatment of the impervious walkways. However, it's not clear if the tree credit reduction is valid or necessary since the walkways drain into landscape areas. Applicant shall work with Public Works Engineer to review the proposed on-site drainage and C3 treatment design and make the necessary changes as needed.

16. **BASEMENT DRAINAGE:** Due to high groundwater throughout much of the City and Public Works prohibiting the pumping and discharging of groundwater, perforated pipe drainage systems at the exterior of the basement walls or under the slab are not allowed for this site. A drainage system is, however, required for all exterior basement-level spaces, such as lightwells, patios or stairwells. This system consists of a sump, a sump pump, a backflow preventer, and a closed pipe from the pump to a dissipation device onsite at least 10-feet from the property line and 3-feet from side and rear property lines, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. Include these dimensions on the plan. The device must not allow stagnant water that could become mosquito habitat. Additionally, the plans must show that exterior basement-level spaces are at least 7-3/4" below any adjacent windowsills or doorsills to minimize the potential for flooding the basement. Public Works recommends a waterproofing

consultant be retained to design and inspect the vapor barrier and waterproofing systems for the basement.

17. UTILITY PLAN: shall be provided with the Building Permit and demonstrate if project's storm drain utility will drain by gravity or if a pump is required. Public Works generally does not allow downspout rainwater to be collected, piped and discharged into the street gutter or connect directly to the City's infrastructure. The utility plan shall indicate downspouts will be disconnected, daylight at grade, directed to landscaped and other pervious areas of the site. Downspouts shall daylight away from the foundation.

If pumps, for the drainage from lightwells, are required plot and label where the pumps will be located, storm water runoff from pumped system shall daylight to the onsite landscaped areas allowed to infiltrate and flow by gravity to the public storm drain line. Storm water runoff that is pumped shall not be directly piped into the public storm drain line.

Bioretention swales shall be designed to use the full swale length for treatment, place the bubbler (outlet) and catch basin (inlet) at the ends of the swale. For example swales near building two appear to have inlet at the midway point instead of the ends.

18. The site drainage system that collects runoff from downspouts and landscape area shall be a separated from the pump system that discharges runoff from light wells. Plot and clearly label the two separate systems and including the separate outfalls for each system.
19. In addition the runoff from the impervious areas (c3 requirements) shall be separated from the site drainage system (non-C3 requirement) that picks up the excess landscape runoff. Revise the plans to show the separate systems.
20. STORM WATER TREATMENT: Provide the following note on the Grading and Drainage plans" At the time of installation of the required storm water treatment measures and prior to the issuance of any occupancy permit, a 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."
21. UTILITIES: Note that all above ground utilities, such as transformer, backflow preventer, gas meters, etc., shall be located within project site but accessible from the street.
22. BASEMENT SHORING: Shoring Plans prepared by a licensed professional are required for the Basement Excavation and shall be submitted with the Grading and Excavation Permit. Shoring for the basement excavation, including tiebacks, must not extend onto adjacent private property or into the City right-of-way without having first obtained written permission from the private property owners and/or an encroachment permit from Public Works.
23. GEOTECHNICAL REPORT: Shall clearly identify the highest projected groundwater level to be encountered in the area of the proposed basement in the future will be feet below existing

grade. Provide the following note on the Rough Grading and Final Grading Plans. "In my professional judgement, the highest projected groundwater level to be encountered in the area of the proposed basement in the future will be feet below existing grade. As a result, the proposed drainage system for the basement retaining wall will not encounter and pump groundwater during the life of this wall."

24. DEWATERING: Excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is not allowed.

Dewatering is only allowed from April through October due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level. We recommend that a piezometer be installed in the soil boring. The contractor shall determine the depth to groundwater immediately prior to excavation by using a piezometer or by drilling and exploratory hole. Based on the determined groundwater depth and season the contractor may be required to dewater the site or stop all grading and excavation work. In addition Public Works may require that all groundwater be tested for contaminants prior to initial discharge and at intervals during dewatering. If testing is required, the contractor must retain an independent testing firm to test the discharge water for contaminants Public Works specifies and submit the results to Public Works.

Public Works reviews and approves dewatering plans as part of a Street Work Permit. The applicant can include a dewatering plan in the building permit plan set in order to obtain approval of the plan during the building permit review, but the contractor will still be required to obtain a street work permit prior to dewatering. Alternatively, the applicant must include the above dewatering requirements in a note on the site plan. Public Works has a sample dewatering plan sheet and dewatering guidelines available at the Development Center and on our website. .

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

The following links are included to assist the applicant with dewatering requirements.

<http://www.cityofpaloalto.org/civicax/filebank/documents/30978>

<http://www.cityofpaloalto.org/civicax/filebank/documents/51366>

<http://www.cityofpaloalto.org/civicax/filebank/documents/47388>

25. WATER FILLING STATION: Due to the California drought, applicant shall install a water station for the non-potable reuse of the dewatering water. This water station shall be constructed within private property, next to the right-of-way, (typically, behind the sidewalk). The station shall be accessible 24 hours a day for the filling of water carrying vehicles (i.e. street sweepers, etc.). The water station may also be used for onsite dust control. Before a discharge permit can be issued, the water supply station shall be installed, ready for operational and inspected by Public Works. The groundwater will also need to be tested for contaminants and chemical properties for the non-potable use. The discharge permit cannot be issued until the test results are received. Additional information regarding the station will be made available on the City's website under Public Works.

26. **WORK IN THE RIGHT-OF-WAY:** The plans must clearly indicate any work that is proposed in the public right-of-way, such as sidewalk replacement, driveway approach, or utility laterals. The plans must include notes that the work must be done per City standards and that the contractor performing this work must first obtain a Street Work Permit from Public Works at the Development Center. If a new driveway is in a different location than the existing driveway, then the sidewalk associated with the new driveway must be replaced with a thickened (6" thick instead of the standard 4" thick) section. Additionally, curb cuts and driveway approaches for abandoned driveways must be replaced with new curb, gutter and planter strip.
27. Provide the following note on the Site Plan and adjacent to the work within the Public road right-of-way. "Any construction within the city's public road right-of-way shall 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."
28. Provide the following note on the Grading and Drainage Plan and/or Site Plan: "Contractor shall contact Public Works Engineering (PWE) Inspectors to inspect and approve the storm drain system (pipes, area drains, inlets, bubblers, dry wells, etc.) associated with the project prior to backfill. Contractor shall schedule an inspection, at a minimum 48-hours in advance by calling (650) 496-6929".
29. Provide the following note on the Site Plan and Grading and Drainage Plan: "Contractor shall not stage, store, or stockpile any material or equipment within the public road right-of-way." Construction phasing shall be coordinate to keep materials and equipment onsite.
30. **SIDEWALK, CURB & GUTTER:** As part of this project, the applicant shall replace those portions of the existing sidewalks, curbs, gutters or driveway approaches in the public right-of-way along the frontage(s) of the property. Contact Public Works' inspector at 650-496-6929 to arrange a site visit so that the inspector can discuss the extent of replacement work along the public road. The site plan submitted with the building permit plan set must show the extent of the replacement work. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a Street Work Permit from Public Works at the Development Center.
31. Any existing driveway to be abandoned shall be replaced with standard curb & gutter. This work must be included within a Permit for Construction in the Public Street from the Public Works Department. A note of this requirement shall be placed on the plans adjacent to the area on the Site Plan.
32. **PAVEMENT:** Edgewood Drive was resurfaced in 2013 this street is under a moratorium. Applicant and contractor will be responsible for resurfacing portions of Edgewood Drive and Hamilton Avenue based the roadway surface condition after project completion and limits of trench work. At a minimum pavement resurfacing along the project frontage may be required

33. IMPERVIOUS SURFACE AREA: The project will be creating or replacing 500 square feet or more of impervious surface. Accordingly, the applicant shall provide calculations of the existing and proposed impervious surface areas with the building permit application. The Impervious Area Worksheet for Land Developments form and instructions are available at the Development Center or on our website.
34. STORM WATER POLLUTION PREVENTION: The City's full-sized "Pollution Prevention - It's Part of the Plan" sheet must be included in the plan set. Copies are available from Public Works on our website <http://www.cityofpaloalto.org/civicax/filebank/documents/2732>

The following comments apply to Parcels 003-11-053 (1451 Hamilton Avenue) and 003-11-051 (1459 Hamilton Avenue) that are currently in the a Special Flood Hazard Area

35. Parcel 003-11-053 (1451 Hamilton Avenue) and 003-11-051 (1459 Hamilton Avenue) are located in the Special Flood Hazard Area Zone A and therefore as new structures within these two parcels are subject to FEMA's requirements. The finished floor elevations for both single family residences and accessory structures shall be elevated at least one foot above the highest adjacent grade (PAMC 16.52.130 c.1.b.) Identify the existing highest adjacent grades within the project sites to verify that the proposed finished floor elevations of 25.0 and 25.5 meet this requirement.
36. The finished floor elevation for detached and attached garage does not need to be raise 1-foot above the highest adjacent grade. To minimize the earthwork or to prevent modifying the existing drainage patterns the finished floor elevations shall be consistent with the existing grades. Provide the garage finished floor elevations for these two sites and the design shall conform with PAMC 16.52.130
37. CRAWL SPACE: For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements. This prohibition includes below-grade garages, storage areas and subfloor crawl spaces, except existing below-grade subfloor crawl spaces meeting the standards set forth in subsection (d) of Section 16.52.130 per PAMC 16.52.040 (21)(B). The bottom of the crawl space (pad) shall be raised to be at or above the adjacent grade. If a crawl space is added to the design then on the Grading and Drainage Plan, provide the pad elevations for the new structures to verify that the pad grade is at or above the adjacent grade on at least one side.
38. Provide a note on the Site Plan and Grading and Drainage Plan that includes the FIRM panel number, flood zone designation, BFE elevation and the North American Vertical Datum (NAVD). You may access project specific information on Public Works Stormwater website. See Floodzone Lookup under the attached link.
<http://www.cityofpaloalto.org/gov/depts/pwd/stormwater/floodzones.asp>
39. FLOOD ZONE CONSTRUCTION MATERIALS AND METHODS: Add a note on the Structural, Architectural and Mechanical plans to indicate that all new construction and substantial improved structures shall be constructed with flood-resistant materials and utility equipment shall be

resistant to flood damage as specified in FEMA's technical bulletins and Palo Alto Municipal Code Section 16.52.130. b

40. FLOOD ZONE CERTIFICATION: Certification shall be provided for all structure(s) shall be prepared by a registered professional engineer or surveyor, and verified by a community official to be properly elevated. Such certification and verification shall be provided to the floodplain administrator.
16.52.130 (C) The elevation certificate prepared along with the Construction Documents shall be scanned and attached as part of the plan set.
41. Attached the "Survey Requirements for Construction in the Special Flood Hazard Area" to the plan set. A pdf copy of the documents titled Plan Insert for Elevation Certification Requirements and Plan Insert for Elevation Certification Requirements (Detached Garage) is available on the City's website http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp under Flood Zone Issues.
42. FLOOD ZONE VENTS: All new construction and substantially improved structures, with fully enclosed areas below the lowest floor are useable solely for the parking of vehicles, building access or storage, and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. This requirement shall comply with the guidelines set on FEMA's technical bulletins, including but not limited to TB1-08, TB6-93 and TB7-93. See PAMC 16.52.130.c.3 for minimum criteria. Plot and label the vent openings on the structural details. There must be at least two openings for each enclosed area with 1 sq in of opening for each 1 sq ft of enclosed area. These openings must be placed no more than 12 inches above lowest adjacent grade. Provide on the drawings the following:
- a. a schedule showing the areas enclosed;
 - b. the area of each opening;
 - c. the number of openings required;
 - d. a detail showing the location of the vent relative to adjacent grade;
 - e. and the location of the openings on the foundation plan.
43. These should also be incorporated into the structural drawings, since flood openings in the foundation affect the structural engineer's design. Guidelines for flood openings can be found in FEMA Technical Bulletin 1-08, "Openings in Foundation Walls."
44. Provide a concrete pad elevation for the AC units located outside of the building
45. CLOMR - Scan and attached a copy of the FEMA approved CLOMR-F letter to the Building Permit plan set. If the CLOMR is approved then some or all of the FLOOD ZONE comments above may not apply.

PRIOR TO BUILDING PERMIT FINAL AT ANY OF THE 4 LOTS

46. LOMR-F – If CLOMR-F applies, then applicant shall provide a copy of the final LOMR-F received from FEMA to Public Works Engineering.
47. STORMWATER MAINTENANCE AGREEMENT: The applicant shall designate a party to maintain the control measures for the life of the improvements and must enter into a maintenance agreement with the City to guarantee the ongoing maintenance of the permanent C.3 storm water discharge compliance measures. The maintenance agreement shall be executed prior to the first building occupancy sign-off. The City will inspect the treatment measures yearly and charge an inspection fee. There is currently a \$381 C.3 (2015FY) plan check fee that will be collected upon submittal for a grading or building permit.

FIRE DEPARTMENT

48. Install a NFPA 13-D fire sprinkler system in each house and accessory structure.

GREEN BUILDING

49. EVSE Transformer Location: If the project triggers the EVSE requirements in Part B of these comments, then applicant must identify transformer requirements associated with EVSE mentioned and show the appropriate transformer location and size on the Planning Application. The applicant must contact the Electric Engineering Department within Utilities to confirm the any transformer requirements associated with the proposed EVSE. For questions, contact the Electric Engineering mainline at 650-566-4500.
50. Energy Efficiency: If the project includes new construction, then the project triggers the Local Energy Efficiency Reach Code. For all new single-family residential, multi-family residential, and non-residential construction, the performance approach specified within the 2013 California Energy Code shall be used to demonstrate that the TDV Energy of the proposed building is at least 15% less than the TDV Energy of the Standard Design. (Ord. 5324 § 1 (part), 2015)
51. CALGreen Checklist: If the project is a new construction residential building, then the project must meet the California Green Building Code mandatory requirements outlined in Chapter 4, (with local amendments) plus Tier 2 minimum pre-requisites and electives outlined in Appendix A4* (with local amendments). The project must hire a Green Building Special Inspector for a pre-permit third-party design review and a third-party green building inspection process. The project must select a Green Building Special Inspector from the City's list of approved inspectors.
http://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp PAMC 16.14.080 (Ord. 5324 § 1 (part), 2015) *Note: Projects subject to Tier 1 or Tier 2 shall not be required to fulfill any requirements outlined in Appendix A4.2 Energy Efficiency. All energy efficiency measures are found in the 2013 California Energy Code and the Palo Alto Energy Reach Code PAMC 16.17 & 16.18.
52. EVSE: If the project is a new detached single-family dwelling, then the project shall comply with the following requirements for electric vehicle supply equipment (EVSE) as shown in :
- a) The property owner shall provide as minimum a panel capable to accommodate a dedicated branch circuit and service capacity to install at least a 208/240V, 50 amperes grounded AC outlet

(Level 2 EVSE). The raceway shall terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, enclosure, or receptacle. The raceway shall be installed so that minimal removal of materials is necessary to complete the final installation. The raceway shall have capacity to accommodate a 100-ampere circuit.

b) Design. The proposed location of a charging station may be internal or external to the dwelling, and shall be in close proximity to an on-site parking space. The proposed design must comply with all applicable design guidelines, setbacks and other code requirements. PAMC 16.14.420 (Ord. 5263 § 2, 2014

53. EVSE Transformer Location: If the project triggers the EVSE requirements in Part B of these comments, then applicant must identify transformer requirements associated with EVSE mentioned and show the appropriate transformer location and size on the Permit Plans. The applicant must contact the Electric Engineering Department within Utilities to confirm the any transformer requirements associated with the proposed EVSE. For questions, contact the Electric Engineering mainline at 650-566-4500.

UTILITIES – ELECTRIC ENGINEERING

54. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.
55. 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.
56. Only one electric service lateral is permitted per parcel. Utilities Rule & Regulation #18.
57. 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 (see detail comments below).
58. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City.
59. The location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.
60. 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.
61. The customer is responsible for sizing the service conductors and other required equipment according to the California Electric Code requirements and City standards.

62. If the customer's total load exceeds 2500 kVA, service shall be provided at the primary voltage of 12,470 volts and the customer shall provide the high voltage switchgear and transformers.
63. For primary services, the standard service protection is a padmount fault interrupter owned and maintained by the City, installed at the customer's expense. The customer must provide and install the pad and associated substructure required for the fault interrupter.
64. 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.
65. 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.
66. The applicant shall secure a Public Utilities Easement for facilities installed on private property for City use.

PUBLIC WORKS URBAN FORESTRY SECTION

PRIOR TO DEMOLITION, BUILDING OR GRADING PERMIT ISSUANCE

67. BUILDING PERMIT SUBMITTAL- PROJECT ARBORIST CERTIFICATION LETTER. Prior to submittal for staff review, attach a Project Arborist Certification Letter that he/she has; (a) reviewed the entire building permit plan set submittal and, (b)* verified all his/her updated TPR mitigation measures and changes are incorporated in the plan set, (c) affirm that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner (see Sheet T-1) and, (d) understands that design revisions (site or plan changes) within a TPZ will be routed to Project Arborist/Contractor for review prior to approval from City.

* Other changes. The certification letter will verify that incorporated design changes and are consistent with City Tree Technical Manual Standards, Regulations and information:

- a. Provide a project arborist's Updated Tree Protection Report (TPR) with building permit level mitigation measures, (e.g., resolve grading proximity issues with Public trees, neighbor trees; exact TPZ scaled in feet). Provide plan revision directions to minimize root cutting conflicts that are obvious in the civil, basement, sidewalk improvement sheets.
- b. Palo Alto Tree Technical Manual Construction Standards, Section 2.00 and PAMC 8.10.080.

68. Provide a written agreement with the neighboring property owner that the project arborist will inspect, monitor, protect, and provide needed maintenance for any protected status oak trees as described in the tree protection report. A copy of the agreement shall be provided to the Urban Forestry Section with the Certification Letter at the time of building permit submittal. Landscaping must be compatible with the health and vitality of native oaks, including prohibiting any turf grass

within 25 feet of the main trunk. Landscaping and irrigation recommendations and cautions shall be added to the tree protection report on sheet T-2.

69. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:

a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website at <http://www.cityofpaloalto.org/civicax/filebank/documents/31783>. The Applicant shall complete and sign the Tree Disclosure Statement and recognize the Project Arborist Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #1-7 applies)

b. The Tree Preservation Report (TPR). All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, (_____, dated _enter date here, 20__) shall be printed on numbered Sheet T-1 (T-2, T-3, etc) and added to the sheet index.

c. Plans to show protective tree fencing. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Regulated Tree, using a bold dashed line enclosing the Tree Protection Zone (Standard Dwg. #605, Sheet T-1; City Tree Technical Manual, Section 6.35-Site Plans); or by using the Project Arborist's unique diagram for each Tree Protection Zone enclosure.

70. SPECIAL PLAN NOTES: In addition to showing TPZ fencing, add the following Notes on the specified Plan Sheets.

a. Note #1. Apply to the site plan stating, "All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by owner and contractor, as stated on Sheet T-1, in the Tree Protection Report and the approved plans".

b. Note #2. All civil plans, grading plans, irrigation plans, site plans and utility plans and relevant sheets shall add a note applying to the trees to be protected, including neighboring trees stating: "Regulated Tree--before working in this area contact the Project Site Arborist at ____ - _____";

c. Note #3. Utility (sanitary sewer/gas/water/backflow/electric/storm drain) plan sheets shall include the following note: "Utility trenching shall not occur within the TPZ of the protected tree. Contractor shall be responsible for ensuring that no trenching occurs within the TPZ of the protected tree by contractors, City crews or final landscape workers. See sheet T-1 for instructions."

d. Note #4. "Basement or foundation plan. Soils Report and Excavation for basement construction within the TPZ of a protected tree shall specify a vertical cut (stitch piers may be necessary) in order to avoid over-excavating into the tree root zone. Any variance from this procedure requires Urban Forestry approval, please call (650) 496-5953."

e. Note #5. "Pruning Restrictions. No pruning or clearance cutting of branches is permitted on City trees. Contractor shall obtain a Public Tree Permit from Urban Forestry (650-496-5953) for any work on Public Trees"

71. TREE REMOVAL OR PLANTING—PROTECTED & RIGHT-OF-WAY TREES. Existing trees (Publicly-owned or Protected) to be removed, as shown accurately located on all site plans, require authorization by a Urban Forestry Tree Care Permit prior to issuance of any building, demolition or grading permit. This will also be referenced in a separate Street Work Permit from Public Works Engineering. Complete the applicant information portion, and sign the Public Tree Care Permit for planting of a new street tree. Submit via email or over the counter at the Development Center with an 8 ½" x 11" copy of the site plan for our records – this may be completed at building permit stage. Find the application here: <http://cityofpaloalto.org/gov/depts/pwd/trees/>.

a. Add plan note for each tree to be removed or planted that states, "Tree Removal. Contractor shall obtain a completed Urban Forestry Tree Care Permit # _____ (contractor to complete) separate from the Building or Street Work Permit. Permit notice hanger and conditions apply. Contact (650-496-5953)."

72. NEW RIGHT-OF-WAY TREES—PERFORMANCE MEASURES. New trees shall be shown on all relevant plans: site, utility, irrigation, landscape, etc. in a location 10' clear radius from any (new or existing) underground utility or curb cut.

a. Add note on the Planting Plan that states, "Tree Planting. Prior to in-ground installation, Urban Forestry inspection/approval required for tree stock, planting conditions and irrigation adequacy. Contact (650-496-5953)."

b. Landscape Plan tree planting shall state the Urban Forestry approved species, size and using Standard Planting Dwg. #603, #603a or #604 (reference which), and shall note the tree pit dug at least twice the diameter of the root ball. Wooden cross-brace is prohibited.

c. Add note on the Planting & Irrigation Plan that states, "Irrigation and tree planting in the right-of-way requires a street work permit per CPA Public Works standards."

d. Landscape plan shall include planting preparation details for trees specifying digging the soil to at least 30-inches deep, backfilled with a quality topsoil and dressing with 2-inches of wood or bark mulch on top of the root ball keeping clear of the trunk by 1-inch.

e. Automatic irrigation bubblers shall be provided for each tree. Standard Dwg. #513 shall be included on the irrigation plans and show two bubbler heads mounted on flexible tubing placed at the edge of the root ball. The tree irrigation system shall be connected to a separate valve from other shrubbery and ground cover, pursuant to the City's Landscape Water Efficiency Standards. Bubblers mounted inside an aeration tube are prohibited.

73. NEW TREES—SOIL VOLUME REQUIREMENT. Unless otherwise approved, new right-of-way trees each new tree shall be provided with a minimum volume of rootable soil area. Rootable soil shall mean compaction of less than 90% over the area, not including sidewalk base areas except when mitigated. For trees in narrow parking lot islands, sidewalk or asphalt areas, mitigation may use an Alternative Base Material underlayment [in lieu of compacted base rock] method such as structural grid (Silva Cell) or engineered soil mix (ESM). Design and manufacturer details shall be added to relevant civil and landscape sheets. Note: this expectation requires coordination with the engineer, arborist and landscape architect.

a. Provide a Shade Tree Plan. When qualifying for parking area shade ordinance compliance (PAMC 18.40.130 handout) trees shall be labeled (as S, M or L). Minimum soil volume for tree size (in cubic feet) growth performance commensurate to mature tree size: Large: 1,200 cu.ft./Medium: 800 cu.ft./Small: 400 cu.ft.

b. Engineered Soil Mix (ESM). When approved, Engineered Soil Mix base material shall be utilized in specified areas, such as a sidewalk base or channeling to a landscape area, to achieve expected shade tree rooting potential and maximum service life of the sidewalk, curb, parking surfaces and compacted areas. Plans and Civil Drawings shall use CPA Public Works Engineering ESM Specifications, Section 30 and Standard Dwg. #603a. Designated areas will be identified by cross-hatch or other symbol, and specify a minimum of 24" depth. The technology may be counted toward any credits awarded for LEED or Sustainable Sites certification ratings.

74. LANDSCAPE PLANS

a. Include all changes recommended from civil engineer, architect and staff, including planting specifications if called for by the project arborist.

b. Provide a detailed landscape and irrigation plan encompassing on-and off-site plantable areas out to the curb as approved by the Architectural Review Board. A Landscape Water Use statement, water use calculations and a statement of design intent shall be submitted for the project. A licensed landscape architect and qualified irrigation consultant will prepare these plans, to include:

i. All existing trees identified both to be retained and removed including street trees.

ii. Complete plant list indicating tree and plant species, quantity, size, and locations.

iii. Irrigation schedule and plan.

iv. Fence locations.

v. Lighting plan with photometric data.

vi. Landscape Plan shall ensure the backflow device is adequately obscured with the appropriate screening to minimize visibility (planted shrubbery is preferred, painted dark green, decorative boulder covering acceptable; wire cages are discouraged).

vii. All new trees planted within the public right-of-way shall be installed per Public Works (PW) Standard Planting Diagram #603 or 604 (include on plans), and shall have a tree pit dug at least twice the diameter of the root ball.

viii. Landscape plan shall include planting preparation details for trees specifying digging the soil to at least 30-inches deep, backfilled with a quality topsoil and dressing with 2-inches of wood or bark mulch on top of the root ball keeping clear of the trunk by 1-inch.

ix. Automatic irrigation shall be provided to all trees. For trees, Standard Dwg. #513 shall be included on the irrigation plans and show two bubbler heads mounted on flexible tubing placed

at the edge of the root ball. Bubblers shall not be mounted inside an aeration tube. The tree irrigation system shall be connected to a separate valve from other shrubbery and ground cover, pursuant to the City's Landscape Water Efficiency Standards. Irrigation in the right-of-way requires a street work permit per CPA Public Works standards.

c. Landscape notes shall be added to include the following mandatory criteria:

- x. "Prior to any planting, all plantable areas shall be tilled to 12" depth, and all construction rubble and stones over 1" or larger shall be removed from the site."
- xi. "A turf-free zone around trees 36" diameter (18" radius) required for best tree performance."
- xii. "Mandatory Landscape Architect (LA) Inspections and Verification to the City. The LA shall verify the performance measurements are achieved with a letter of verification to City Planning staff and owner's representative for the following:
- xiii. "All the above landscape plan and tree requirements are in the Building Permit set of plans."
- xiv. "Percolation & drainage checks will be performed and adequately corrected."
- xv. "Fine grading inspection of all plantable areas will be personally inspected for tilling depth, rubble removal, soil test amendments are mixed and irrigation trenching will not cut through any tree roots."
- xvi. "Tree and Shrub Planting Specifications, including delivered stock, meets Standards in the CPA Tree Technical Manual, Section 3.30-3.50. Girdling roots and previously topped trees are subject to rejection."

DURING CONSTRUCTION

75. **TREE PROTECTION VERIFICATION.** Prior to any site work a written verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section (derek.sproat@cityofpaloalto.org). The fencing shall contain required warning sign and remain in place until final inspection of the project.
76. **EXCAVATION RESTRICTIONS APPLY (TTM, Sec. 2.20 C & D).** Any approved grading, digging or trenching beneath a tree canopy shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. For utility trenching, including sewer line, roots exposed with diameter of 1.5 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then Table 2-1, Trenching and Tunneling Distance, shall be printed on the final plans to be implemented by Contractor.
77. **PLAN CHANGES.** Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, (name of certified arborist of record and phone #), or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.
78. **CONDITIONS.** All Planning Department conditions of approval for the project shall be printed on the plans submitted for building permit.

79. **TREE PROTECTION COMPLIANCE.** The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.
80. **TREE DAMAGE.** Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.20-2.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.
81. **GENERAL.** The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.

PRIOR TO OCCUPANCY

82. **LANDSCAPE CERTIFICATION LETTER.** The Planning Department shall be in receipt of a verification letter that the Landscape Architect has inspected all trees, shrubs, planting and irrigation and that they are installed and functioning as specified in the approved plans.
83. **PROJECT ARBORIST CERTIFICATION LETTER.** Prior to written request for temporary or final occupancy, the contractor shall provide to the Planning Department and property owner a final inspection letter by the Project Arborist. The inspection shall evaluate the success or needs of Regulated tree protection, including new landscape trees, as indicated on the approved plans. The written acceptance of successful tree preservation shall include a photograph record and/or recommendations for the health, welfare, mitigation remedies for injuries (if any). The final report may be used to navigate any outstanding issues, concerns or security guarantee return process, when applicable.
84. **PLANNING INSPECTION.** Prior to final sign off, contractor or owner shall contact the city planner (650-329-2441) to inspect and verify Special Conditions relating to the conditions for structures, fixtures, colors and site plan accessories.

POST CONSTRUCTION

85. **MAINTENANCE.** All landscape and trees shall be maintained, watered, fertilized, and pruned according to Best Management Practices-Pruning (ANSI A300-2008 or current version) and the City Tree Technical Manual, Section 5.00. Any vegetation that dies shall be replaced or failed automatic irrigation repaired by the current property owner within 30 days of discovery.

ATTACHMENT D
ZONING COMPARISON TABLE

1451, 1457, and 1459 Hamilton Ave. and 1462 Edgewood Dr. 16PLN-00174

Table 1a: COMPARISON WITH CHAPTER 18.12 (R-1(10,000) DISTRICT)

R-1 Residential Development Standards

1451 Hamilton Ave

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth ⁽¹⁾	Area: 10,000–19,999 sf Width: 60 feet Depth: 100 feet	Area: 17,280 sf Width: 115 feet Depth: 160 feet	No change to existing
Minimum/Contextual Front Yard	35.20 feet, Minimum Contextual ⁽²⁾	35 feet	39 feet
Rear Yard	20 feet	64 feet	Residence: 79 feet Accessory Building: 20 feet
Interior Side Yard	8 feet	L: 15 feet R: 14.5 feet	L: 8 feet R: 27 feet
Max. Building Height	30 feet or 33 feet for a roof pitch of 12;12 or greater ⁽³⁾		17.8 feet
Side Yard Daylight Plane (Initial Height, Angle in Degrees)	10 feet at interior side lot line, 45 degrees		All structures are under daylight plane
Rear Yard Daylight Plane (Initial Height, Angle in Degrees)	16 feet at rear setback line, 60 degrees		All structures are under daylight plane
Maximum Site Coverage (Single Story Development)	Equivalent to max allowable floor area ratio (5,934 sf)		3,448 sf
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (5,934 sf)		3,269 sf
Maximum House Size	6,000 sf		3,269 sf
Residential Density	One unit, except as provided in 18.12.070		One unit

Notes to Table 1a:

- (1) **Minimum Lot Size:** Any lot less than the minimum lot size may be used in accordance with the provisions of Section 18.40.080.
- (2) **Contextual Front Setbacks:** See Section 18.12.040(e) for application of contextual front setbacks.
- (3) **R-1 Floodzone Heights:** Provided, in a special flood hazard area as defined in Chapter 16.52, the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.

**Table 1b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Single Family Residential Uses (Tandem Parking Allowed)**

1451 Hamilton Ave

Type	Required	Existing	Proposed
Vehicle Parking (In all districts other than the OS district)	2 spaces, of which at least one space must be covered	2 spaces	2 covered spaces

Table 2a: COMPARISON WITH CHAPTER 18.12 (R-1(10,000) DISTRICT)

R-1 Residential Development Standards

1457 Hamilton Ave

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth ⁽¹⁾	Area: 10,000–19,999 sf Width: 60 feet Depth: 100 feet	Area: 17,600 sf Width: 110 feet Depth: 160 feet	No change to existing
Minimum Front Yard	35.20 feet, Minimum Contextual ⁽²⁾	41 feet	38 feet
Rear Yard	20 feet	14 feet	91 feet
Interior Side Yard	8 feet	L: 10 feet R: 26 feet	L: 8 feet R: 8 feet
Max. Building Height	30 feet or 33 feet for a roof pitch of 12;12 or greater ⁽³⁾		24.6 feet
Side Yard Daylight Plane (Initial Height, Angle in Degrees)	10 feet at interior side lot line, 45 degrees		All structures are under daylight plane
Rear Yard Daylight Plane (Initial Height, Angle in Degrees)	16 feet at rear setback line, 60 degrees		All structures are under daylight plane
Maximum Site Coverage (multiple story development)	35% with an additional 5% for covered patio/overhangs (6,160 sf)		2,575 sf
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (6,030 sf)		3,709 sf
Maximum House Size	6,000 sf		3,709 sf
Residential Density	One unit, except as provided in 18.12.070		One unit

Notes to Table 2a:

(1) **Minimum Lot Size:** Any lot less than the minimum lot size may be used in accordance with the provisions of Section [18.40.080](#).(2) **Contextual Front Setbacks:** See Section [18.12.040\(e\)](#) for application of contextual front setbacks.(3) **R-1 Floodzone Heights:** Provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.**Table 2b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Single Family Residential Uses (Tandem Parking Allowed)**

1457 Hamilton Ave

Type	Required	Existing	Proposed
Vehicle Parking (In all districts other than the OS district)	2 spaces, of which at least one space must be covered	2 spaces	2 spaces, 1 covered

Table 3a: COMPARISON WITH CHAPTER 18.12 (R1-10,000 DISTRICT)

R-1 Residential Development Standards

1459 Hamilton Ave (003-11-051)

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth ⁽¹⁾	Area: 10,000–19,999 sf Width: 60 feet Depth: 100 feet	Area: 12,000 sf Width: 75 feet Depth: 160 feet	No change to existing
Minimum Front Yard	35.20 feet, Minimum Contextual ⁽²⁾	42 feet	38.5 feet
Rear Yard	20 feet	33 feet	Residence: 88 feet Accessory Building: 20 feet
Interior Side Yard	8 feet	L: 9 feet R: 8 feet	L: 8 feet R: 14 feet
Max. Building Height	30 feet or 33 feet for a roof pitch of 12:12 or greater ⁽³⁾		19.4 feet
Side Yard Daylight Plane (Initial Height, Angle in Degrees)	10 feet at interior side lot line, 45 degrees		All structures are under daylight plane
Rear Yard Daylight Plane (Initial Height, Angle in Degrees)	16 feet at rear setback line, 60 degrees		All structures are under daylight plane
Maximum Site Coverage (Single Story Development)	Equivalent to max allowable floor area ratio (4,350 sf)		2,481 sf
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (4,350 sf)		2,481 sf
Maximum House Size	6,000 sf		2,481 sf
Residential Density	One unit, except as provided in 18.12.070		One unit

Notes to Table 3a:

(1) **Minimum Lot Size:** Any lot less than the minimum lot size may be used in accordance with the provisions of Section [18.40.080](#).(2) **Contextual Front Setbacks:** See Section [18.12.040\(e\)](#) for application of contextual front setbacks.(3) **R-1 Floodzone Heights:** Provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.**Table 3b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Single Family Residential Uses (Tandem Parking Allowed)**

Type	Required	Existing	Proposed
Vehicle Parking (In all districts other than the OS district)	2 spaces, of which at least one space must be covered	2 spaces	2 spaces, 1 covered

Table 4a: COMPARISON WITH CHAPTER 18.12 (R1-10,000 DISTRICT)

R-1 Residential Development Standards

1462 Edgewood Drive (003-11-039)

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth ⁽¹⁾	Area: 10,000–19,999 sf Width: 60 feet Depth: 100 feet	Area: 13,818 sf Width: 86 feet Depth: 157 feet	No change to existing
Minimum Front Yard	35.87 feet, Minimum Contextual ⁽²⁾	18 feet	66 feet
Rear Yard	20 feet	3.5 feet	20 feet
Interior Side Yard	8 feet	L: 8 feet R: 18.5 feet	L: 8 feet R: 8 feet
Max. Building Height	30 feet or 33 feet for a roof pitch of 12;12 or greater ⁽³⁾		19.1 feet
Side Yard Daylight Plane (Initial Height, Angle in Degrees)	10 feet at interior side lot line, 45 degrees		All structures are under daylight plane
Rear Yard Daylight Plane (Initial Height, Angle in Degrees)	16 feet at rear setback line, 60 degrees		All structures are under daylight plane
Maximum Site Coverage (Single Story Development)	Equivalent to max allowable floor area ratio (4,895 sf)		2,298 sf
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (4,895 sf)		2,269 sf
Maximum House Size	6,000 sf		2,269 sf
Residential Density	One unit, except as provided in 18.12.070		One unit

Notes to Table 4a:

(1) **Minimum Lot Size:** Any lot less than the minimum lot size may be used in accordance with the provisions of Section 18.40.080.(2) **Contextual Front Setbacks:** See Section 18.12.040(e) for application of contextual front setbacks.(3) **R-1 Floodzone Heights:** Provided, in a special flood hazard area as defined in Chapter 16.52, the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.**Table 4b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Single Family Residential Uses (Tandem Parking Allowed)**

Type	Required	Existing	Proposed
Vehicle Parking (In all districts other than the OS district)	2 spaces, of which at least one space must be covered	2 spaces	2 covered spaces

Attachment E – Correspondence

July 7, 2016

Mr. Graham Owen
Planner City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
Graham.owen@CityofPaloAlto.org

RE: 1451 Hamilton Avenue Project – 16PLN-00174

Dear Mr. Owen,

As you had suggested I am writing this letter to be inserted in the above referenced project file. I have some serious concerns about this project for the following reasons:

- The magnitude of the project is huge – demolishing 4 homes and rebuilding them including 2 with basements:
 - The noise levels and traffic congestion in addition to the parking problems associated with trucks (i.e. the truck backup “beep/beep/beep noise drives everyone crazy), etc. will be very disruptive
 - The amount of security required because of the high profile owner (Mark Zuckerberg) will be intense
 - The utility work will be very disruptive since they will have to open up our street (again) and put those tire killing metal plates over the holes
 - Digging out basements will take a long time, is very noisy and dirty – covering our cars and homes with earth/dust for months
 - They want to work Saturdays – and that would be just too much to bear (we need to have the weekend without construction noise and congestion)
- We have just gone through a complete teardown of a 1 story house at 1445 Dana (right behind us), and a new 2 story house built in its place, which has just been completed and has taken over 1 ¼ years
- Additionally, the owners of the house next door – 1448 Hamilton – have an approved permit to knock down their 1 story house to the studs and build a 2-story house, which faces us (sideways on a 6,000 square foot property). They have just moved out, I assume in preparation of the beginning of the project. We will lose sky views (as we did with the Dana Street home) and most importantly our “privacy” will be compromised

- The noise level, homes being demolished, bigger ones being built constantly (never ending) – and the “airplane” noise every 2 minutes or so is OVERWHELMING - it makes me want to move, and we’ve been in our house over 30 years and love the area but when is enough – enough?
- Finally, I want to give credit to Mark Zuckerberg in that he seems to be trying to make his project as tenable as possible. His project coordinator Kimberly Darlington has reached out to us to make sure we knew they were aware of some of the problems; were sensitive to them and would try to do whatever they could to try to mitigate them. For example they would shuttle workers, leave some parking spaces for the residents in the area, do some offsite prefab work, minimize noise such as no radios and excess talking by the construction crews, establish effective traffic patterns and security access. Kimberly is certainly a credible and understanding person and I would hope she would have significant influence over the project if it was approved otherwise who knows what “in fact” would take place during this huge and intrusive project

Thank you for your consideration.

Very truly and sincerely,

Michael J. Wagner
1450 Hamilton Avenue
Palo Alto, CA 94301

From: [Suzanne Rankin](#)
To: [Owen, Graham](#)
Cc: [Ron Rankin](#)
Subject: hamilton ave project
Date: Monday, June 06, 2016 10:47:59 AM

Dear Mr. Owen,

I recently received the notice of the proposed development project in the 1450 block of Hamilton Avenue, and was invited to comment.

I have to say it does bother me that one citizen can have that much influence on what happens in a neighborhood. I don't know what you can do about that particular issue, but I wanted to state it.

Yes, the sketches do look appealing and appropriate. But is there assurance that what is proposed is what will actually be built? That no substantial changes will be made in the course of construction?

And what are the plans for the houses once they are built? Will they be sold on the open market or will they be retained by the present owner for his family or staff?

I also see that the proposed buildings have cellars. This very likely will involve extensive pumping of ground water while they are being constructed. I have heard that such pumping causes damage to neighboring trees because of water loss. Is there some way to mitigate this? Hamilton Avenue is as attractive as it is because of its trees, which are already stressed because of the drought.

Suzanne Rankin
1428 Hamilton Avenue

From: [Weintraub, Matthew](#)
To: [Phil Stein](#)
Cc: [Owen, Graham](#)
Subject: RE: 1462 Edgewood/ Heritage?
Date: Tuesday, July 05, 2016 10:04:22 AM

A property may be determined to be historic based on a formal evaluation according to the criteria of the California Register of Historical Resources. For more information about the California Register criteria and eligibility standards, please see the following information on the California Office of Historic Preservation (OHP) website:

http://ohp.parks.ca.gov/?page_id=21238

<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>

In order to be considered a formal evaluation, the evaluation should be conducted by personnel who meet the Secretary of the Interior's Professional Qualifications Standards (PQS) in Architectural History. For more information on the PQS, please see https://www.nps.gov/history/local-law/arch_stnds_9.htm. The evaluator would prepare a Historic Resource Evaluation (HRE) report, which could be submitted to the City for review and consideration.

Please let me know if you have further questions.

Best,
Matt



Matthew Weintraub | Planner – Historic Resources | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2247 | E: matthew.weintraub@cityofpaloalto.org

Please think of the environment before printing this email – Thank you!

From: Phil Stein [mailto:] Sent: Saturday, July 02, 2016 10:53 AM
To: Weintraub, Matthew
Subject: Re: 1462 Edgewood/ Heritage?

what aspects of a house deem it to be historic?
Thanks for your mail response to me!

Sent from my iPad

On Jun 29, 2016, at 11:55 AM, Weintraub, Matthew <Matthew.Weintraub@CityofPaloAlto.org> wrote:

Hello,

Thank you for your message, which was forwarded to me by Graham. You've asked if the property at 1462 Edgewood Drive could be considered a historic house. According to the City's records, the house was constructed in 1949 and it is currently 67 years old. At this time, there is no information available to indicate that the subject property may be a historic resource. It is not currently listed on any historic register and it has not been previously determined to be eligible for any historic register. The information you've provide about the original owner and the pool is interesting, but it does not indicate potential historical significance. If other information is submitted to the City during the application review process that indicates that the property may be historically significant, then the City would consider that information accordingly in the application review process.

Please follow up with Graham regarding the last paragraph in your message, which is beyond my area of expertise.

Best,
Matt

<image001.jpg>

Matthew Weintraub | Planner – Historic Resources | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
T: 650.329.2247 | E: matthew.weintraub@cityofpalto.org

Please think of the environment before printing this email – Thank you!

From: Phillip Stein [] **Sent:** Tuesday, June 28, 2016 10:45 PM
To: Owen, Graham
Subject: 1462 Edgewood/ Heritage?

We spoke this afternoon you and I.
As per your request I am putting this request in writing.

Is it possible that 1462 could be considered an historic house?
I recall when I moved across the street at 1449 some 40 plus years ago that the original builder of the house was an executive of the Shell Oil Refining Company. He had his swimming pool configured in the shape of a shell. Quite a beautiful installation.

As to the age of this house it must be close to 100 years. As everyone knows the building materials those days were superior to what is available on the market today.

My question is basically why take it down. Zuckerberg already owns the property; why put a smaller house in its place? All the homes on this block are of a certain size....i.e. NOT small. And since the idea of a "compound" is unallowable what is there to gain?

Sincerely yours,

Bonnie Stein

From: [Azenith Smith](#)
To: [Keith, Claudia](#)
Cc: [Owen, Graham](#);
Subject: Re: Architectural Review application plans - 1451, 1457 and 1459 Hamilton and 1462 Edgewood Drive□
Date: Monday, May 23, 2016 9:10:29 PM
Attachments: [image002.png](#)
[image003.png](#)
[image002.png](#)

Hi Claudia & Graham,

Thanks for all your help....it was great meeting you both.

Can you please keep me posted when the first public community meeting will be (once it's been set)...my station may be interested in covering it.

Thanks again for your time!

All the best,
Azenith

Sent from my iPhone

On May 23, 2016, at 5:40 PM, Keith, Claudia <Claudia.Keith@CityofPaloAlto.org> wrote:

Thanks Owen, just a couple of other points, members of the community can always send in their comments about the project if they have any concerns, and then there is a public hearing with the City's Architectural Review Board before anything is finalized.

Claudia



Claudia Keith | Chief Communications Officer
City Manager's Office
250 Hamilton Avenue | Palo Alto, CA 94301
D: 650.329.2607 | E: claudia.keith@cityofpaloalto.org
Please think of the environment before printing this email – Thank you!

From: Owen, Graham
Sent: Monday, May 23, 2016 5:25 PM
To: [_azenith.smith](#); [azenith_smith](#)
Cc: Keith, Claudia
Subject: Architectural Review application plans - 1451, 1457 and 1459 Hamilton and 1462 Edgewood Drive

Ms. Smith,

I have attached the project description and plans for the Major Architectural Review application at 1451, 1457, and 1459 Hamilton Avenue and 1462 Edgewood Drive here

for your reference. The plans may also be viewed online using the City's Building Eye application: <https://paltoalto.buildingeye.com/planning>

To access the plans using Building Eye, search for the primary project address, 1451 Hamilton Avenue. A window will appear on the right-hand side of the application. Scroll down in the window, and click on "More Details". From here, click on the "Record Info" ribbon, and select "Attachments". The plans are available here for download.

Let me know if you have any questions.

Best,
Graham

<image003.png>

Graham Owen | Associate Planner | P&CE Department
250 Hamilton Avenue | Palo Alto, CA 94301
D: 650.329.2552 | E: graham.owen@cityofpaltoalto.org

Please think of the environment before printing this email – Thank you!

From: [Jane G Kershner](#)
To: [Owen, Graham](#)
Cc: [Gitelman, Hillary](#); [Keene, James](#)
Subject: Re: future of Edgewood if Zuckerbergs do the construction they are planning
Date: Tuesday, May 31, 2016 4:50:33 PM

Hi Owen! Nice to meet you and so glad you are available to provide information. Please add my address for ARB notification. At this point, no need to forward our concerns to the applicant. I will talk with our neighbors and see what their thoughts are. In your experience, is this kind of communication appropriate? What kind of response would you expect?

Will you please lay out the expected timeline for this project? For example, what would you expect the ARB meeting to be scheduled? What happens after that? How long does each part of the process take?

Looking forward to continued dialogue.

jgk

> On May 31, 2016, at 1:08 PM, Owen, Graham <Graham.Owen@CityofPaloAlto.org> wrote:

>

> Hi Jane,

>

> My name is Graham, I am the planner working on this application. Several City departments are reviewing the application at this time, and we will certainly look into the potential for construction impacts on the neighborhood. Do know that the City Municipal Code prohibits residential construction on Sundays and Holidays, and outside the hours of 8am-6pm, Monday - Friday, and 9am - 6pm, Saturdays. The code also provides standards for minimizing construction noise and debris. If it is determined that basement dewatering would be necessary, the City would require a geotechnical study to identify any off-site effects and methods to minimize or avoid them.

>

> If you would like, I would be happy to forward your message to the applicant so that they can respond to your concerns.

>

> Also, if you wouldn't mind sending me your address I can ensure that you receive notification of the Architectural Review Board hearing once the project is deemed complete.

>

> Best,

> Graham

>

> Graham Owen | Associate Planner | P&CE Department

> 250 Hamilton Avenue | Palo Alto, CA 94301

> D: 650.329.2552 | E: graham.owen@cityofpaloalto.org

>

> Please think of the environment before printing this email – Thank you!

>

>

> -----Original Message-----

> From: Gitelman, Hillary

> Sent: Tuesday, May 31, 2016 12:55 PM

> To: Jane G Kershner

> Cc: Keene, James; Owen, Graham

> Subject: RE: future of Edgewood if Zuckerbergs do the construction they are planning

>

> Jane:

>

> Thanks for expressing your concerns. I don't think we can require Mr. Zuckerberg to attend the ARB meeting, but we will do what we can to address this concern and any others that are raised during the

review process.

>
> Graham Owen (copied here) is the staff planner who is handling this application for us, and he can answer any questions you have before the hearing.

>
> Hillary

>
>
>
> Hillary Gitelman | Planning Director | P&CE Department
>
> 250 Hamilton Avenue | Palo Alto, CA 94301
>
> T: 650.329.2321 |E: hillary.gitelman@cityofpaloalto.org

>
>
> Please think of the environment before printing this email – Thank you!

>
>
>
> -----Original Message-----

> From: Jane G Kershner []
> Sent: Tuesday, May 31, 2016 12:15 PM
> To: Gitelman, Hillary
> Cc: Keene, James; Owen, Graham
> Subject: Re: future of Edgewood if Zuckerbergs do the construction they are planning

>
> Thanks Hillary:
> I will communicate with the neighbors. I don't know what others' concerns may be, but I'm not as concerned about what they build. Rather, I am especially sensitive to the way the project is built and the process the neighborhood has to go through while it is being built.

>
> My understanding about the the project in San Francisco is that it was the worst of both worlds. In our case, they are proposing to build 4 buildings in a neighborhood but don't have the relationships and sensibilities that exist between neighbors. Then the project becomes like a commercial project, but without the oversight and requirements from the approving bodies for a commercial project.

>
> The neighbors in San Francisco had no one to go to in order to express concern over trucks, trash, noise, water pumping out for basements, traffic, the duration of the project, parking issues, etc. The people working on the project and the Zuckerberg's representatives merely said they were following orders, and apologized.

>
> Can the city require Mark and or Priscilla to come to the ARB meeting personally in order to "dialogue the neighbors"? If not, what assurances do we have that they will behave as neighbors? Why would the city approve a project like this without the constraints and controls that would typically go along with what happens in a neighborhood?

>
> I hope to hear from you and Jim on this set of questions.

>
> Thanks for the open communication.
> jane

>
>
>
>
>
>> On May 31, 2016, at 11:34 AM, Gitelman, Hillary <Hillary.Gitelman@CityofPaloAlto.org> wrote:

>>
>> Jane:

>>
>> Jim asked me to get in touch with you and let you know that the Zuckerberg proposal will be going

to the Architectural Review Board (ARB) for a public hearing once the application is deemed complete. That will probably be the best way for neighbors to have input and express their concerns.

>>

>> I will make sure your email address is added to the list for notification of the public hearing. Also, please feel free to pass on other email addresses if you wish.

>>

>> Thanks,

>>

>> Hillary

>>

>>

>>

>> Hillary Gitelman | Planning Director | P&CE Department

>>

>> 250 Hamilton Avenue | Palo Alto, CA 94301

>>

>> T: 650.329.2321 |E: hillary.gitelman@cityofpaloalto.org

>>

>>

>> Please think of the environment before printing this email – Thank you!

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>>

>>

>> -----Original Message-----

>> From: Keene, James

>> Sent: Monday, May 30, 2016 12:06 PM

>> To: Jane G Kershner

>> Cc: Gitelman, Hillary

>> Subject: Re: future of Edgewood if Zuckerbergs do the construction
>> they are planning

>>

>> We had an initial talk. I told her we need to connect with a few of
>> the neighbors. Will loop back with you. Jim

>>

>>

>>

>>

>> James Keene | City Manager

>> 250 Hamilton Avenue | Palo Alto, CA 94301

>> E: james.keene@cityofpaloalto.org

>>

>> Sent from my Macbook

>>

>> Please think of the environment before printing this email – Thank you

>>

>>

>>

>> On 5/26/16, 11:47 PM, "Jane G Kershner" <> wrote:

>>

>>> Hi Jim

>>> Just following up - Let me know if you have had a few minutes to talk with Hilary and/or think
>>> about how to ensure the process of constructing 4 homes at one time in a neighborhood doesn't
>>> become overwhelming for the neighbors.

>>>

>>> Jane

>>>> On May 22, 2016, at 3:38 PM, Keene, James <James.Keene@CityofPaloAlto.org> wrote:

>>>>

>>>> Stay tuned

>>>>

>>>>

>>>>
>>>>
>>>> James Keene | City Manager
>>>>
>>>> 250 Hamilton Avenue | Palo Alto, CA 94301
>>>> James.Keene@CityofPaloAlto.org
>>>>
>>>> Please think of the environment before printing this email – Thank you!
>>>>
>>>>
>>>>
>>>> -----Original Message-----
>>>> From: Jane G Kershner []
>>>> Sent: Sunday, May 22, 2016 3:38 PM
>>>> To: Keene, James <James.Keene@CityofPaloAlto.org>
>>>> Subject: Re: future of Edgewood if Zuckerbergs do the construction
>>>> they are planning
>>>>
>>>> My reaction was the same as yours...as was Richard, the Goumas and the other neighbors. Oh boy! Thanks for inquiring and let's see what we can do! I am so glad to hear from you and sorry to both you on a Sunday.
>>>> jgk
>>>>
>>>>> On May 22, 2016, at 3:23 PM, Keene, James <James.Keene@CityofPaloAlto.org> wrote:
>>>>>
>>>>> Oh boy. Let me talk to my Planning Director and some other key staff and get back to you tomorrow.
>>>>>
>>>>>
>>>>>
>>>>>
>>>>> James Keene | City Manager
>>>>>
>>>>> 250 Hamilton Avenue | Palo Alto, CA 94301
>>>>> James.Keene@CityofPaloAlto.org
>>>>>
>>>>> Please think of the environment before printing this email – Thank you!
>>>>>
>>>>>
>>>>>
>>>>> -----Original Message-----
>>>>> From: Jane G Kershner []
>>>>> Sent: Sunday, May 22, 2016 2:35 PM
>>>>> To: Keene, James <James.Keene@CityofPaloAlto.org>
>>>>> Subject: future of Edgewood if Zuckerbergs do the construction they
>>>>> are planning
>>>>>
>>>>> Hi Jim
>>>>> I have been following the plans by the Zuckerberg's to demolish the four homes around them at the same time and replace them all at the same time.
>>>>>
>>>>> I am friends with some of the folks in SF who have been complaining for years about the impact on their neighborhood due to the massive out of control construction trucks, noise, and disruption when the Zuckerbergs did their one home remodel in SF. There are many articles in the SF papers about how terrible these projects have gone.
>>>>>
>>>>> What can we do ahead of time to minimize this kind of problem? I am already getting many emails from my neighbors, many of whom are elderly and long term residents?
>>>>>
>>>>> Please write me back and let me know what our options are if we want to get ahead of this? I

understand the neighbors in SF tried to work with the security staff and construction crews and were always told that they were "following directions by authorities not present".

>>>>>

>>>>> Thanks Jim

>>>>> Hope you are doing well.

>>>>> Jane

>>>>>

>>>>>

>>>>>

>>>>

>>>>

>>>

>>>

>>

>

>

**WALKER
WARNER
ARCHITECTS**

Received

MAY 17 2016

Department of Planning
& Community Environment

1451 Hamilton Avenue
1457 Hamilton Avenue
1459 Hamilton Avenue
1462 Edgewood Drive

Project Description

May 17, 2016

The proposed project seeks to maintain the character of the neighborhood, replacing four single family homes in kind with smaller, updated versions. The proposed homes represent approximately half of the allowable square footage for the four properties and a 20% reduction in square footage relative to the existing homes that will be replaced. Additionally, three of the four proposed homes are single story. Each is carefully located to preserve the existing trees on site.

In keeping with Palo Alto tradition, the homes are designed to nestle into gardens and celebrate the oaks, redwoods, and other trees on site. Three of the four homes utilize a simple palette of painted wood shingle siding, natural cedar shake roofing, painted windows and french doors, and stained wood doors where they are solid. The fourth home incorporates a more unique character and material palette, in keeping with the variety of architectural styles evident in the surrounding neighborhood. Its materials include white brick walls, dark steel doors and windows, dark grey siding and louvers where they occur above the roof line, and a dark gray standing seam metal roof. Dormers, light monitors, and porches are used throughout to modulate building forms and present attractive facades to the street.

The four homes will be built concurrently to minimize the duration of construction and enable staging that best protects the existing trees on site. Building elements will be fabricated remotely to accelerate on-site construction and reduce impact on neighbors. The team is working closely with a local arborist to minimize impact from construction on the existing trees. Our goal is to ensure the homes and surrounding gardens blend seamlessly with the neighborhood and feel as if they have always been there.

Attachment G

Hardcopies were provided to ARB members and Libraries only

Project plans can be reviewed at:

<http://www.cityofpaloalto.org/civicax/filebank/documents/52539>