



## PLANNING & DEVELOPMENT SERVICES

CITY OF  
**PALO  
ALTO** 250 Hamilton Avenue, 5th Floor  
Palo Alto, CA 94301  
(650) 329-2441

June 3, 2020

Randy Popp/Randolph Popp Architect  
904 High Street  
Palo Alto, CA 94301

**Subject: 4256 El Camino Real [18PLN-00096] New Hotel**

Dear Mr. Popp:

On **January 16, 2020**, the Architectural Review Board recommended approval of the application referenced above and as described below. The Director of Planning and Development Services (Director) approved the project on **June 3, 2020**. The approval will become effective 14 days from the postmark date of this letter unless an appeal is filed in accordance with Title 18 of the Palo Alto Municipal Code. The approval was based on the findings in Attachment A, and is subject to the conditions of approval in Attachment B for the project. The project is described as follows:

**4256 El Camino Real [18PLN-00096]:** Request for Major Architectural Review to Allow the Demolition of an Existing 3,300 Square Foot Commercial Building and Construction of a new Five-Story approximately 51,300 Square Foot, 96 Room Hotel with Below-Grade Parking. A Director's Adjustment is Requested for a Reduction in Required On-site Parking (15%) and Loading Space Dimensions. Environmental Assessment: An Environmental Impact Report (EIR) has been prepared for this project. The DEIR was circulated for public comment from December 20, 2019, to February 10, 2020, and the response to comments was released on May 20, 2020. Zoning District: CS (Service Commercial).

Unless an appeal is filed, this project approval shall be effective for two years from **June 17, 2020**, within which time construction of the project shall have commenced. Application for extension of this entitlement may be made prior to the expiration date. The time period for a project may be extended once for an additional year by the Director. In the event the building permit is not issued for the project and construction has not commenced within the time limits specified above, the Architectural Review approval shall expire and be of no further force or effect.

Should you have questions regarding this ARB action, please to contact the Project Planner, Samuel Gutierrez, by email at [samuel.gutierrez@cityofpaloalto.org](mailto:samuel.gutierrez@cityofpaloalto.org) or by phone at (650) 329-2225.

Sincerely,

DocuSigned by:  
  
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Jonathan Lait

Director of Planning & Development Services

**cc:** HXH Property LLC, 2225 E Bayshore Rd Suite 2000, Palo Alto, CA 94306

**Attachments:** A: Findings for Architectural Review Approval

B: Conditions of Approval



**ATTACHMENT A**  
**FINDINGS FOR APPROVAL**  
 180 El Camino Real / File No. 18PLN-00096

*Section A: California Environmental Quality Act (CEQA) Findings*

The Director of Planning and Development Services (Director) makes the following findings:

1. The environmental effects of the project have been analyzed in the Initial Study and the Environmental Impact Report (EIR) prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).
2. The draft EIR identified one or more potentially significant effects of the Project on the environment as well as mitigation measures that would reduce the significant effects to a less than significant level. The project applicant, before the public release of the draft EIR, has made revisions to the Project that clearly mitigate the effects to a less than significant level as demonstrated through the adoption of the related Mitigation Monitoring and Reporting Program (MMRP) in Attachment C of this approval.
3. The Director has independently reviewed and considered the Initial Study, the EIR, together with any public comments received during the public review process and other information in the record, prior to acting upon or approving the project.
4. The EIR reflects and represents the independent judgment and analysis of the City of Palo Alto as the lead agency.
5. Based on the whole record of proceedings, the Director hereby finds that there is no substantial evidence that the project will have a significant effect on the environment, and does hereby adopt the Environmental Impact Report and related Mitigation Monitoring and Reporting Program prepared for the project.
6. The Director of Planning and Development Services at 250 Hamilton Avenue, Palo Alto, California 94301 is the custodian of records and documents of proceedings on which this decision is based.

*Section B: Architectural Review Findings*

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.

**Finding #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.**

On balance, the project can be found in conformance with the following Comprehensive Plan Goals and Policies.

<i>Comprehensive Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comprehensive Plan</i>
<i>The Comprehensive Plan land use designation for the site is Regional Commercial.</i>	The project continues the Regional Commercial land use.
<b><i>Land Use and Community Design Element</i></b>	

<p><b>POLICY B-6:</b> Maintain distinct neighborhood shopping areas that are attractive, accessible, and convenient to nearby residents.</p> <p><b>POLICY B-1.7:</b> Encourage businesses of all kinds to advance Palo Alto’s commitment to fiscal and environmental sustainability.</p> <p><b>POLICY L-4.15:</b> Recognize El Camino Real as both a local serving and regional serving corridor, defined by a mix of commercial uses and housing</p> <p><b>POLICY L-2.12:</b> Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas, and rain gardens.</p>	<p>The proposed façade would be of high-quality finishes and materials that are incorporated into a cohesive design that will enhance the existing streetscape along El Camino Real.</p> <p>The proposal would result in a new business that serves both local and regional customers who seek lodging in Palo Alto while complying with current Green Building construction and operating standards. The proposal will redevelop an underutilized parcel along El Camino Real and will provide a local and regional serving business.</p> <p>The project involves new planting throughout the property including a large plaza in the interior of the property for hotel guests.</p>
<p><b>POLICY L-9.2</b> Encourage development that creatively integrates parking into the project, including by locating it behind buildings or underground wherever possible, or by providing for shared use of parking areas. Encourage other alternatives to surface parking lots that minimize the amount of land devoted to parking while still maintaining safe streets, street trees, a vibrant local economy, and sufficient parking to meet demand.</p> <p><b>POLICY L-9.7:</b> Strengthen the identity of important community-wide gateways, including the entrances to the City at Highway 101, El Camino Real and Middlefield Road; the Caltrain stations; entries to commercial districts; Embarcadero Road at El Camino Real and between Palo Alto and Stanford.</p>	<p>The project proposes an underground parking structure that utilizes parking lifts (puzzle lift systems), removing all surface parking from the site and allowing for a more engaging frontage. Additionally, the project will provide new street trees in the public right of way that are more sustainable and suitable for the site.</p> <p>The project proposes a new hotel near the city’s southern boundary along El Camino Real, contributing to the South El Camino corridor’s visual business identity and hotel area vision.</p>
<p><b>PROGRAM L9.10.2:</b> Encourage the use of compact and well-designed utility elements, such as transformers, switching devices, backflow preventers, and telecommunications infrastructure. Place these elements in locations that will minimize their visual intrusion.</p>	<p>The project locates backflow preventers, gas meters, electric transformers, and switch gears out of the view of the public by placing them along with the interior of the building footprint and the edges of the building along the interior lot lines.</p>

**SUMMARY OF PROJECT COMPLIANCE WITH THE EL CAMINO REAL DESIGN GUIDELINES**

This application is also subject to the El Camino Real Design Guidelines. Conforming with these Guidelines, the project includes (in brief) several features as follows:

- 1) Planting new street trees along the El Camino Real frontage.
- 2) The site plan and building design provides all of the on-site parking below grade.
- 3) All mechanical equipment will be screened from public view.
- 4) The project’s trash enclosure is located out of public view.
- 5) The building’s design provides all elevations with an integrated consistent design throughout, maintaining

the overall architectural theme of the building.

6) The design of the new building is softened with the use of dark wood panels that connect the building façade with the existing mature redwoods that surround the site.

7) The site plan of the project is developed to minimize the impacts to the adjacent multi-family development by stepping down the building heights from five stories down to two stories as the building approaches the rear property line.

8) The buildings' footprint on the site plan is oriented away from the adjacent residential developments' common open space area by the "C" shaped site plan of the project with the opening of the "C" shaped site plan facing the common open space area, minimizing the impact to light and air.

9) The outdoor areas and landscape design provide a functional usable open space that is well integrated into the project's overall design.

10) The building design of the project places smaller windows facing towards the property lines and larger windows facing to the interior plaza area of the site to minimize privacy impact to the adjacent residential development (condominium complex) while still providing natural light for hotel patrons.

The checklist below provides greater details regarding the projects consistency with the applicable South El Camino Real (ECR) Design Guidelines in conjunction with the 1979 Council-adopted El Camino Real (ECR) Design Guidelines. The South El Camino Real Design Guidelines provide direction for enhancing the quality of El Camino Real. While the guidelines address issues and details ranging from lot coverage and site planning to the treatment of parking lots and façade details, several overriding design principles provide the guiding framework for new projects. The South ECR Design Guidelines provides both general and area-specific guidelines to achieve the District Vision. The following checklist details at length the project's compliance with the applicable El Camino Real Design Guidelines, especially the El Camino Real South/Hotel Area:

Guiding Principles		Project Consistency
1	Within a pedestrian node (California Av., Barron-Ventura or Triangle at El Camino Way)	Not applicable
2	A 12' sidewalk (curb face to building) with trees, planters, and seating	The project has a 12' effective sidewalk, with public seating and street trees along the El Camino Real frontage
3	Built with the front wall (building face) located at the back of the sidewalk	Project is built to the front property line
4	Outdoor seating and dining, where appropriate	The project has outdoor seating both along El Camino Real and within the interior courtyard
5	A minimum height of 25 feet (2 and 3-story building) to reinforce the street's importance	The project meets the minimum height requirement, proposing 5 stories at El Camino Real and defines this portion of the street
6	An entry or entries facing El Camino Real, so the building is oriented to the street	The project has entries facing and oriented towards El Camino Real
7	On a street corner, incorporate special features to highlight the building	Not applicable
8	Facades that animate street: doors and windows, arcades, awnings, balconies, stairs	The façade provides a high-end design with well-integrated windows and balcony design along EL Camino Real
9	Flat roofs and parapets to create a cohesive streetscape	The roof forms and parapets are cohesive in design and height along the streetscape

10	Facades that have clearly expressed bases, bodies, and roofs or parapets.	The project complies by providing a cohesive design along the streetscape with well-integrated flat roofs and parapets. The building facades provide appropriate articulation well meeting the ECR Hotel Area build-to-lines requirements while having clear architectural forms along ECR
11	Scale and presence proportional to the scale and importance of El Camino Real	The project complies as the design meets the minimum height guideline, the setback guidelines, the street frontage guidelines for the subject corridor area which reinforce the ECR Design Guidelines massing placement requirements to create a “street wall”
12	Adjacent to a residential neighborhood, variations in scale, articulation, setbacks	Not applicable – <b>not located within a residential neighborhood.</b> Though the massing articulation is tapered down to provide a descending variation in scale with a sizable setback from the rear property line in consideration of the adjacent multi-story residential complex
<b>Site Planning and Landscape Design Concepts</b>		<b>Project Consistency</b>
<b>Node Area Projects:</b>		<b>Not applicable</b>
15	At least 75% of building face is at ECR setback line/build-to-line	Not applicable
16	On a corner, the building occupies 50% of side street frontage	Not applicable
<b>Corridor Area Projects (Cal Ventura, Hotel Area):</b>		<b>Hotel Area</b>
18	At least 50% of building face is at ECR setback line/build-to-line	The project meets this requirement with approximately 60% of the building face located at the ECR setback line/build-to-line
19	On a corner, the building occupies 33% of side street frontage	Not applicable
<b>Increased Setbacks: (more than the build-to-line)</b>		
21	An increased setback that does not exceed 20 feet of the property frontage length	The project complies, not exceeding a 20-foot front setback
22	Public amenities (wider sidewalk, outdoor seating or dining)	The project provides public seating, an effective 12’ sidewalk, and outdoor dining
<b>Curb Cuts and Parking Lots</b>		
24	A minimized curb cut width	The curbs cuts for the project are as minimal as circulation design requirements allow for
25	An extension of sidewalk material and width across driveways	The project complies proposing a complete sidewalk material along the project frontage
26	Sharing a driveway with adjoining property	Not applicable
27	Using alley access or side street access to the parking lot	Not applicable
28	Parking lot no more than 50% of ECR frontage, no more than 120’	The project complies, 100% of the parking is located in the subterranean garage

<b>Usable Open Space Amenities</b>		
30	Attractive and functional plazas, seating and activity areas	The project provides a large functional well-landscaped plaza within the property with outdoor seating
31	Canopies and covered trellises	The outdoor seating area provides trellises
32	Careful treatment of property edges and spaces between buildings	The project includes integrally and cohesively designed walkways, landscaping, and decorative fencing along the edges of the property
<b>Landscape and Hardscape</b>		
33	Extensive planting and the use of other landscape amenities to create "outdoor rooms". Hardscape features should not just be visually appealing but also function as open space amenities to be used and enjoyed.	The project complies by providing well defined outdoor areas within the project site. Hardscape and landscape features complement each other to form well designed clear pathways to outdoor seating and around the building
<b>Site Lighting</b>		
34	Emphasize pedestrian path and safety, minimize glare	The project complies by providing low set (installed) pedestrian lighting along the exterior pedestrian pathways to provide sufficient lighting at night for pathways while minimizing glare
35	Use a variety of fixtures that are integrated into building/landscape design	The project complies by providing a variety of light fixture types throughout the project and the exterior landscape areas which are well integrated into the design of both of the building and open spaces
<b>Alleys</b>		Not applicable
37	Windows and doors oriented toward an alley	Not applicable
38	Alleyway service facilities screened with enclosures	Not applicable
39	Durable, attractive garage doors, entry doors, windows at alleyways	Not applicable
40	Alley lighting directed to not impact adjacent properties	Not applicable
<b>Building Design Concepts</b>		<b>Project Consistency</b>
42	An articulated base, body, and roof/parapet	The project complies by articulated the base via the porte-cochere, center mass recess, and the opening for the street-facing outdoor dining area. The building façade as clearly expressed forms (bodies) and flat roofs
43	Expressed structural bays	The project complies by designing the buildings structural supports and windows to create visual interest with a cohesive rhythm and pattern of the façade
44	Facades parallel to the right of ways	The project complies, the building facades are parallel to the right of way
45	Exceptions to front or side daylight plane requirements	The project complies, per the CS zoning, there are no daylight plane requirements

46	Design consistency on all facades	The project complies with a consistent design, material usage, and color scheme throughout the exterior of the building
47	An articulated façade rather than a merely decorative or false front	The project complies by providing a central building articulation in the façade forming two building forms at the street with a center recessed massing that is complemented by open spaces at the street level ground floor along with trimmed/relief windows and well-integrated balconies for refinement in the articulation
48	ADA features as an integral part of building design	The project complies with accessibility requirements providing accessible paths of travel to the hotel entrances
49	Recessed entry arcades	The project complies providing recessed entry to the hotel lobby accessible via the sidewalk and porte-cochere
<b>Awnings</b>		
51	Spaces to gather or retreat	The project complies providing retreat areas via balconies and the covered outdoor seating area located at the first floor on the northernmost portion of the buildings street façade
52	Habitable space in front of parking such as building space, storefronts, and lobbies along the frontage	The project complies providing the parking below grade-level
<b>Windows</b>		
54	Inset windows	The project complies providing inset windows
55	Display windows	Not applicable
56	At least 75% of the doors and windows along the ground floor ECR façade are transparent	The project complies providing expansive glass windows along the ground floor ECR façade
57	Transparent windows along at least 50% of upper-level ECR facades	The project complies, all windows are transparent
<b>Rooflines</b>		
59	Prominent cornices and rooflines	The project complies utilizing rooflines that are consistent with the design of the building and are prominent
60	A flat roof and/or a roof form reflecting façade articulation	The project complies utilizing flat roofs that project and cap/top the structural elements and articulation of the building
61	Parapet hides rooftop mechanical equipment	The project complies providing parapets and mechanical screening that sufficiently screens rooftop equipment
<b>Materials</b>		
63	Durable, high-quality materials to convey integrity, permanence, and durability	The project complies as detailed in ARB finding #3
64	Materials integral to façade and structure, not arbitrarily applied	The project complies as the materials are fully integrated and consistent throughout the design

		of the project and not haphazardly applied to the design
	<b>Signage</b>	
66	Sign colors limited as set forth in 1979 El Camino Real Design Guidelines (minimum color variations)	The project signage complies utilizing a color scheme for directional signage that is clear and easy to read while minimizing color variations
67	Sign area limited to 2/3 of the maximum sign area per PAMC (1979 ECRDG)	The project signage is limited to the directional signage within the approved plan set. The signage for the hotel moniker is referenced only for placement/location on the elevations as required by the 1979 ECRDG. The "ANALOG" signage is not approved and will require review and approval of a separate minor signage application. The included signage and reference moniker signage would meet the 2/3 max signage area requirement
68	Integrated into building façade	The project signage is well integrated into the building façade
69	Individually formed letters (no sign cabinets)	The project meets this requirement
70	Window sign coverage no greater than 20% maximum	Not applicable
71	No new pole signs	Not applicable
72	Monument signage only when no feasibility for wall signs on building	Not applicable
73	Wall wash lighting or halo lighting ("reverse pan channel letters")/backlighting of signs	Not applicable
74	Colors that coordinate with building colors (no fluorescent or very bright colors)	The project complies providing a coordinated color scheme that is neutral absent of fluorescent and bright colors

**Finding #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 project is proposing a new building with a façade that will enhance the local environment for the community and patrons to local businesses alike. The design of the new building is consistent with the context-based design criteria within the CS zone, as further described below. The proposal will also conform to code required setbacks through the site and will provide a pedestrian-friendly 12-foot sidewalk along the frontage of the site.



Pursuant to PAMC 18.16.090(b), the following context-based design considerations and findings are applicable to this project. These context-based design criteria are intended to provide additional standards to be used in the design and evaluation of development in a commercial district. The purpose is to encourage development in a commercial district to be responsible to its context and compatibility with adjacent development as well as to promote the establishment of pedestrian-oriented design.

<b>1. Pedestrian and Bicycle Environment</b>	<b>Project Consistency</b>
<p><i>The design of new projects shall promote pedestrian walkability, a bicycle-friendly environment, and connectivity through design elements</i></p>	<p>The project will enhance the pedestrian environment by providing a 12 ft sidewalk and a restaurant with patio seating near the street. The project will also provide 10 bicycle parking spaces on site. The project has a large lobby with full-length windows that connects to the interior plaza area of the site, promoting an open and inviting frontage. The project is proposing pedestrian seating along El Camino Real.</p>
<b>2. Street Building Facades</b>	
<p><i>Street facades shall be designed to provide a strong relationship with the sidewalk and the street (s), to create an environment that supports and encourages pedestrian activity through design elements</i></p>	<p>The proposed building includes a recessed entry and cantilever features that will function as a shelter for pedestrians. The proposed building also will have large clear windows that connect the interior of the building to the sidewalk and street, in addition to a restaurant patio that promotes pedestrian activity.</p>
<b>3. Massing and Setbacks</b>	
<p><i>Buildings shall be designed to minimize massing and conform to proper setbacks</i></p>	<p>The proposed project will substantially increase the existing massing while creating a new larger front setback (12 ft wide sidewalk) from the street. Interior side setbacks vary while maintaining at least a 10 ft setback along the interior lot lines and a minimum 16 ft in the rear setback. All of which conform to Code required setbacks and daylight plane requirements.</p>
<b>4. Low-Density Residential Transitions</b>	
<p><i>Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties</i></p>	<p>This finding does not apply as the project site is adjacent to the commercially zoned property with a dense multi-story multi-family residential development. However, the proposed design has taken the adjacent multi-family development privacy into account and designed the building in a manner where larger windows are oriented to the interior plaza of the development. Furthermore, the rear portion of the project's building design steps down reducing the massing of the building down to two stories at the most rear-facing portion to lower the scale of the building relative to the neighboring four.</p>

## 5. Project Open Space

*Private and public open space shall be provided so that it is usable for the residents and visitors of the site*

The project provides a large open plaza area in the interior lobby of the site will be the future location of a public art installation and will be open for visitors of the site and the public alike. additionally, the project is proposing public art on the exterior of the building at the ground level between the driveways along El Camino Real.

## 6. Parking Design

*Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment*

The proposed project will remove existing on-site parking and replace surface parking with underground parking making use of parking lift systems. No parking will be visible from the street level and the character of the site promotes an engaging frontage from the street level.

## 7. Large Multi-Acre Sites

*Large sites (over one acre) shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood*

This finding does not apply

## 8. Sustainability and Green Building Design

*Project design and materials to achieve sustainability and green building design should be incorporated into the project*

The project will be constructed in accordance with current green building energy efficiency requirements and will utilize natural materials such as glass, wood, metal, concrete which are readily recyclable. The project will also incorporate a landscape plan that is water efficient and drought tolerant.

**Finding #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 project involves durable materials and high-quality finishes. The new façade will have a mixture of materials with medium-dark wood-like paneling and a neutral color scheme consisting of brown, tan and black. Additional materials such as dark finished metal provide contrast to the wood façade softening the frontage of the site and fitting of the character and enhancing the surrounding the area. Aged gold metal accents compliment the dark wood paneling. The balconies feature a decorative “parasoleil” screen railing design. Window frames are of high quality, creating interest, refinement in the building design, and enhance the El Camino Real in accordance with the applicable 1979 Council-adopted El Camino Real (ECR) Design Guidelines and the South El Camino Real (ECR) Design Guidelines as detailed previously in findings.

**Finding #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 project includes a porte-cochere laid out in a lower case “h” shape, allowing for passenger and service/delivery vehicles that support the day to day operation of the proposed hotel while providing easy access for arriving vehicles into the underground garage. The porte-cochere includes a two-lane driveway (single direction) that can accommodate the service vehicles up to 30 feet in length (SU-30 vehicles). New utility equipment and meters are easily accessible as they are placed on the edges of the building. Additionally, the project is proposed to have new vehicle directional signage and pedestrian/vehicle alert signs promoting safer site circulation. The project's pedestrian pathways are designed to allow patrons to easily access the main lobby, the central outdoor plaza and garden area, and have sufficient pathway widths around the site for pedestrian access. The site provides sufficient bicycle parking that is located near primary entries within clear view and or located near supportive amenities in accordance with bicycle parking facilities.

**Finding #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 project meets the findings as it includes new planting throughout the site, with 10 of the 24 proposed plants being California native plants within the interior plaza garden area of the site. All of the proposed plantings are either low water use (10 total) or medium water use (14). Additionally, some of the plants in the plant palette attract wildlife such as the *Azalea Autumn Cheer*, *Arbutus Menziesii* (birds and bees), *Pittosporum tenuifolium* (birds), *California Gray Rush* (Perennial grasslike herb, pollinators), and the *Platanus x Acerifolia* “Yardwood” (birds).

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

The project will also comply with all applicable green building codes for energy-efficient buildings such as the use of energy-efficient lighting, insulation, and will utilize materials such as glass, wood, and concrete which are readily recyclable. The project also utilizes landscaping in the plant palette that is moderate to low water usage with nearly half of the selected plants being native to California.

**ATTACHMENT B**  
**CONDITIONS OF APPROVAL (COA)**  
180 El Camino Real / File No. 18PLN-00096

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**PLANNING DIVISION**

1. CONFORMANCE WITH PLANS. Construction and development shall conform to the approved plans entitled, "ANALOG A Boutique Hotel" stamped as received by the City on November 11, 2019, and detailed further by the ARB Subcommittee plan set stamped as received by the City on May 1, 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. The Architectural Review (AR) approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
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. PROJECT EXPIRATION. The project approval shall automatically expire after two years from the original date of approval if within such two year period, the proposed use of the site or the construction of buildings has not commenced pursuant to and in accordance with the provisions of the permit or approval. Application for a one-year extension of this entitlement may be made prior to the expiration. (PAMC 18.77.090(a))
6. LANDSCAPE PLAN. Plantings shall be installed in accordance with the approved plan set and shall be permanently maintained and replaced as necessary.
7. SIGNAGE. The project signage is limited to the directional signage within the approved plan set. The signage for the hotel moniker "ANALOG" is for reference only. This moniker sign is not approved and will require review and approval of a separate minor signage application that conforms with Title 16.20 and meets the El Camino Real Design Guidelines.
8. DIRECTOR'S PARKING ADJUSTMENT. The proposal includes a request for a Director's adjustment to the minimum parking requirement for the site of 96 parking spaces. The adjustment results in the net reduction of fourteen (14) parking spaces, for a total of 85 standard/lift parking spaces. While valet parking spaces are not counted towards the required minimum, the project will provide an additional 17 parking spaces via valet aisle parking, bringing the project to a total of 102 parking spaces.

Additionally, the proposal includes a request for a Director's adjustment to allow a reduction in the required dimensions for an off-street loading area. The adjustment request is to provide a reduced loading area sized for a SU-30 truck type, as the code required load area conflicts with site design planning and required design guidelines. The SU-30 truck type is representative of the truck type that would service the site/use. The porte-cochere area was reviewed for circulation and SU-30 truck access, and was found to be sufficient for an off-street loading area that does not conflict with vehicle access or circulation to the below-grade garage, as passenger vehicles may pass the loading area via the second driveway aisle.

In accordance with PAMC 18.52.050, a Director's Adjustment of 15% of the total parking requirement is approved in accordance with the approved Final Transportation Demand Management (TDM) Plan dated

received May 29, 2020, along with the adjustment to the required dimensions of an off-street loading area.

9. MECHANICAL LIFT PARKING SYSTEM. Up to 26 of the required 85 parking spaces are approved to be provided in a mechanical lift parking system, which allows independent access to each vehicle. The property owner and/or hotelier shall have a maintenance agreement with the lift system manufacturer to ensure the system shall be operational at all times. If the lift system is out of operation for any reason, anyone who is not able to retrieve their vehicle within a 15-minute period shall be reimbursed by the property owner or their designee for travel expenses up to \$50 per occurrence.
10. VALET PARKING. The valet drop-off area shall be located on the first basement level. Valet parking services shall be provided at all times (24 hours a day) on-site to ensure queuing of cars is kept to a minimum and that efficient use of the mechanical parking lifts is achieved. To the satisfaction of the Director, signage shall be posted informing visitors that valet parking is required and that anyone who is not able to retrieve their vehicle within a 15-minute period due to parking lift malfunction, are to be reimbursed for travel expenses up to \$50 per occurrence as detailed in COA #10.
11. TDM PROGRAM AND ANNUAL REPORTING REQUIREMENT: The applicant shall abide by the Final Transportation Demand Management (TDM) plan, entitled "Analog Hotel Parking & Transportation Demand Management Plan (TDM), received May 29, 2020", to the satisfaction of the Director of Planning and Development Services. The TDM plan includes measures and programs to achieve a reduction in single-occupancy vehicle trips to the site by a minimum of 30%, in conformance with the City's Comprehensive Plan. The TDM plan includes an annual monitoring plan to document mode split and trips to the project site. The TDM annual report shall be submitted to the Chief Transportation Official. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented. Projects that do not achieve the required reduction may be subject to daily penalties as set forth in the City's fee schedule.
12. TRANSPORTATION MANAGEMENT ASSOCIATION (Palo Alto TMA). The subject site has the option to participate in the Palo Alto Transportation Management Association (<http://www.paloaltotma.org/>) or any successor Transportation Management Association/Program that is designed to reduce commute trips to and from the City of Palo Alto as indicated in the approved TDM program to achieve the required trip reductions. The property owner shall ensure this condition is included in all lease agreements in order to streamline implementation.
13. TRANSPORTATION NETWORK COMPANIES. The property owner shall work with transportation network companies (TNCs, i.e. LYFT/Uber) to ensure the hotel's porte-cochere is the designated drop-off and pick-up location to avoid such activities along El Camino Real.
14. NO PARKING/NO STOPPING LOCATIONS. The project frontage along El Camino Real shall be posted as no parking/stopping with the curb between the project's driveways painted red to ensure the free flow of traffic in this area.
15. NO QUEUING ON PUBLIC RIGHT-OF-WAYS. No queuing shall be allowed on the public right-of-way. All loading/unloading shall take place on-site.
16. NOISE PRODUCING EQUIPMENT. An updated noise report shall be conducted prior to the issuance of any building permit to ensure all rooftop mechanical equipment and any other noise-producing equipment is in compliance with City Noise regulations. Should the findings of the report indicate the selected equipment exceeds allowable noise levels per section 9.10 of the Municipal Code, the applicant shall submit replacement equipment that would be within the allowed noise limits. This will be confirmed with additional noise reports as needed.

17. **AMPLIFIED SOUND.** In accordance with PAMC Section 9.12, no amplified music shall be used for producing sound in or upon any open area between the hours of 10:00 pm and one hour after sunrise. MITIGATION
18. **MONITORING AND REPORTING PROGRAM.** The Mitigation Monitoring and Reporting Program (MMRP) associated with the project and attached here as Attachment C is to be incorporated by reference and all mitigation measures shall be implemented as described in said document. Prior to requesting the issuance of any grading, demolition and/or construction permits, the developer/owner shall pay a deposit to the City for a third-party consultant selected and managed by the City for MMRP implementation and documentation. The third party consultant contract shall include monthly reports to the City to ensure compliance with the MMRP, subject to the satisfaction of the Director of Planning & Development Services.
19. **SIDEWALK EASEMENT.** The applicant shall include an offer of dedication for a public access easement for the additional dimension of sidewalk between the property line and back of walk and/or building edge that meets the El Camino Real Master Plan requirements.
20. **UTILITY EASEMENT.** Prior to the issuance of building permits the applicant shall submit documentation for a revision to the existing public utility easement to reflect the new location of the sites utility transformers.
21. **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.
22. **DEVELOPMENT IMPACT FEES:** Estimated Development Impact Fees in the amount of \$1,322,100.47 shall be paid prior to the issuance of the related building permit.
23. **REQUIRED PUBLIC ART.** In conformance with PAMC 16.61, and to the satisfaction of the Public Art Commission, the property owner and/or applicant shall select an artist and receive final approval of the art plan prior to obtaining a Building permit. All required artwork shall be installed as approved by the Public Art Commission and verified by Public Art staff prior to the release of the final Use and Occupancy permit. The proposed location of the public art is within the building as indicated on sheet A3.15 of the approved plan set.
24. **IMPACT FEE 90-DAY PROTEST PERIOD.** California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. **IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS.** If these requirements constitute fees, **taxes, assessments,** dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) **or 66021**, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements. This matter is subject to the California Code of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.
25. **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, Samuel Gutierrez at [samuel.gutierrez@cityofpaloalto.org](mailto:samuel.gutierrez@cityofpaloalto.org) to schedule this inspection.

## **PUBLIC WORKS ENGINEERING**

### **PRIOR TO ISSUANCE OF EXCAVATION AND GRADING PERMIT:**

26. The project is designed to extend the storm drain main on El Camino Real and connect the site's storm runoff into that extended main as opposed to discharging through thru-curb drains. The applicant is required to provide approval from Caltrans to do so as this is within the Caltrans right of way and storm drain main.
27. A structure is proposed over an existing Public Utility Easement. Applicant will need to provide documentation verifying easement has been abandoned (recorded document from the County) or obtain an encroachment permit for a structure within a PUE by submitting an encroachment permit application, insurance meeting PW requirements, and a plan that will be reviewed by both Utilities' groups and the storm drain division.
28. **STORM WATER TREATMENT:** This project shall comply with the storm water regulations contained in provision C.3 of the NPDES municipal storm water discharge permit issued by the San Francisco Bay Regional Water Quality Control Board (and incorporated into Palo Alto Municipal Code Chapter 16.11). These regulations apply to land development projects that create or replace 10,000 square feet or more of impervious surface, and restaurants, retail gasoline outlets, auto service facilities, and uncovered parking lots that create and/or replace 5,000 square feet or more of impervious surface. In order to address the potential permanent impacts of the project on storm water quality, the applicant shall incorporate into the project a set of permanent site design measures, source controls, and treatment controls that serve to protect storm water quality, subject to the approval of the Public Works Department. The applicant shall identify, size, design and incorporate permanent storm water pollution prevention measures (preferably landscape-based treatment controls such as bioswales, filter strips, and permeable pavement rather than mechanical devices that require long-term maintenance) to treat the runoff from a "water quality storm" specified in PAMC Chapter 16.11 prior to discharge to the municipal storm drain system. **Effective February 10, 2011, regulated projects, must contract with a qualified third-party reviewer during the planning review process to certify that the proposed permanent storm water pollution prevention measures comply with the requirements of Palo Alto Municipal Code Chapter 16.11. Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, third-party reviewer shall also submit to the City a certification for approval that the project's permanent measures were constructed and installed in accordance to the approved permit drawings. Applicant provided preliminary third party approval of the project in entitlement.** Please provide this C.3 data form stamped and signed by the qualified third party reviewer, and a stamped and signed letter from the third party reviewer confirming plans are in compliance with MRP 2.0 Provision C.3 and PAMC 16.11. These must be provided prior to PWE approval of Grading or Building permits.
29. **BASEMENT SHORING:** 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. Please note, applicant will be required to obtain a permit from both Caltrans and the City for shoring to encroach onto El Camino Real frontage right of way. This will require approval from Caltrans and all applicable City utility departments and is not guaranteed to be approved.
30. Applicant will be required to offer a dedication for a public access easement for the additional dimension

of sidewalk between the property line and back of walk and/or building edge that meets the El Camino Real Master Plan requirements. If no mapping is to be done for this project, the dedication will be required to be recorded in advance of building permit issuance.

31. Applicant will be required to dedicate a Public Utility Easement at the location of the new proposed transformer. If no mapping is to be done for this project, the dedication will be required to be recorded in advance of building permit issuance.
32. STORM WATER HYDRAULICS AND HYDROLOGY: Plans provided do not show if the existing site drainage has a direct discharge into the existing system. Provide an analysis that compares the existing and proposed site runoff from the project site. Runoff shall be based on City of Palo Alto Drainage Design Standards for 10 year storm event with HGL's 0.5 foot below inlet grates elevations and 100-year storm with HGL not exceeding the street right-of-way. As described on the City of Palo Alto Drainage Design Standards. Please provide the tabulated calculations directly on the conceptual grading and drainage plan. This project may be required to replace and upsize the existing storm drain system to handle the added flows and/or depending on the current pipe condition. The IDF tables and Precipitation Map for Palo Alto is available County of Santa Clara County Drainage Manual dated October 2007. The proposed project shall not increase runoff to the public storm drain system.
33. SIDEWALK, CURB & GUTTER: As part of this project, the applicant must replace all sidewalks, curbs, gutters, and driveway approaches in the public right-of-way along the frontage of the property. The site plan submitted with the building permit plan set must show the extent of the replacement work. The plan must note that any work in the right-of-way must be done per Public Works' standards by a licensed contractor who must first obtain a *Street Work Permit* from Public Works at the Development Center.
34. STREET TREES: The applicant may be required to replace existing and/or add new street trees in the public right-of-way along the property's frontage(s). Call the Public Works' arborist at 650-496-5953 to arrange a site visit so he can determine what street tree work, if any, will be required for this project. The site plan submitted with the building permit plan set must show the street tree work that the arborist has determined, including the tree species, size, location, staking and irrigation requirements, or include a note that Public Works' arborist has determined no street tree work is required. The plan must note that in order to do street tree work, the applicant must first obtain a *Permit for Street Tree Work in the Public Right-of-Way* from Public Works' arborist (650-496-5953).
35. 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, such as a bubbler box in a landscaped area, so that water can percolate into the soil and/or sheet flow across the site. 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.
36. DEWATERING: Proposed underground garage excavation may require dewatering during construction. Public Works only allows groundwater drawdown well dewatering. Open pit groundwater dewatering is disallowed. Dewatering is only allowed from April 1 through October 31 due to inadequate capacity in our storm drain system. The geotechnical report for this site must list the highest anticipated groundwater level; if the proposed project will encounter groundwater, the applicant must provide all required dewatering submittals for Public Works review and approval prior to grading permit issuance. Public



Works has dewatering submittal requirements and guidelines available at the Development Center and on our website: [http://www.cityofpaloalto.org/gov/depts/pwd/forms\\_and\\_permits.asp](http://www.cityofpaloalto.org/gov/depts/pwd/forms_and_permits.asp)

37. GRADING PERMIT: The site plan must include an earthworks table showing cut and fill volumes. If the total is more than 100 cubic yards, a grading permit will be required. An application and plans for a grading permit are submitted to Public Works separately from the building permit plan set. The application and guidelines are available at the Development Center and on our website.
38. 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. The sheet is available here: <http://www.cityofpaloalto.org/civicax/filebank/documents/2732>
39. STREET TREES: Show all existing street trees in the public right-of-way. Any removal, relocation or planting of street trees; or excavation, trenching or pavement within 10 feet of street trees must be approved by Public Works' arborist (phone: 650-496-5953). This approval shall appear on the plans. Show construction protection of the trees per City requirements.
40. 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.
41. 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.
42. 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 issuance of the Building and/or Grading permit.** The City will inspect the treatment measures yearly and charge an inspection fee.
43. SIDEWALK ENCROACHMENT: Add a note to the site plan that says, "The contractor using the city sidewalk to work on an adjacent private building must do so in a manner that is safe for pedestrians using the sidewalk. Pedestrian protection must be provided per the 2007 California Building Code Chapter 33 requirements. If the height of construction is 8 feet or less, the contractor must place construction railings sufficient to direct pedestrians around construction areas. If the height of construction is more than 8 feet, the contractor must obtain an encroachment permit from Public Works at the Development Center in order to provide a barrier and covered walkway or to close the sidewalk."
44. LOGISTICS PLAN: The contractor must submit a logistics plan to the Public Works Department prior to commencing work that addresses all impacts to the City's right-of-way, including, but not limited to: pedestrian control, traffic control, truck routes, material deliveries, contractor's parking, concrete pours, crane lifts, work hours, noise control, dust control, storm water pollution prevention, contractor's contact, noticing of affected businesses, and schedule of work. The plan will be attached to a street work permit.
45. CALTRANS: Caltrans review and approval of this project is required. Caltrans right-of-way across El Camino Real extends from back-of-walk to back-of walk. The City has a maintenance agreement with Caltrans that requires the City to maintain the sidewalk and to issue Street Work Permits for work done on the sidewalks by private contractors. Caltrans has retained the right to review and permit new ingress/egress driveways

off El Camino Real as well as the installation of Traffic Control devices as part of this project.

46. Provide a Rough Grading Plan for the work proposed as part of the Grading and Excavation Permit application. The Rough Grading Plans shall including the following: pad elevation, basement elevation, elevator pit elevation, ground monitoring wells, shoring for the proposed basement, limits of over excavation, stockpile area of material, overall earthwork volumes (cut and fill), temporary shoring for any existing facilities, ramps for the basement access, crane locations (if any), etc. Plans submitted for the Grading and Excavation Permit, shall be stand-alone, and therefore the plans shall include any conditions from other divisions that pertain to items encountered during rough grading for example if contaminated groundwater is encountered and dewatering is expected, provide notes on the plans based Water Quality's conditions of approval. Provide a note on the plans to direct the contractor to the approve City of Palo Alto Truck Route Map, which is available on the City's website.
47. GRADING AND DRAINAGE PLAN: Provide a separate Grading and Drainage Plan prepared by a qualified licensed engineer, surveyor or architect. Plan shall be wet-stamped and signed by the same. Plan shall include the following: existing and proposed spot elevations, earthwork volumes (cut and fill in CY), pad, finished floor, garage elevation, base flood elevation (if applicable) grades along the project conforms, property lines, or back of walk. See PAMC Section 16.28.110 for additional items. Projects that front directly into the public sidewalk, shall include grades at the doors or building entrances. Provide drainage flow arrows to demonstrate positive drainage away from building foundations at minimum of 2% or 5% for 10-feet per 2013 CBC Section 1804.3. Label the downspouts, splashblocks (2-feet long min) and any site drainage features such as swales, area drains, bubble-up locations. Include grate elevations, low points and grade breaks. Provide dimensions between the bubblers and property lines. In no case shall drainage across property lines exceed that which existed prior to grading per 2013 CBC Section J109.4. In particular, runoff from the new garage shall not drain into neighboring property. For additional grading and drainage detail design See Grading and Drainage Plan Guidelines for Residential Development. <http://www.cityofpaloalto.org/civicax/filebank/documents/2717>
48. 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".
49. Decorative streetlights shall be added to meet spacing guidelines of 35-feet to 40-feet per light. Existing "cobra head" lights shall be replaced by tall decorative lights and the remaining distance shall be met with pedestrian scale lights. Spec will be provided, however applicant shall use LED luminaire instead of incandescent or sodium vapor.
50. Drain downspouts to landscaping or stormwater treatment area (outward from building as needed) as opposed to connecting to storm drain line or draining onto impervious surface (Sheet C-3.0 and Sheet C-3.1). Add this bullet as a note to the building plans.
51. Refer to PWE comments regarding the drainage management areas on sheet HYD-2. Confirm with PWE if DMA #6 is allowed to drain to the street instead of draining to stormwater treatment area or landscaping.
52. Sheet ER-1: Erosion Control Notes:
  - It shall be the owner's contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan **and guidance from City inspectors.**
  - Add text: "**Contractor is responsible for replacing storm drain inlet protection within one business day following a rain event if City staff removes inlet protection during a rain event. Offsite downgrade storm drain inlets also require inlet protection.**" Add this bullet to the building plans.

- Sanitary facilities shall be maintained on the site at all times **according to either the latest revisions of the CASQA or Caltrans BMPs. Sanitary facilities shall include secondary containment.** Add this bullet to the building plans.
- All paved areas shall be kept clear of earth material and debris **on a daily basis throughout the life of the project...** Add this bullet to the building plans.
- All materials necessary for the approved erosion control measures shall be in place **throughout the life of the project.**
- Erosion control systems shall be installed and maintained **throughout the life of the project.**
- The contractor shall be responsible for checking and repairing erosion control systems after each storm. **The contractor is responsible for replacing storm drain inlet protection (including offsite downgrade SD inlets) within one business day following a rain event if City staff removes inlet protection during a rain event.**
- Measures shall be taken to collect or clean any accumulation or deposit of dirt, mud, sand, rocks, gravel, or debris on the surface of any street, alley, or public place or in any public storm drain systems **on a daily basis.** The removal of...
- Erosion control measures shall be onsite **throughout the life of the project.**
- All erosion control measures shall be installed and maintained throughout **the life of the project.**
- The contractor must install all erosion and sediment control measures prior to the inception of any work onsite and maintain the measures **throughout the life of the project.**
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The contractor shall install a stabilized construction entrance **and exit** prior to the inspection of any work onsite and maintain it for the duration of the construction process... **Only the stabilized construction entrance(s) and exit(s) shall be utilized for vehicle traffic.**
- The contractor shall protect down slope drainage courses, streams, and storm drains with **gravel bags**, temporary swales, silt fences, and earth perms in conjunction of all landscaping.
- Excess or waste concrete must not be washed into the public right-of-way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste **according to BMPs.**
- Spills must be cleaned up immediately and disposed of in a proper manner **using dry cleanup methods. There shall also be a spill kit onsite.** Spills must not be washed...
- Silt fence(s) and/or fiber roll(s) shall be installed **throughout the life of the project.**

Erosion Control Measures:

- The facilities shown on this plan are designed to control erosion and sediment **throughout the life of the project.** Erosion control facilities shall be in place **throughout the life of the project...**
- Gravel bags shall be used in place of straw bales.
- Construction entrances **and exits** shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads **or exiting** must cross the stabilized construction entrances **or exits.** Contractor shall maintain stabilized entrance **and exit** at each vehicle access point to **and from** existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the governing agency.

- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system, **including offsite downgrade storm drain inlets...**
  - This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. **Changes may be required by City Inspectors or other City staff.**
53. Sheet ER-2: Straw rolls shall be replaced with a different BMP according to the latest revision of either CASQA or Caltrans BMPs.
54. Drain HVAC fluids from roofs and other areas to landscaping. Add this bullet as a note to the building plans.
55. Storm drain/drop inlets: Ensure all drainage from inside parking garage. Note that the parking garage must drain to the sanitary sewer (per the City's Muni Code). Other parking areas may discharge to the City's stormwater system. These separators must be maintained on a regular frequency and will be inspected by City staff to ensure compliant.
- Inlets should also be labeled with a 'Flows to Adobe Creek' message.
56. Stormwater treatment measures: Clear, detailed maintenance agreement for stormwater treatment must be drafted before occupancy approval.
- Must meet all Bay Regional Municipal Regional Stormwater Permit requirements.
  - Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Handbook (download here: [http://scvurppp-w2k.com/c3\\_handbook.shtml](http://scvurppp-w2k.com/c3_handbook.shtml)) for details
57. Bay-friendly Guidelines must be followed: (Link: [rescapeca.org](http://rescapeca.org))
58. Do not use chemicals fertilizers, pesticides, herbicides or commercial soil amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape Guidelines: <http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional> for guidance.
- Avoid compacting soil in areas that will be unpaved.
59. Stormwater quality protection: At a minimum, follow the construction BMP sheet that must be submitted with plans for entitlement. Add this bullet as a note to building plans on Stormwater Treatment (C.3) Plan.
- Trash and recycling containers must be covered to prohibit fly-away trash and having rainwater enter the containers. Have clear maintenance plan for trash and recycling containers to not allow overflow.

#### **PUBLIC WORKS URBAN FORESTRY SECTION**

60. TREE PROTECTION PERFORMANCE DEPOSIT. Prior to issuance of a demolition or building permit, the applicant must deposit \$86,711, an amount equal to 1.0 times the appraised value of protected Redwoods #13, 14, 15, and 16 as described on the tree protection report by Kielty Arborist Services and detailed further within the Tree Protection and Preservation Plan (TPPP). Tree appraisals were completed by City staff on February 15, 2019. The deposit will be in the form of cash or bond acceptable to the City of Palo Alto. The deposit will be held for a term of five years after the date of the certificate of occupancy. An annual report will be supplied to the City of Palo Alto regarding the status of the four trees. Corrective treatments may be required to address any change in condition. The deposit may be returned at the end of the term or reduced by the adjusted appraised value for any trees that have declined or died. In addition, new trees may be required to be planted on site to compensate for any decline in health or death. Trees may be considered "dead" where the main leader has died or the canopy has declined more than 25% (of live tissue).

61. TREE PROTECTION and PRESERVATION PLAN (TPPP). TPPP has been prepared in accordance with the guidelines in the Palo Alto Tree Technical Manual (TTM) and outlines the measures and conditions for the proposed project to reduce impacts to protected trees to a less than significant levels. These measures and conditions include preconstruction and construction tree protection requirements that are to be followed through all phases of construction of the project. The owner or contractor for the project must follow the protection and preservation plan requirements indicated within the TPPP for development of the project.
62. TREE REMOVAL—PROTECTED TREES. Existing oak and redwood trees (Protected) or street trees (Regulated) to be removed, as shown accurately located on all site plans, require approval by the [Urban Forestry Tree Care Permit](#) prior to issuance of any building, demolition or grading permit. Must also be referenced in the required Street Work Permit from Public Works Engineering.
- Add plan note for each tree to be removed, *“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).”*
  - Copy the approval. The completed [Tree Care Permit](#) shall be printed on Sheet T-2, or specific approval communication from staff clearly copied directly on the relevant plan sheet. The same Form is used for public or private Protected tree removal requests available from the Urban Forestry webpage: <http://www.cityofpaloalto.org/gov/depts/pwd/trees/default.asp>
63. NEW 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.
- 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).”*
  - Landscape Plan tree planting shall state the Urban Forestry approved species, size and using Standard Planting Dwg. #604 for street trees or those planted in a parking median, and shall note the tree pit dug at least twice the diameter of the root ball. Wooden cross-brace is prohibited.
  - 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.”*
  - 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.
  - 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.
64. NO NET LOSS OF CANOPY. On sheet L5.0, tree disposition, add a table showing whether the project will result in no net loss of tree canopy. Columns must display the square footage of tree canopy for each tree retained or removed and projected canopy size in 15 years for planted trees. Display totals for tree canopy area before and after construction.
65. STREET TREES. The four (4) street trees on the building permit will be shown as remove and replace. A suspended pavement system is required to create adequate soil volume for new street trees. As part of the project submittal, the applicant will provide a Consulting Arborist review of soil and drainage tests to

recommend soil remediation and drainage improvement actions to be provided or made available thru channeling for (new and existing) trees in the public right of way areas. The City requires adequate viable soil volume areas for healthy public trees. All imported soils shall be tested, and the results provided to the City for approval before import. Import soil shall be amended with compost per City standards in place of other soil amendments. Street trees require an automatic irrigation/bubbler system and may require tree grates. Tree well openings on El Camino Real frontage shall be 4' x 8" minimum per ECR Master Plan, Tree Planting Practices Sec.5.4.2. Soil cells will be placed under the sidewalk and driveways (to the extent possible) with a target soil volume of 1200 cubic foot for individual large stature species such as London Plane or 900 cubic feet each for shared space for two or more trees. Reductions in volume of soil cells may be considered because of conflicts with utilities or infrastructure.

66. TREE PROTECTION COMPLIANCE. The owner and or contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPPP & 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. The owner and or contractor must first receive approval by City Arborist for any activities occurring within a tree protection zone (TPZ) of protected trees including, but not limited to construction and landscaping as indicated within the TPPP. Tree condition, notable construction activities, and treatments shall be documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent to the City ([pwps@cityofpalalto.org](mailto:pwps@cityofpalalto.org)) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.
67. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, 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.
68. 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.
69. 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.
70. 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 TPPP 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.
71. 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.
72. 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.

### **BUILDING DIVISION**

73. A site-specific soils report will be required to be submitted for the building construction permit.
74. For the valet parking space in the basement garage, the access aisle serving them and a vehicular route from the entrance shall provide a vertical clearance of 114 inches minimum. (CBC 11B-503.5)
75. The review and approval of this project does not include any other items of construction other than those written in the ARB project review application included with the project plans and documents under this review. If the plans include items or elements of construction that are not included in the written description, it or they may not have been known to have been a part of the intended review and have not, unless otherwise specifically called out in the approval, been reviewed.

### **GREEN BUILDING**

76. **Green Building Requirements for Non-Residential Projects.** For design and construction of non-residential projects, the City requires compliance with the mandatory measures of Chapter 5, in addition to use of the Voluntary Tiers. (Ord. 5220 § 1 (part), 2013). The following are required for Building Approval:
77. **The project is a new nonresidential construction project greater than 1,000 square feet** and therefore must comply with California Green Building Standards Code Mandatory plus Tier 2 requirements, as applicable to the scope of work. PAMC 6.14.180 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined here: [www.cityofpaloalto.org/gov/depts/ds/green\\_building/default.asp](http://www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp).
78. **The project is a new building over 10,000 square feet** and therefore must meet the commissioning requirements outlined in the California Energy Code section. The project team shall submit the Owner's Project Requirements (OPR), and Basis of Design (BOD), and Commissioning Plan in accordance with 5.410.2.3.
79. **The project is a nonresidential projects exceeding \$100,000 valuation** and therefore must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.250 (Ord. 5220 § 1 (part), 2013). The Energy Star Project Profile shall be submitted to the Building Department prior to permit issuance. Submittal info can be found at: [https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking\\_your\\_building.asp](https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp).
80. **The project is a nonresidential new construction projects with a landscape of any size included in the project scope** and therefore must comply with Potable water reduction Tier 2. Documentation is required to demonstrate that the Estimated Total Water Use (ETWU) falls within a Maximum Applied Water Allowance (MAWA) using the appropriate evapotranspiration adjustment factor (ETAF) designated by the prescribed potable water reduction tier. PAMC 16.14.220 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined on the following site: <http://www.cityofpaloalto.org/gov/depts/utl/residents/resrebate/landscape.asp>.
81. **The project is outside the boundaries of the recycled water project area and is greater than 1,000 square feet** and therefore must install recycled water infrastructure for irrigation systems. PAMC 16.14.230 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit Plans.
82. **The project is either new construction or a rehabilitated landscape and is greater than 1,000 square feet and therefore must install** a dedicated irrigation meter related to the recycled water infrastructure. PAMC 16.14.230 (Ord. 5220 § 1 (part), 2013). The project applicant shall indicate the requirements on the Permit

Plans.

83. **The project includes a new or altered irrigation system** and therefore must be designed and installed to prevent water waste due to overspray, low head drainage, or other conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. PA 16.14.300 (Ord. 5220 § 1 (part), 2013).
84. **The project includes a new or altered irrigation system** and therefore the irrigation must be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance. Total annual applied water shall be less than or equal to maximum applied water allowance (MAWA) as calculated per the potable water use reduction tier. PAMC 16.14.310 (Ord. 5220 § 1 (part), 2013). ). The project applicant shall indicate the requirements on the Permit Plans.
85. **The project is a nonresidential new construction project and has a value exceeding \$25,000** and therefore must meet Enhanced Construction Waste Reduction Tier 2. PAMC 16.14.240 (Ord. 5220 § 1 (part), 2013). The project shall use the Green Halo System to document the requirements.
86. **The project includes non-residential demolition** and therefore must meet the Enhanced Construction Waste Reduction - Tier 2. PAMC 16.14.270 (Ord. 5220 § 1 (part), 2013). The project shall use the Green Halo System to document the requirements.
87. **The project is a new non-residential structure** and therefore must comply with the City of Palo Alto Electric Vehicle Charging Ordinance 5263. The project shall provide Conduit Only, EVSE-Ready Outlet, or EVSE Installed for at least 25% of parking spaces, among which at least 5% (and no fewer than one) shall be EVSE Installed. The requirements shall be applied separately to accessible parking spaces. See Ordinance 5263 for EVSE definitions, minimum circuit capacity, and design detail requirements. PAMC 16.14.380 (Ord. 5263 § 1 (part), 2013) See <https://www.cityofpaloalto.org/civicax/filebank/documents/43818> for additional details.

The following are required at Post-Construction after 12 months of occupancy.

88. **The project is a nonresidential projects exceeding \$100,000 valuation** and therefore must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.250 (Ord. 5220 § 1 (part), 2013). Submittal info can be found at: [https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking\\_your\\_building.asp](https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp).

### **Utilities WGW**

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

89. Remove the set-back of exterior wall at gas meter location; the gas meter location shall not exceed 2 walls on each side of the meter per CPAU 2013 WGW Standards, Section 2685, 3.09, A, 3. Gas meter location is to meet WGW standards, to be on the building structure, outside of the building footprint, and maintaining minimum possible gas service length into the property.
90. The applicant shall submit a completed water-gas-wastewater service connection application - loadsheet for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, fire system load in gpm, and sewer in fixture units/g.p.d.). The applicant shall provide the new total loads.
91. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way.
92. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters,



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

93. The applicant shall be responsible for upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.
94. The gas service, meters, and meter location must meet WGW standards and requirements.
95. Installations parallel to new or existing WGW utilities to remain shall maintain 5ft minimum horizontal separation, unless specified otherwise by WGW Engineering. Crossings shall maintain minimum of 1 ft clear of any obstruction to WGW utilities.
96. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. Show the location of the RPPA on the plans with required drainage.
97. An approved reduced pressure detector assembly is required for the new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. Show the location of the reduced pressure detector assembly on the plans with required drainage.
98. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
99. Each unit or place of business shall have its own water and gas meter shown on the plans.
100. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
101. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions.
102. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters; lesser distances require a permanent impermeable root-barrier a minimum of 3ft horizontal from water, gas and wastewater services/mains/meters .



## ATTACHMENT C

### MITIGATION MONITORING + REPORTING PROGRAM

<b>PROJECT NAME</b>	4256 El Camino Real Hotel Project	<b>APPLICATION NUMBER</b>	18PLN-00096
<b>APPLICANT</b>	Randy Popp 210 High Street Palo Alto, California 94301	<b>DATE</b>	May 2020

The Environmental Impact Report for the 4256 El Camino Real Hotel Project identifies the mitigation measures that will be implemented to reduce the impacts associated with the project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code, "... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting an Environmental Impact Report (EIR).

The mitigation monitoring table lists those mitigation measures that would be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure.

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
<b>BIOLOGICAL RESOURCES</b>				
<b>BIO-1: Nesting Bird Surveys and Avoidance</b>	Construction of the project shall be prohibited during the general avian nesting season (February 1 – August 31), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Palo Alto, to conduct a preconstruction nesting bird survey of on-site and adjacent trees to determine the presence/absence, location, and activity status of any active nests. The qualified biologist shall establish the extent of the survey buffer area surrounding the site to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGC), nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance and structure demolition. In the event that active nests are discovered, a suitable buffer (typically a minimum of 50 feet for passerines and a minimum of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and no longer rely on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and February 1.	Applicant or designee/ Construction contractor	Prior to and during Construction	CPA Planning Department
<b>BIO-2: Tree Protection and Preservation Plan.</b>	All protective measures described on pages 14 through 17 of the Tree Protection and Preservation Plan (Rincon Consultants 2018b, Appendix C) shall be incorporated into the project including preconstruction measures (such as protective fencing), during-construction measures (such as avoidance of soil compaction), and maintenance activities (such as maintaining normal irrigation).	Applicant or designee/ Construction contractor	Prior to and during Construction	CPA Planning Department
<b>CULTURAL RESOURCES</b>				
<b>CR-1: Worker’s Environmental Awareness Program (WEAP)</b>	A qualified archaeologist shall be retained who meets the Secretary of the Interior’s Professional Qualifications Standards for archaeology to conduct WEAP training for archaeological sensitivity for all construction personnel prior to the commencement of ground disturbing activities. Archaeological sensitivity training should include a description of the types of cultural resources that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.	Applicant or designee/ Construction contractor	During Construction	CPA Planning Department

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
<b>CR-2: Resource Recovery Procedures.</b>	In the event that archaeological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work, such as preservation in place or archaeological data recovery, shall occur as required by the archeologist in coordination with City staff and descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume. A Native American representative shall be retained to monitor mitigation work associated with Native American cultural material.	Applicant or designee/Construction contractor	During Construction	CPA Planning Department
<b>CR-3: Unanticipated Discovery Procedures</b>	In the event that cultural resources of Native American origin are identified during construction, the applicant shall contact the City. The City shall follow procedures to make sure appropriate monitoring is taking place and appropriate groups are contacted, including consulting with a qualified archaeologist and beginning or continuing Native American consultation procedures. If the City determines the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.	Applicant or designee/Construction contractor	During Construction	CPA Planning Department
<b>GEOLOGY AND SOILS</b>				
<b>GEO-1: Geotechnical Design Considerations</b>	<p>The 2018 geotechnical investigation conducted by Cornerstone Earth Group contains comprehensive design recommendations for the project, as well as recommendations for the construction contractor. Feasible recommendations or an equivalent alternative design measure recommended by a qualified engineer and approved by the Chief Building Official shall be incorporated into the proposed project grading and building plans. Measures to be incorporated into the project plans prior to project construction include, but are not limited to:</p> <ul style="list-style-type: none"> <li>◆ Prior to submitting project grading and building plans for City review, a qualified geotechnical consultant shall be retained to review the geotechnical aspects of the project structural, civil, and landscape plans and specifications, allowing sufficient time to provide the design team with comments.</li> <li>◆ A qualified geotechnical consultant shall be notified at least 48 hours prior to earthwork and construction activities and be present on site to provide geotechnical observation and testing during earthwork and foundation construction. The qualified geotechnical consultant shall provide a letter to the Chief Building Official at the end of construction, outlining</li> </ul>	Applicant or designee	Prior to building permit	CPA Planning Department

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
	<p>contractor compliance with project plans, specifications, and adherence to project mitigation measures.</p> <ul style="list-style-type: none"> <li>◆ Groundwater in car lift pit excavation:               <ul style="list-style-type: none"> <li>◆ The car lift pit wall shall be waterproof, and the pit foundation and walls shall be designed to include construction joints that are resistant to hydrostatic pressure.</li> <li>◆ Groundwater level of 17 feet below the existing ground surface in structure design shall be used in designing the car lift pit.</li> <li>◆ The construction contractor shall provide a construction dewatering plan to the construction monitor prior to commencing pit excavation work during project construction. The dewatering plan shall maintain groundwater at least five feet below the bottom of the mass excavation, and at least two feet below localized excavations such as deepened footings, lift shafts, and utilities.</li> </ul> </li> <li>◆ Proximity to garage excavation to existing improvements: Temporary shoring to support the proposed 18- to 26-foot deep excavation adjacent to 4250 and 4260 El Camino Real (adjacent properties to the northwest and southeast, respectively) and shoring for the basement walls near El Camino Real and the property to the southwest shall be implemented during project construction to preserve the structural and geologic integrity of adjacent buildings during project excavation activities.</li> <li>◆ Differential movement from on-grade to on-structure transitions:               <ul style="list-style-type: none"> <li>◆ Subslabs shall be included beneath flatwork or pavers that can cantilever at least three feet beyond the underground retaining wall.</li> <li>◆ Retaining wall backfill shall be compacted to 95 percent where surface improvements are planned.</li> </ul> </li> <li>◆ Presence of expansive surficial soil:               <ul style="list-style-type: none"> <li>◆ At-grade surface improvements outside the basement footprint shall be designed to resist expansive soils.</li> <li>◆ All flatwork (e.g., sidewalks and patios) shall have sufficient reinforcement and be supported on a layer of non-expansive fill.</li> <li>◆ At-grade footings shall extend below the zone of seasonal moisture fluctuation.</li> <li>◆ Moisture changes in the surficial soils shall be limited by using positive drainage away from buildings as well as limiting landscaping watering.</li> <li>◆ Presence of cohesionless (sandy) soil at basement level: Contractors shall form footings where sand with low fine substrates are encountered, and prepare slab-on-grade subgrade just prior to concrete placement.</li> </ul> </li> </ul>			

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
<b>Noise</b>				
<b>N-1: Construction-Related Noise Reduction Measures.</b>	<p>The applicant shall apply the following measures during construction of the project.</p> <ul style="list-style-type: none"> <li>◆ Mufflers. Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.</li> <li>◆ Electrical Power. Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power temporary structures, such as construction trailers or caretaker facilities.</li> <li>◆ Equipment Staging. All stationary equipment (e.g., air compressors, portable generators) shall be staged as far away from sensitive receptors as feasible. Where feasible, construct temporary noise barriers around stationary equipment in a manner that fully blocks the line of sight to residential windows in the adjacent apartment complex.</li> <li>◆ Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.</li> <li>◆ Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity.</li> <li>◆ Smart Back-up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.</li> <li>◆ Sound Barrier. During the demolition, site preparation, grading, and building phases of construction, temporary sound barriers field tested to reduce noise by at least 15 dBA shall be installed and maintained facing the adjacent residential units. Temporary sound barriers shall block line of sight between noise-generating construction equipment and adjacent residential windows and shall be placed as close to the source equipment as feasible. Mobile sound barriers may be used as appropriate to attenuate construction noise near the source equipment. During the building construction phase, temporary sound barriers shall be applied to generators and cranes used on-site. Disturbance Coordinator. The applicant shall designate a disturbance coordinator who shall be</li> </ul>	Construction contractor	During construction	CPA Planning Department

Environmental Impact	Mitigation Measure	Responsible for Implementation	Timing of Compliance	Oversight of Implementation
	<p>responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler) and shall require that reasonable measures warranted to correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p>			
<b>TRANSPORTATION/TRAFFIC</b>				
<p>TRA-1: Site Access and Circulation Considerations.</p>	<p>The following measures shall be incorporated into the project plans:</p> <ul style="list-style-type: none"> <li>◆ Convex mirrors shall be placed at the bottom of the ramp down to the garage to assist drivers with the sharp turn by allowing vehicles going up or down the ramp to see each other around the turn.</li> <li>◆ Red curb shall be painted between the two project driveways to prohibit on-street parking and ensure adequate sight distance from both project driveways.</li> </ul>	<p>Applicant or designee</p>	<p>Prior to building permit</p>	<p>CPA Planning Department</p>