



# City of Palo Alto

## City Council Staff Report

(ID # 11353)

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**Report Type: Consent Calendar**

**Meeting Date: 9/14/2020**

**Summary Title: 4175 Page Mill: Monte Bello Open Space New Restrooms**

**Title: QUASI-JUDICIAL. 4175 Page Mill Road [20PLN-00040]: Request for Site and Design Review to Allow Replacement of Vault Restroom In-situ With Prefabricated CXT Vault Restroom, Installation of American Disabilities Act (ADA) Parking Stalls, and Construction of an ADA Path of Travel, and Minor Grading of an Existing Gravel Parking lot. Environmental Assessment: Exempt. Zoning District: Open Space (OS)**

**From: City Manager**

**Lead Department: Planning and Development Services**

### **Recommendation**

Staff recommends that Council approve the attached Record of Land Use Action (RLUA) approving the Site and Design Review application on the consent calendar, pursuant to Palo Alto Municipal Code Sections 18.28 and 18.77.

### **Background**

The applicant requests approval of a Site and Design Review application to allow:

- (1) replacement of an existing vault restroom in-situ with a prefabricated CXT vault restroom;
- (2) installation of American Disabilities Act (ADA) parking stalls;
- (3) construction of an ADA path of travel from parking stalls to the restroom; and
- (4) minor grading and flat work of an existing 2,000 square foot gravel parking lot.

The PTC unanimously recommended the project on August 12, 2020. Links to the staff reports and minutes can be found below:

- Staff Report: <https://www.cityofpaloalto.org/civicax/filebank/documents/77936>
- Meeting Minutes: **Not yet available**

### **Discussion**

The attached RLUA (Attachment B) includes an overview of the project's compliance with the Zoning Code, Open Space District and Site and Design Review Approval Findings, and Conditions of Approval.

The applicant proposes to replace the existing single-stall vault restroom with a new two-stall, ADA-accessible vault restroom. The commercially available precast concrete structure includes wood-textured walls and roof, with metal doors. The proposed brown color scheme is appropriate for the Open Space district. Project plans are included as Attachment C.

ADA upgrades are non-discretionary due to State laws, and this project is a part of the Midpeninsula Regional Open Space District's ADA Transition Plan to address and remove physical barriers which limit accessibility.

**Resource Impact**

The facility is to be maintained by the Mid-Peninsula Regional Open Space District.

**Environmental Review**

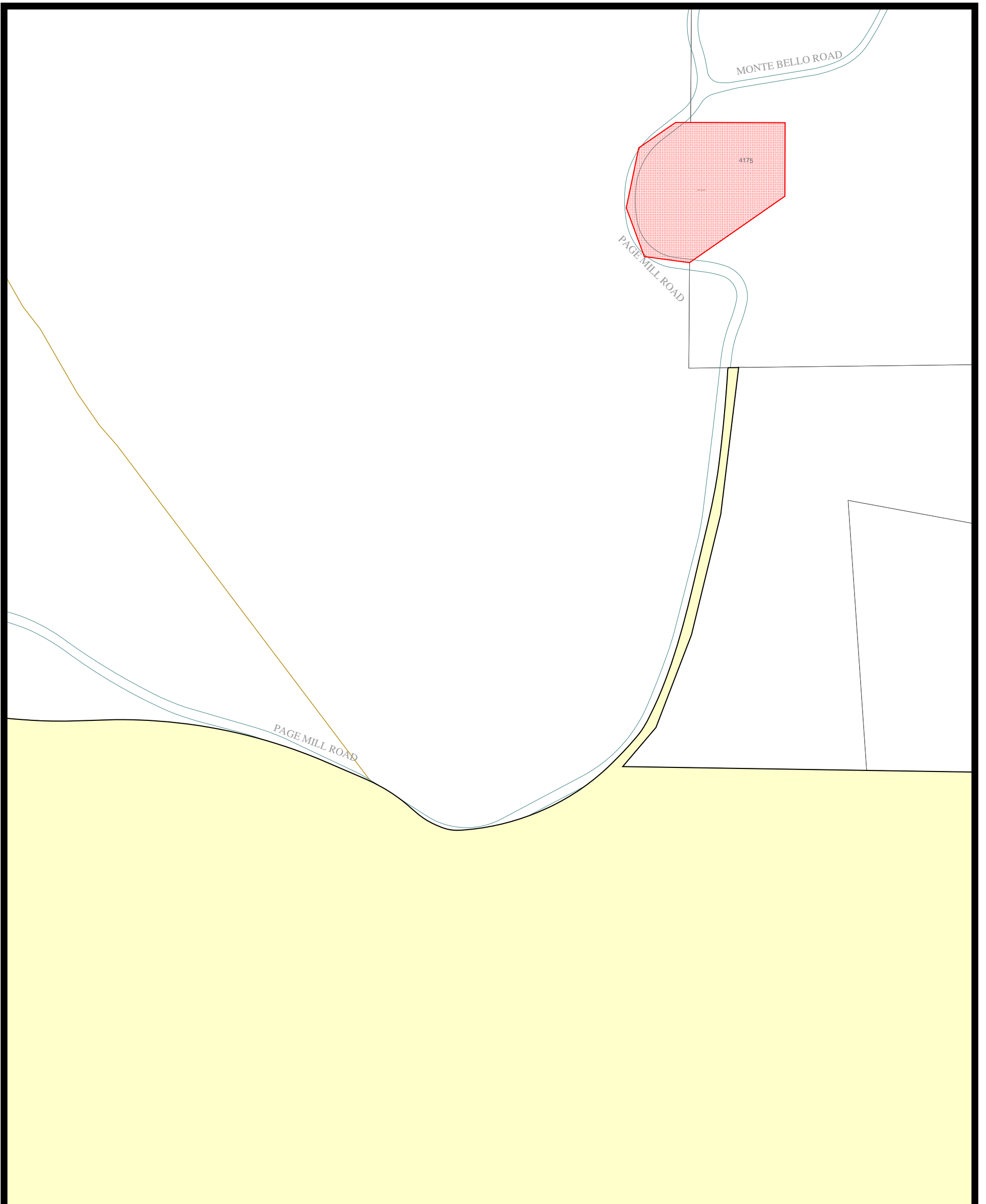
In conformance with the California Environmental Quality Act (CEQA), staff determined the project is exempt under the categorical exemptions, Section 15302 replacement of existing structures and facilities and 15304 Minor Alterations to Land. The project applicant filed a Notice of Exemption (NOE) with Santa Clara County on January 28, 2020. No further CEQA evaluation is necessary for the request.

**Attachments:**










**Attachment A: Location Map**

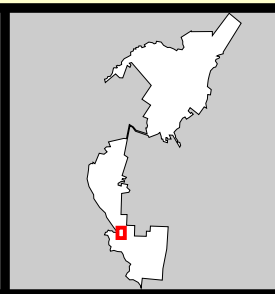
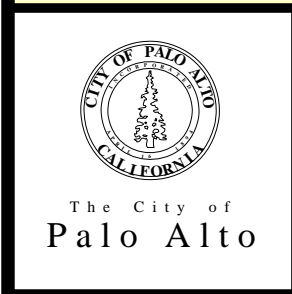
**Attachment B: Record of Land Use**

**Attachment C: Project Plans**




**Legend**


-  Assessment Parcel Palo Alto
-  Assessment Parcel Palo Alto
-  Assessment Parcel Outside Palo Alto
-  Road Centerline Small Text (TC)
-  Curb Face (RF)
-  Pavement Edge (RF)
-  Address Label (AP)
-  Highlighted Features
-  Current Features



**ATTACHMENT A**  
 Location Map  
 4175 Page Mill Road  
 20PLN-00040

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





0' 183'

**APPROVAL NO. 2020-\_\_\_\_\_**

**RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE APPROVAL FOR 4175 PAGE MILL ROAD: SITE AND DESIGN (20PLN-00040)**

On September 14, 2020, the Council held a duly noticed public hearing and, after considering all of the evidence presented, approved the Site and Design application to allow the removal and replacement of an existing vault restroom in-situ with a prefabricated CXT vault restroom, installation of American Disabilities Act (ADA) parking stalls, and construction of an ADA path of travel from parking stalls to the restroom and minor grading and flat work of an existing 2,000 square foot gravel parking lot. In approving the application, the Council make the following findings, determination and declarations:

SECTION 1. Background.

A. The request is for the removal and replacement of an existing vault restroom in-situ with a prefabricated CXT vault restroom, installation of American Disabilities Act (ADA) parking stalls, and construction of an ADA path of travel from parking stalls to the restroom and minor grading and flat work of an existing 2,000 square foot gravel parking lot. ("The Project").

B. The Project was determined by Staff to meet the criteria, as stated in PAMC 18.28.070 (b)(2), to be placed directly on the Council Consent Calendar.

D. On September 14, 2020, the City Council held a duly noticed public hearing, at which all persons were afforded an opportunity to be heard in accordance with the Palo Alto Municipal Code and the Council's Policies and Procedures.

SECTION 2. Environmental Review. The proposed project has been determined to be Categorically Exempt per Section 15302 (Replacement of Existing Structures and Facilities) and 15304 (Minor Alterations to Land).

SECTION 3. Site and Design Review Findings

1. *The use will be constructed and operated in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.*

The construction proposed is minor, and limited to paving, excavation, and installation of the pre-cast restroom structure. The proposed use will be the same as existing to will upgrade the necessary parking and restroom facilities for visitors of the Monte Bello Open Space Preserve.

2. *The project is consistent with the goal of ensuring the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.*

The proposed changes to the existing parking and replacement of the existing restroom facilities to be ADA compliant is desirable to improve the experience and usability of activities associated with visiting the Monte Bello Open Space Preserve.

3. *Sound principles of environmental design and ecological balance are observed in the project.*

The proposed parking and restroom facility is an upgrade to an existing facility, and therefore will not affect the rest of the open space preserve. The restroom is a brown color scheme which will not

significantly stand out in the landscape.

4. *The use will be in accord with the Palo Alto Comprehensive Plan.*

The project proposes no changes in use that would affect its conformance with the Comprehensive Plan. It also supports Goal N-1, to Protect, conserve and enhance Palo Alto's citywide system of open space, including connected and accessible natural and urban habitats, ecosystems, and natural resources, providing a source of public health, natural beauty and enjoyment for Palo Alto residents.

SECTION 4. Site and Design Approval Granted. Site and Design Approval is granted for the project by the *City Council* under Palo Alto Municipal Code Section 18.82.070, effective September 14, 2020 and subject to the conditions of approval in Section 8 of this Record.

SECTION 5. Architectural Review Findings.

1. *The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.*

The proposed project has been reviewed and was found consistent with applicable provisions of the Palo Alto Comprehensive Plan and Zoning Code. No coordinated area plans or other design guidelines apply.

2. *The project has a unified and coherent design, that:*
  - (A) *Creates an internal sense of order and desirable environment for occupants, visitors, and the general community,*
  - (B) *Preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,*
  - (C) *Is consistent with the context-based design criteria of the applicable zone district,*
  - (D) *Provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,*
  - (E) *Enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.*

The proposed project is consistent with the findings for Site and Design, as demonstrated in Section 3. The project design is orderly, to provide convenient parking and restroom facilities to visitors. It respects the existing site and maintains a similar footprint. It is respectful of the Open Space Preserve it is located within.

3. *The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.*

The prefabricated restroom building is appropriate for the context and use. It includes a neutral brown color scheme that will blend in with and not distract from the surrounding area. The materials are durable for the expected use and will require minimal maintenance.

4. *The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).*

The proposed project makes the parking and restrooms more function and accessible in accordance with ADA requirements. This will also improve safety for individuals within the parking lot.

5. *The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.*

The proposed project does not include additional landscape, as it would not be appropriate to include plants which are not naturally a part of the Open Space Preserve.

6. *The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.*

There are no items in the project scope that would increase the site's demand for energy or water resources. The pre-fabricated restroom design is appropriate for the site.

**SECTION 6. Architectural Review Approval Granted.** Architectural Review Approval is hereby granted for the Project by the *Director* pursuant to PAMC Section 18.77.070 of the Palo Alto Municipal Code, September 14, 2020 and subject to the conditions of approval in Section 8 of this Record.

**SECTION 7. Plan Approval.** The plans submitted for Building Permit shall be in substantial conformance with those plans prepared by BKF Engineers titled Midpeninsula Regional Open Space District, Monte Bello Restroom & Ada Improvements, Palo Alto, California, consisting of 10 pages, dated May 5, 2020, and received May 6, 2020, except as modified to incorporate the conditions of approval in Section 8. A copy of these plans is on file in the Department of Planning and Community Development. The conditions of approval in Section 8 shall be printed on the cover sheet of the plan set submitted with the Building Permit application.

**SECTION 8. Conditions of Approval.**

## **PLANNING DIVISION**

1. **CONFORMANCE WITH PLANS:** Construction and development shall conform to the approved plans entitled, "Midpeninsula Regional Open Space District, Monte Bello Restroom & ADA Improvements, Palo Alto, California," stamped as received by the City on May 6, 2020 on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.

2. **BUILDING PERMIT:** Apply for a building permit and meet any and all conditions of the Planning, Fire, Public Works, and Building Departments.
3. **BUILDING PERMIT PLAN SET:** A copy of this cover letter and conditions of approval shall be printed on the second page of the plans submitted for building permit. Project plans submitted for Building permits shall incorporate the following changes:
  - a. The geotechnical investigation submitted with the Building permit application shall correctly reference the project site as being located within Santa Clara County, and not reference San Mateo County.
4. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
5. **ENTITLEMENT EXPIRATION.** The project approval shall be valid for a period of two years from the date of issuance of the entitlement. If within such two years period, the proposed use of the site or the construction of buildings has not commenced, the Planning entitlement shall expire. Application for a one year extension of this entitlement may be made prior to expiration.
6. **FINAL INSPECTION:** 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, Emily Foley at [emily.foley@cityofpaloalto.org](mailto:emily.foley@cityofpaloalto.org) to schedule this inspection.
7. **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.

## **BUILDING DIVISION**

8. A Building permit is required. At time of permit please submit the following:
  - a. Soil report.
  - b. Plans, calculation, and design shall be based on 2019 CA Building Standards Codes as amended by CPA.
  - c. Sheet C2.0. Provide an enlarged plan to show and match the site parking layout and configuration. Include ADA dimensions and signage, slopes, truncated domes, etc. Please note that C5.1 provide generic info. Review and amend to match this project to avoid comments.
  - d. Structural:  
Provide structural design/calculation stamp and sign by CA Engineer.  
ADA - as part of plan, please show the accessible path of travel from public sidewalk, bus stops,

- etc. to this site. If there is no accessible route, please clearly state this on the plans.
- e. Submit MEP plans. Include all site utilities and show locations of tie-ins.
  - f. Submit T24 for lighting (indoor or outdoor).
  - g. All sheets shall be stamped and signed.

**PUBLIC WORKS URBAN FORESTRY**

- 9. **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.
- 10. **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.
- 11. **TREE PROTECTION VERIFICATION.** Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.
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- 13. **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.

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SECTION 9.     Term of Approval.

1.       Site and Design Approval. In the event actual construction of the project is not commenced within two years of the date of council approval, the approval shall expire and be of no further force or effect, pursuant to Palo Alto Municipal Code Section 18.82.080.

2.       Architectural Review Approval. The approval shall be valid for two years from the original date of approval.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED:

\_\_\_\_\_  
Director of Planning and  
Development Services

APPROVED AS TO FORM:

\_\_\_\_\_  
Deputy City Attorney

PLANS AND DRAWINGS REFERENCED:

1. Those plans prepared by prepared by BKF Engineers titled Midpeninsula Regional Open Space District, Monte Bello Restroom & Ada Improvements, Palo Alto, California, consisting of 10 pages, dated May 5, 2020, and received May 6, 2020

## Attachment C

### **Project Plans**

Due to Shelter-in-Place orders, these plans are only available to the public online.

#### **Directions to review Project plans online:**

1. Go to: [bit.ly/PApendingprojects](https://bit.ly/PApendingprojects)
2. Scroll down to find “4175 Page Mill” and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

#### **Direct Link to Project Webpage:**

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4912&TargetID=319>