CITY OF PALO ALTO

Planning & Transportation Commission
Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: February 28, 2024
Report #: 2312-2397

TITLE
4075 El Camino Way [23PLN-00202, Palo Alto Commons]: Consideration of a Planned Community (PC) Project Amending an Existing PC (PC-5116) to Allow Additions to an Existing 121 Unit Assisted Living and Memory Care Facility. The Additions Would Include 18 Assisted Living Units. Environmental Assessment: Pending. Zoning District: PC-5116 (Planned Community).

RECOMMENDATION
It is recommended the Planning and Transportation Commission (PTC) take the following action(s):

- Provide initial comments/feedback and recommend that staff forward the proposed application to the Architectural Review Board for review of the development plan.

EXECUTIVE SUMMARY
The Planned Community (PC) amendment project includes the addition of 18 units (approximately 6,800 sf) to an existing 121-unit, 83,500 sf assisted living facility. The existing PC would need to be amended to allow for increases in density, floor area, lot coverage, and for the building to protrude up to 1'8" into the daylight plane in some areas. The additions would be consistent with the existing building height. The application is subject to environmental review under the California Environmental Quality Act (CEQA); the review is in process.

The City Council reviewed a prescreening project in August 2023. The current application requires initial review by the PTC, followed by review by the Architectural Review Board (ARB) of the development plan. After ARB review, the PTC will review a draft PC ordinance and provide a final recommendation on the development plan before it is presented to the City Council for final action.

BACKGROUND
Project Information

Owner:	Stephen Reller, R and M Properties
Architect:	Daniel Bowman, IPAOC
Representative:	n/a
Legal Counsel:	n/a

Property Information

Address:	4075 El Camino Way
Neighborhood:	Ventura
Lot Dimensions & Area:	110,642 sf, irregular shaped lot
Housing Inventory Site:	No
Located w/in a Plume:	No
Protected/Heritage Trees:	Yes, street trees
Historic Resource(s):	No
Existing Improvement(s):	Palo Alto Commons: 83,511 sf, 3 stories, 32'6" height, built 1989 The Avant: 47,500 sf, 3 stories, built 2014
Existing Land Use(s):	Senior Assisted Living, Senior Independent Living
Adjacent Land Uses & Zoning:	North: Single Family Residential (R-1) West: Multi-Family Residential (RM-20) East: Multi-Family Residential (RM-20), Goodwill Store, and Preschool (CN) South: Animal Care, Retail, Mixed-Use (CN)
Special Setbacks:	No

Aerial View of Property:



Source: Google

Land Use Designation & Applicable Plans/Guidelines

Comp. Plan Designation:	Planned Community (PC-5116)
Zoning Designation:	Multiple-Family Residential (MF), Neighborhood Commercial (CN)

	Yes		Yes		Yes
Baylands Master Plan/Guidelines (2008/2005)		El Camino Real Guidelines (1976)		Housing Development Project	
Downtown Urban Design Guidelines (1993)		South El Camino Real Guidelines (2002)		Utilizes Chapter 18.24 - Objective Standards	
Individual Review Guidelines (2005)		Within 150 feet of Residential Use or District	yes	Context-Based Design Criteria applicable	
SOFA Phase 1 (2000)		Within Airport Influence Area			
SOFA Phase 2 (2003)					

Prior City Reviews & Action

City Council:	Prescreening: 8/7/23 report, video
PTC:	None
HRB:	None
ARB:	None

City Council reviewed a Prescreening application for a project with 14 new units on August 7, 2023. Minutes of the prescreening are provided as Attachment E. Council supported the concept to add more units to Palo Alto Commons. However, Council raised concerns about the encroachment into the daylight plane adjacent to single-family homes, on-site parking, and affordability of the assisted living units. Members of the public also echoed similar concerns. Council encouraged the applicant to consider if it was feasible to add a fourth floor that would be stepped back from the current edges of the building, rather than nestling the new units into the existing step-backs.

In response to this, the applicant submitted a memo, Attachment C, explaining why it is not feasible to add a fourth floor. Primary reasons include the existing location of egress stairs and elevators, increased displacement of residents during construction, structural capacity of the existing structure, and cost. However, the project has been redesigned to reduce the intrusion into the daylight plane. Additionally, four more units, for a total of 18, were added to the project. These four units are smaller, and potentially more affordable by design, than the current units.

PROJECT DESCRIPTION

This project is a request to amend an existing Planned Community (PC) for an Assisted Living facility. The project site currently consists of two Senior Living communities, Palo Alto Commons, providing 121 Assisted Convalescent units and approved in 1987 (PC 3775), and The Avant providing 44 Independent Living units and approved in 2011 (PC 5116). The existing Palo Alto Commons building is three stories tall and tapers down to two and one stories closest to the adjacent single-family (R-1) neighborhood. The project would add 18 units (approximately 6,800 sf) to the Palo Alto Commons building by adding second floor area and in some locations third floor area to the “step backs”, as well as three modestly sized ground floor additions which will vary in height from two to three stories.

If approved, the amended PC would allow for increases to the density, floor area, lot coverage, and allow an up to 1’8” protrusion into the daylight plane in some areas. The development plans are provided in Attachment F.

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested and subject to PTC purview:

- Planned Community (PC): The process for evaluating this type of application is set forth in PAMC 18.38. Planned Community is intended to accommodate all types of developments, including combinations of uses appropriately requiring flexibility under controlled conditions not otherwise attainable under other districts. The planned community district is particularly intended for unified, comprehensively planned developments that are of substantial public benefit and which conform with and enhance the policies and programs of the Palo Alto Comprehensive Plan. The application requires initial review by the Planning and Transportation Commission, followed by review by the

Architectural Review Board (ARB). Upon recommendation from the ARB, the draft ordinance for the project is presented along with the development plan to the Planning and Transportation Commission for recommendation to the City Council for final action.

ANALYSIS

Neighborhood Setting and Character

Adjacent zoning and uses include The Avant Independent Living facility on the same parcel, and multifamily residential use (RM-20) to the (approximate) west, single-family (R-1) residential uses to the north, and the Goodwill store (CN) to the east. Across El Camino Way, West Meadow Drive, and El Camino Real there are other multi-family and commercial uses. Heights in the area range from one to three stories and the buildings reflect a variety of architectural styles.

Consistency with the Comprehensive Plan, Area Plans and Guidelines[1]

The Comprehensive Plan designation includes both Multiple-Family Residential, for a portion of the site adjacent to single-family, and Neighborhood Commercial for the portion towards El Camino Way.

Multiple-Family Residential is described as: *The permitted number of housing units will vary by area, depending on existing land use, proximity to major streets and public transit, distance to shopping and environmental problems. Net densities will range from 8 to 40 units and 8 to 90 persons per acre. Density should be on the lower end of the scale next to single-family residential areas. Densities higher than what is permitted may be allowed where measurable community benefits will be derived, services and facilities are available, and the net effect will be consistent with the Comprehensive Plan. Population densities will range up to 2.25 persons per unit by 2030.*

Neighborhood Commercial is described as: *Includes shopping centers with off-street parking or a cluster of street-front stores that serve the immediate neighborhood. Examples include Charleston Center, Edgewood Center and Midtown. Typical uses include supermarkets, bakeries, drugstores, variety stores, barber shops, restaurants, self-service laundries, dry cleaners and hardware stores. In locations along El Camino Real and Alma Street, residential and mixed-use projects may also locate in this category. Nonresidential FARs will range up to 0.4. Consistent with the Comprehensive Plan's encouragement of housing near transit centers, higher density multi-family housing may be allowed in specific locations.*

As no changes to land use are proposed, this project would not substantially deviate from the existing degree of conformance with the Comprehensive Plan Land Use Designations.

This project would also support the following policies:

- Policy L-1.3 Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern

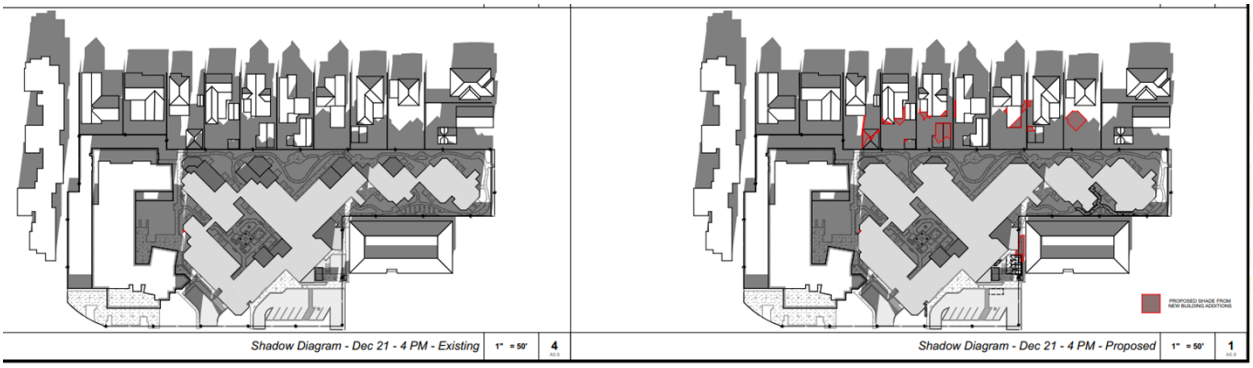
- Policy L-1.6 Encourage land uses that address the needs of the community and manage change and development to benefit the community
- Policy L-2.8 When considering infill redevelopment, work to minimize displacement of existing residents.
- Policy L-2.9 Facilitate reuse of existing buildings

Shadow Study

Comprehensive Plan Policy L-6.8 states: Support existing regulations that preserve exposure to natural light for single-family residences.

Single-family residences in an R-1 zone are the closest buildings to the proposed additions and the homeowners have expressed concerns regarding the project. The plan set (Sheets A5.9-A5.15), includes a shadow study comparing the typical length of shadows expected throughout the day for the existing building and the proposed building. Neighbors would expect to see slightly increased shadows in their backyards from approximately fall to spring. At the height of the winter, increased shadows would begin as early as noon, whereas at other times of the spring or fall, the shadows would occur later in the afternoon. Minimal increases in backyard shadows would occur during the summer.

Below is a diagram showing the worst case scenario on Dec 21st at 4:00pm



Zoning Compliance[2]

A detailed review of the proposed project's consistency with applicable zoning standards is provided in Attachment B. The proposed changes would need to be considered as new development standards under the Planned Community amendment.

In summary:

- The density and provided units would increase by 18 units
- The allowed lot coverage and floor area would increase to accommodate the approximately 6,800 sf addition
- The minimum setback would decrease from 8 ft to 6 ft for the property line adjacent to Goodwill

- The building would encroach up to 1'8" into the daylight plane adjacent to single-family homes
- The parking ratio provided would reduce from .47 spaces per unit to .41 spaces per unit, as no additional spaces are being provided. However, this is consistent with the Code requirement for 1 space per 2.5 beds for Convalescent Facilities.

No changes are proposed to the maximum height

Multi-Modal Access & Parking

Based on the feedback from City Council and the neighbors, a parking study is being prepared to analyze the efficacy of the existing parking spaces and any potential needed increase from the proposed units.

The applicant clarified that of the 55 spaces on site, 41 are dedicated to onsite staff, and 14 are for visitors. This applies only to the Palo Alto Commons portion of the site. The Avant is a separate PC zone and has its own parking.

This project is located on the VTA 22 bus line but is not within walking distance of a CalTrain station or other public transportation. The applicant has been asked to provide additional information regarding existing and proposed bike parking. It does not appear that there was a requirement for bike parking at the time of original development.

[1] The Palo Alto Comprehensive Plan is available online: bit.ly/PACompPlan2030
[2] The Palo Alto Zoning Code is available online: bit.ly/PAZoningCode

STAKEHOLDER ENGAGEMENT

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on February 16, 2024, which is 12 days in advance of the meeting. Postcard mailing occurred on February 15, 2024, which is 13 days in advance of the meeting.

Public Comments

There were four public comment speakers during the August 7, 2023 Council Prescreening, as reflected in the attached meeting minutes (Attachment E).

Additionally, the applicant hosted an outreach meeting on October 11, 2023 at the project site and invited all adjacent neighbors. Approximately 10 people attended, including City staff and Mayor (at the time) Kou. The neighbor's comments were focused on the following:

- Concern about the increase in height, opinion that adding one story was better than adding multiple, i.e., the parts of the building going from one to two, or two to three, is more appropriate than parts going from one story to three stories
- Concern about existing noise from the Caltrain "bouncing" off the building and if this would increase as a result of the addition
- Concern about over-pruning or removing screening trees
- Concern about shadows cast by the addition further shading their backyards
- Concern about staff and visitors parking on local streets, rather than on-site
- Desire for the applicant to more strongly consider additions to the other sides of the building that do not face single-family neighbors

There was also a complaint regarding noise from existing rooftop equipment, this neighbor was encouraged work with the site operator and to follow up with Code Enforcement, as this is outside the scope of this project.

After the outreach meeting, the applicant placed story poles to demonstrate the approximate addition. These were removed to address a neighbor's request in January.

Two additional public comments were received regarding the current version of the project and are included as Attachment D.

ENVIRONMENTAL REVIEW

The subject project is being assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. While a noise report is being prepared, no new significant environmental impacts are currently anticipated as a part of this project.

ALTERNATIVE ACTIONS

In addition to the recommended action, the PTC may:

1. Continue the item to a date uncertain, to enable additional PTC review before moving the project forward to the Architectural Review Board.

ATTACHMENTS

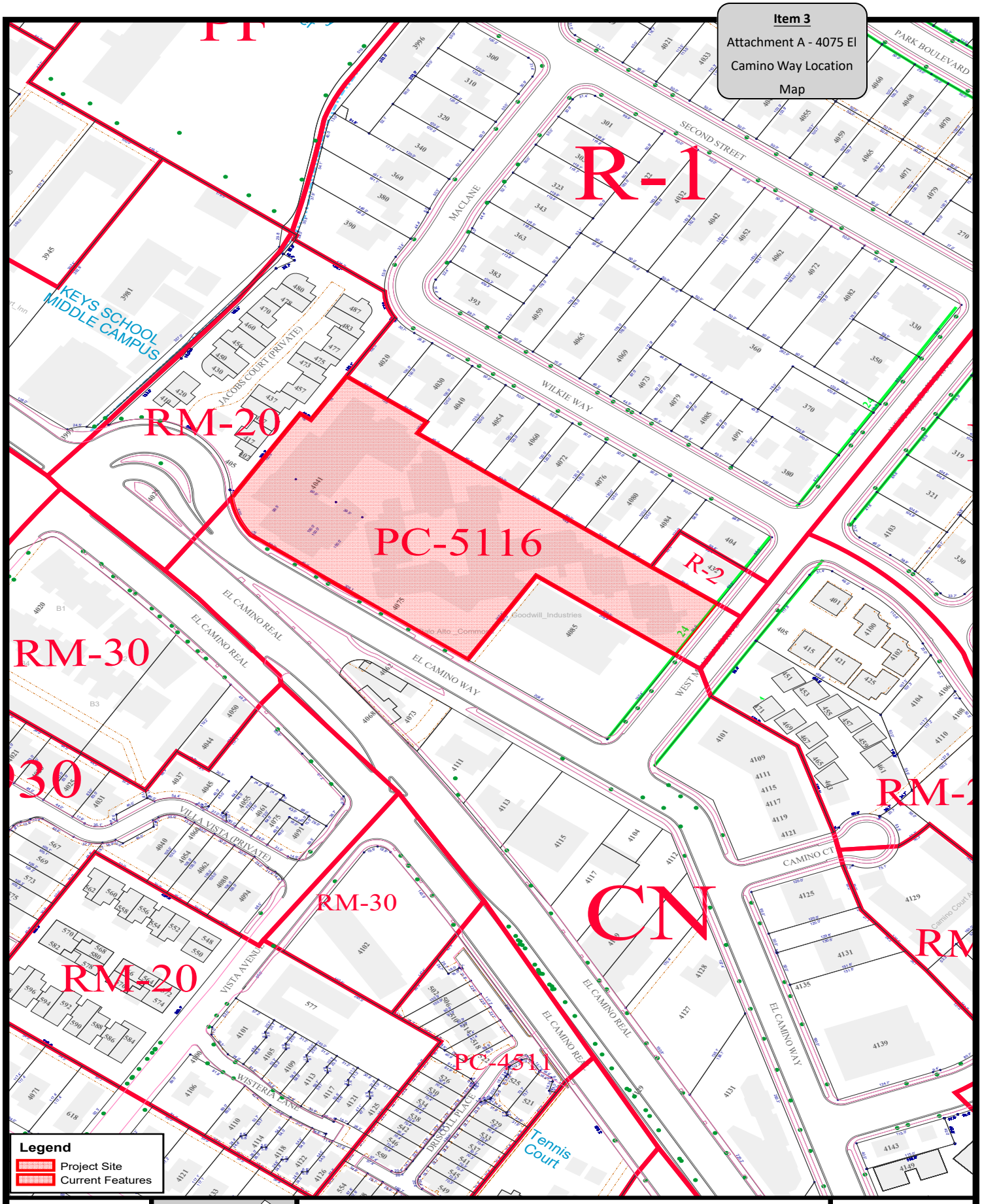
A. Location Map
B. Zoning Comparison Table
C. Applicant's Response to Prescreening Comments
D. Neighbor's Comments
E. August 7, 2023 Prescreening Excerpt Minutes
F. Project Plans

AUTHOR/TITLE:

Report Author & Contact Information
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Emily.kallas@cityofpaloalto.org

PTC[1] Liaison & Contact Information
Amy French, Chief Planning Official
(650) 329-2336
amy.french@cityofpaloalto.org

[1] Emails may be sent directly to the PTC using the following address: planning.commission@cityofpaloalto.org



ekallas, 2024-02-08 10:45:19
Attachment A. Location Map (\\cc-maps\Encompass\Admin\Personal\Planning.mdb)
This document is a graphic representation only of best available sources.
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ATTACHMENT B
ZONING COMPARISON TABLE
4075 El Camino Way, 23PLN-00202

Table 1: COMPARISON WITH CHAPTER 18.16 (CN DISTRICT) AND EXISTING PCs (5116, 3775)
Exclusively Non-residential Development Standards

Regulation	Required CN	Existing (PC 5116 and PC 3775)	Proposed
Site Area, width and depth	None	110,642 sf Irregularly shaped	110,642 sf Irregularly shaped
Minimum Front Yard (El Camino Way)	0-10 feet to create an 8-12 foot effective sidewalk width (1), (2), (8)	14.5 ft	14.5 ft
Rear Yard	10 feet abutting residential districts	10 ft	10 ft
Interior Side Yard	None	N/A left 8 ft other sides	N/A left 8 ft other sides **6 ft at proposed addition**
Street Side Yard (W. Meadow Drive)	20 feet (2)	20 ft	20 ft
Build-to-lines	50% of frontage built to setback on El Camino Way 33% of side street built to setback on W. Meadow Drive (7)	Approximately 7.5 ft (2.3%) built to front setback Approx. 7.5 ft plus 2 corners (8.2%) built to street side setback	Approximately 7.5 ft (2.3%) built to front setback Approx. 7.5 ft plus 2 corners (8.2%) built to street side setback
Max. Site Coverage	50% (55,321 sf)	48.7% (53,849 sf)	49.5% (54,794 sf)
Max. Building Height	25 ft and 2 stories	32 ft 5 in	32 ft 5 in **New addition max height 28 ft**
Max. Floor Area Ratio (FAR)	0.5:1 (55,321 sf) residential 0.4:1 (44,257 sf) non-residential 0.9:1 (99,578 sf) total	0.43:1 (47,500 sf) residential 0.76:1 (83,511 sf) non-residential (convalescent) 1.18:1 (131,011 sf) total	0.43:1 (47,500 sf) residential **0.82:1 (90,327 sf) non-residential (convalescent)** **1.25:1 (137,827 sf) total**
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	R-1 rear yard is 45 degrees at 16 ft (6)	Complies	**1'8" encroachment into the daylight plane**

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.
(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line..
(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.
(7) 25 foot driveway access permitted regardless of frontage, build-to requirement does not apply to CC district.
(8) A 12 foot sidewalk width is required along El Camino Real frontage

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)			
Type	**Required**	**Existing PC**	**Proposed**
Vehicle Parking	0.75 per Senior Housing Unit (33 spaces) 1 per 2.5 beds Convalescent Facilities (57 spaces)	41 spaces Senior Housing 57 spaces Convalescent Facilities	41 spaces Senior Housing 57 spaces Convalescent Facilities **Complies**
Bicycle Parking	None per Senior Housing Unit 1 per 25 beds Convalescent Facilities (2 LT)	None	None
Loading Space	1 loading space for 10,000-99,999 sf. 2 required for 100,000-199,999 sf.	None	**No change**

IRWIN PARTNERS
ARCHITECTS

4075 El Camino Way
Response Letter to Prescreening

During the prescreening with the city council, one of the recommendations was to add a 4th floor on the El Camino Way side of the building. This is not feasible for a number of reasons. For one, it would require the existing elevator to be removed and replaced with a new one. As well as other building systems, such as HVAC equipment on the roof. Which would be very costly. The whole roof would have to be torn down and rebuilt. That would require us to relocate all of the residents on the 3rd floor (and maybe more) during the construction. All of that is assuming that we would even be able to structurally support a new floor. This building is over 30 years old and adding a whole floor would be structurally difficult. We would also need to request an amendment to the existing CUP to allow for the building height to increase. And then with the location of the existing exit stairways, the 4th floor would have to extend almost to where we are proposing adding only on to the 2nd and 3rd floor. Which would defeat that purpose of adding a 4th floor to begin with. We would be able to add 22-33 units on the 4th floor in addition to the 14 units we are proposing. If we had that many additional residents, we might have to add more additional community spaces such as dining rooms. We have additional space for the units we are proposing but not for 38 units. So that would increase the cost significantly as well.

The 18 units we are proposing are already hard to pencil out the cost. And that is with no new elevators and only additional building systems that don't replace the old systems. Adding a 4th floor is not financially feasible.

We did look for opportunities to add more units on the El Camino Way side of the building not on a 4th floor. We were able to find 2 spaces for additions that would be able to hold up to 5 studio units. This has allowed us cost wise to be able to pull back the units mostly out of the daylighting plane. To do that we removed a unit and reduced 2 one-bedroom units to studio units on the third floor. Now there are only a few protrusions into the daylighting plane with the roof parapet. The max protrusion will be 1'-8" above the daylighting plane.

With regards to the parking analysis, the 18 additional units would only add the need for around 2-4 additional parking spaces. This is from the 1-3 additional staff that might need to be added to accommodate the new residence. The residents themselves can't drive since the units would be for either assisted living or memory care residences. As far as their visitors, for how often they come and for how long, it would only add a theoretical need for 1 more space. If even that, since there are already spaces allocated to visitors. And those visitors do not typically visit all at the same time. If there is a special community event, we provide valet parking to help open up even more spaces. Palo Alto Commons also has a program to encourage and reward the use of public transportation for its employees. As the community stands right now, there are about 10-20 parking spaces that aren't utilized regularly on site. The community is willing to open more underground spaces for visitors. But it might add some security issues since a visitor can park downstairs and reach any floor with the elevator. Normally visitors need to check in at the front desk on the 1st floor.

245 Fischer Ave., Suite B2, Costa Mesa, California 92626 W: ipaoc.com

IRWIN PARTNERS
ARCHITECTS

Overall we do not see a huge impact to parking with these additional 18 units and we do not believe that we need to provide a transportation management plan for such a small increase in demand.

Thirdly, the council raised the question regarding affordability. For the residence in our care, the cost of rent isn't as much as the cost of care. Our units are designed to be on the smaller side compared to non-senior housing, to help reduce the cost of rent. With the needed care staff and dining being provided, the cost will still be out of reach for most low income individuals even if we have their rent subsidized.

Medicare doesn't cover the cost associated with assisted living. Medicare does not pay for custodial care. Which is help with daily life tasks, such as eating, bathing, or dressing. Most of the care given at an assisted living facility is considered custodial care.

In addition to those city council comments, we are also addressing some of the neighbors' concerns. Such as proposing adding some landscape/trees to help buffer the views between our properties. We are also proposing stepping back the 3rd floor additional units to help soften the building's massing and to pull all but the parapets out of the daylighting plane. The neighbors were additionally concerned with our residents' views into their back yard. We tried to minimize the amount of windows that faced towards their yards, and we also took out the proposed balconies and awnings for the new units.

City of Palo Alto
250 Hamilton Avenue, Palo Alto, CA 94301

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Notice of Incomplete/Corrections Required
Application No. 23PLN-00202
09/13/2023

Address : 4075 El Camino WY, , ,

Project Description: Request for a Planned Community Zone Amendment to Allow New Additions to an existing Assisted 121 Units. The New additions include 14 Additional Assisted Living Units; 5 Studios and 9 One Bedrooms. The total Prop elderly in need of day-to-day care for Memory Issues. Environmental Assessment: Pending. Zoning District: PC-5116 (P Contact the Project Planner Emily Kallas at Emily.Kallas@CityofPaloAlto.org

Record Type : Planning - Entitlement

Document Filename : C1_4075ELC_PLAN.pdf Uploaded:08/08/23

Thank you for submitting your plans for the Planning Entitlement application described above. The application was reviewed to ensure conformance with applicable Zoning regulations and the City's Guidelines.

The plans were received on 08/08/23 for review by Planning Staff. Based on the initial feedback from staff, the application cannot be deemed complete at this time. Please submit a revised set of plans incorporating the items requested below. Also, include a response letter listing each item below and describe the steps taken to address each item.

Reviewer Contact Information:

Reviewer Name	Reviewer Email
Shrupath Patel	shrupath.patel@cityofpaloalto.org
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Karl Schneider	Karl.Schneider@CityofPaloAlto.org
Catherine Mondkar	catherine.mondkar@cityofpaloalto.org

Corrections Table

Page Reference	Annotation Type	Reviewer : Department	Review Comments	Applicant Response Comments
Title Sheet	Note	David Chung : Building	2022 CBSC - revise	
Title Sheet	Note	David Chung : Building	Submit building code analysis to confirm floor area, # of stories, and height based on the construction type is adequate.	A1.0: ADDED MISSING INFO UNDER CODE REQUIREMENTS

Page Reference	Annotation Type	Reviewer : Department	Preview Comments	Applicant Comments
A1.2 Landscape Site Plan	Note	David Chung : Building	Trash enclosure is shown across PL. Clarify.	THERE IS AN EASEMENT FOR INGRESS & EGRESS AS WELL AS FOR UTILITIES. THE EXISTING TRASH ENCLOSURE IS LOCATED ON THIS EASEMENT.
A2.1 First Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.2 Second Floor Plan Area A	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.3 Second Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.4 Third Floor Plan Area A	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.5 Third Floor Plan Area B	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
A2.6 Basement Floor Plan	Callout	David Chung : Building	Show hatching on floor plan	ADDED HATCHING TO NEW EXTERIOR WALLS
Title Sheet	Note	Karl Schneider : Fire	Evaluate the building for Emergency Responder Radio Communication System. An ERRCS will be required if public safety radio signals are not meeting PAFD standard.	THIS IS THE 2ND PHASE OF THE REMODEL. CURRENTLY THE FIRST PHASE IS HAVING THE BUILDING EVALUATED FOR ERRCS.
Title Sheet	Note	Karl Schneider : Fire	Contact Karl Schneider w/ PAFD 669-234-0491 to schedule a site visit of the facility. Additional PAFD conditions may be applied after site visit.	THIS IS THE 2ND PHASE OF THE REMODEL. CURRENTLY THE FIRST PHASE IS HAVING THE BUILDING EVALUATED FOR ERRCS.
A1.3 Trash, Recycling, & Compost Waste Enclosure	Note	Karl Schneider : Fire	New covered trash enclosure will require fire sprinkler protection.	A1.4: ADDED NOTE UNDER LEGEND AND NOTES
Title Sheet	Note	Emily Kallas : Planning	As discussed after the Council Prescreening, please provide the following: • A brief report on the scopes differences and cost estimates of a 4th floor option. Jonathan recommended that you should keep the 4th floor stepped back from the residential side, even in a hypothetical. Please include what you mentioned at the meeting about new elevators, circulation space, mechanical/electrical, etc. as well as approximately how many units could fit into such a project, not including the 14 units presented in the current project. • A formal parking analysis of the current average occupancy, who is coming and going from the site, and where they park. We can assist with identifying a consultant to prepare this report if needed. Was Councilmember Lauing's comment accurate that there is no visitor parking in the underground garage? This project is an opportunity to reallocate the parking amongst residents, visitors, and employees to better meet current needs. This would be in coordination with a TDM (Transportation Demand Management) plan, as recommended by two of the Councilmembers. • The Council is interested in the affordability of the units. I haven't been given particular direction on what we would like studied, but it would make sense to start with some information on the current costs of services, and if WellQuest has any financial assistance	ADDED RESPONSE LETTER TO DOCUMENTS

Page Reference	Annotation Type	Reviewer : Department	Preview Comments	Applicant Comments
			options. Does Medicare assist with any of the costs? • The shadow study that was briefly presented should be included in the formal plan sets, though it is ok if you are not ready with that today. • Sometime after the 4th floor study has been prepared, and staff review of the 1st formal round is complete, I recommend you to host a Community Meeting to go over the project revisions with the neighbors. I have a couple different ways to moderate these types of meetings, and we can discuss those options further later.	A5.9-A5.15: ADDED SHADOW STUDY TO THE SET
Title Sheet	Note	Emily Kallas : Planning	Project Description Comments: Add a letterhead to the project description, clearly identifying it as written by the project applicant and/or property owner.	A1.0: ADDED 2ND LETTER HEAD UNDER PROJECT DATA (1ST IS ON THE TOP RIGHT OF THE SHEET)
Title Sheet	Note	Emily Kallas : Planning	When a formal parking study is submitted, the additional notes can be removed from the Existing Parking Conditions section	WE DO NOT BELIEVE WE NEED A FORMAL PARKING STUDY FOR THE HANDFUL OF UNITS WE ARE PROPOSING.
A2.2 Second Floor Plan Area A	Note	Emily Kallas : Planning	Dimension the individual units being added in more detail. Provide a larger scale floor plan of each typical units types.	A4.1, A4.2, & A4.3: ADDED ENLARGED UNIT PLANS
A2.7 Floor Area Block Diagrams - 1st FLR	Note	Emily Kallas : Planning	Show lot coverage calculations on the FAR block diagram as well.	A2.5: ADDED LOT COVERAGE TABLE
A4.7 Exterior Building Sections - Daylight Plane	Note	Emily Kallas : Planning	Due to the daylight plane protrusions, we are requiring a survey for this project.	SEE ATTACHED SITE SURVEY. WE ALSO ADDED THE SITE ELEVATIONS TO THE DAYLIGHT PLANE SECTIONS
A4.8 Exterior Building Tent Diagrams - Daylight Plane	Note	Emily Kallas : Planning	In addition to the included tent diagrams, provide another sheet that shows the full site.	3 & 6/A5.8: ADDED OVERALL VIEWS OF THE FULL SITE'S TENT DIAGRAMS
Title Sheet	Note	Shrupath Patel : Transportation	Provide type, design specifications, and picture of the proposed long-term bike parking. All bike racks must be user-friendly for all age groups. Vertical or double-stack bike storage is not allowed unless provided with a mechanism that doesn't require a user to lift the bike.	15 & 11/A1.4: ADDED ENLARGED PLAN & SPEC SHEET
Title Sheet	Note	Shrupath Patel : Transportation	Provide dimensions, and the type of the proposed short-term bike parking. Short-term bike parking must be located within 50 feet of the main entrance and easily visible. Inverted-U bike racks are city-preferred bike racks. Provide at least 36'' spacing between two bike racks.	20 & 13/A1.4: ADDED ENLARGED PLAN & SPEC SHEET
GB-2 Cal Green Notes	Note	Brad Hunt : Water Quality	Include the following note on the ARB plan set as well as the Building Permit plan set: Stormwater Best Management Practices (BMPs) associated with refuse management (including actions related to refuse pick-up and the enclosure itself) shall be followed to ensure pollution prevention and preventing potential discharges to the City's storm drain system. Stormwater BMPS include, but are not limited to, power washing the pavement on both the private property and in the right-of-way and sidewalk a minimum of once per year before the wet season begins on October 1st; utilizing a power washing contractor that is a Recognized Surface Cleaner by the Bay Area Stormwater Management Agencies Association (BASMAA); disposing of	GB-2: ADDED NOTE UNDER PALO ALTO WATER QUALITY

Page Reference	Annotation Type	Reviewer : Department	Review Comments	Applicant Comments
			wash water according to the Recognized Surface Cleaner certification requirements; and removing any potential trash build-up on a regular basis.	
A1.3 Trash, Recycling, & Compost Waste Enclosure	Note	Brad Hunt : Water Quality	PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent stormwater run-on and runoff from the area. Please check the grading is correct within and outside the enclosure.	1/A1.4: ADDED NOTES FOR MAX 2% SLOPE RUNIN(TO THE BACK OF THE TRASH ENCLOSURE. THERE IS A ROOF OVER THIS TRASH ENCLOSURE AND IT IS SURROUNDED ON 3 SIDES BY A BLOCK WALL. 1/A1.3: ADDED EXISTING SLOPE OF 2% IN THE BACK OF HOUSE AREA OUTSIDE OF THE TRASH ENCLOSURE.
A1.2 Landscape Site Plan	Note	Stephanie Lau : Zero Waste	The refuse hauler, GreenWaste of Palo Alto has concerns regarding to the access and service for the current proposed refuse enclosure location. Please provide the path of travel with the measurements for the egress, ingress, path of travel, and the turning radius (especially for the turn near the exit). The path-of-travel for the refuse trucks must have a 22’ wide driveway (ingress and egress), a 16’ tall overhead clearance along the full path, a 12’ wide impervious path-of-travel, and a minimum outer turning radius of 40’ and a minimum inner turning radius of 28.4’. Due to safety, the refuse trucks will not be able to back up out of the property, the refuse truck must be able to drive through the lot. The site has the following options: 1. Have an onsite refuse enclosure that will fulfill all the path of travel requirements above and ensure that the refuse containers can be serviced within 25 feet from the refuse enclosure. 2. Move the refuse enclosure within 25 feet from the curb. 3. Propose a staging area that is serviceable within 25 feet from the curb or within 25 feet at an onsite location that is serviceable by the refuse hauler. Please note, onsite personnel will be required to pullout the bins for service and quickly put the bins back into the refuse enclosure. The staging must be approved by the refuse hauler, and a sign indicating “no parking” during refuse service hours are required. Please add notes onto the plan set. 4. *Please note, pull-out charges would apply to service locations between 25’ to 125’ from the bin service location. The refuse hauler will not service refuse bin locations that are beyond 125’. Please contact Alex Cushing, alex.cushing@greenwaste.com from GreenWaste of Palo Alto to further discuss service location options.	A1.2: ADDED REFUSE HAULER PATH OF TRAVEL ON OUR SITE. IT REACHES WITHIN 25' OF THE REFUSE ENCLOSURE. PROVIDES TURNING RADIUS AND REQUIRED WIDTH. WHEN WE CONTACTED ALEX CUSHING AT GREEN WASTE HE SAID, "I confirmed with Eric that although the turn radius plans could potentially work, it leaves little to no room for flexibility or error especially if other vehicles are in the lot. Considering the parking lot plans remain unchanged from how they currently are, our drivers will still be unable to drive through the lot. Although it is not ideal, we can continue to pull in for service and reverse out onto El Camino Way"

The following conditions would be required as part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.

Conditions of Approval Table

Department	Conditions of Approval
Urban Forestry	Clarify the dashed tree circles changing from dark bold to light grey on sheet A1.1. Identify their symbol meaning in the site plan legend. Show outline of tree protection fencing in a boxed off dashed line for tree to be protected as specified in the consulting Arborist report. See general UF guidelines below: Urban Forestry Standard Conditions: The following conditions and/or standard Municipal Code requirements are provided for supplemental guidance, recommendation and/or best practices. Any applicable items shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc 1. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR and/or 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. If called for, project arborist approval must be obtained and documented in the monthly activity report sent to the City. When required, the Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11. 2. 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. 3. 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. 4. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival. Prior to any site work, contractor must call Derek Sproat at 650-496-6985 to schedule an inspection of any required protective fencing. The fencing shall contain required warning sign and remain in place until final inspection of the project. 5. 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.
Water Quality	The following conditions are required to be part of any Planning application approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT: Bay-friendly Guidelines (rescapeca.org) o Add this note to the building plans: 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. o Add this note to the building plans: Avoid compacting soil in areas that will be unpaved. Stormwater quality protection

Department	Conditions of Approval
	o Temporary and permanent waste, compost and recycling containers shall be covered to prohibit fly-away trash [illegible] enter the containers. o Drain downspouts to landscaping (outward from building as needed). o Drain HVAC fluids from roofs and other areas to landscaping. o Offsite downgrade storm drain inlets shall also be identified on this plan set and protected. If City staff removes protection from an inlet in the ROW during a rain event, the contractor shall replace the inlet protection by the end of the following business day.
Water Quality	PAMC 16.09.165(h) Storm Drain Labeling Storm drain inlets shall be clearly marked with the words "No dumping - Flows to [Creek]," or equivalent.
Water Quality	Add the Pollution Prevention - It's PArt of the Plan Guidelines found here: https://www.cityofpaloalto.org/files/assets/public/public-works/engineering-services/webpages/forms-and-permits/rwq_stormwater_plansheet_final_bw.pdf
Zero Waste	If the scope of work involves internal and external bins (compost, recycle, and landfill) and its related millwork, then on the overall site plan, please show where the bins will be placed and reference the cut sheets of the three bins (recycle, compost, and landfill) that will be used at each location. The recycle, compost, and landfill bin must be placed right next to each other. Please see requirements below. The following comments below are part of the Palo Alto Municipality Code. If your scope of work includes internal and external bins then cut-sheets for the color-coded internal and external containers, related color-coded millwork, and its colored signage must be included in the building plans prior to receiving approval from Zero Waste. Please see below for more details. As per Palo Alto Municipal Code 5.20.108 the site is required to have color-coded refuse containers, related color-coded millwork, and colored signage. The three refuse containers shall include recycle (blue container), compost (green container), and garbage (black container). Applicant shall present on the plan the locations and quantity of both (any) internal and external refuse containers, it's millwork, along with the signage. This requirement applies to any external or internal refuse containers located in common areas such as entrances, conference rooms, back of the house kitchen, café, dining area, etc. except for restrooms, copy area, and mother's room. Millwork to store the color-coded refuse containers must have a minimum of four inches in height worth of color-coding, wrapping around the full width of the millwork. Signage must be color coded with photos or illustrations of commonly discarded items. Restrooms must have a green compost container for paper towels and an optional black landfill container if applicable. Copy area must have either a recycle bin only or all three refuse receptacles (green compost, blue recycle, and black landfill container). Mother's room must minimally have a green compost container and black landfill container. Please refer to PAMC 5.20.108 and the Internal Container Guide. Examples of appropriate signage can be found in the Managing Zero Waste at Your Business Guide. Electronic copies of these signage can be found on the Zero Waste Palo Alto's website, https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2 and hard copies can be requested from the waste hauler, GreenWaste of Palo Alto, (650) 493-4894.
Zero Waste	Applicant to respond and confirm the following requirements below, please refer to the trash enclosure area guidelines for more information: General Checklist (Please refer to the Trash Enclosure Area Guidelines for more information): 1. Refuse enclosure must be covered. 2. Refuse enclosures and service area must be constructed at street level and in a location that is adequately accessible by the collection vehicle (vertical clearance, street width and turnaround space) or serviceable from the street, without obstructing street parking. 3. All drivable areas to be accessed by the solid waste vehicle must support 60,000 lbs. (30 tons) in weight. This includes areas where permeable pavement is used. 4. Carts and bins must be able to roll without obstacles or curbs to reach service areas "no jumping curbs." 5. Containers must be within 25 feet of service area or charges will apply. 6. All service area around the refuse enclosure must have a clearance height of 20' for bin service. 7. New enclosures should consider rubber bumpers and/or internal curbs/berms to reduce wear-and-tear on walls. 8. Service must be provided for garbage, recycling, compost, and Fats, Oil and Grease (FOG) bin for Food Service Establishments (FSEs). 9. Would the refuse enclosure install a hose bib and or include any utility equipment? If so, additional requirements will apply. 10. Mixed-use facilities must have two separate refuse enclosures for residential and commercial refuse. 11. Project plans must show the placement of all three refuse containers and the FOG bin (if applicable), for example, within the details of the refuse

Department	Conditions of Approval
	enclosures. Enclosure and access should be designed for equal access to all three waste streams – garbage, recycling, [illegible] and FOG bin (for FSEs). 12. Other applicable refuse equipment and containers such as compactors, balers, composting systems, and debris boxes should be stored inside a building or within a roofed enclosure, placed as far from abutting residences as is reasonably possible (PAMC 18.23.020) or at least 50 feet away from said premises (PAMC 18.23.060). 13. Enclosure must be constructed on a flat area with a grade of no more than 2%. 14. The path-of-travel must have a 22' wide driveway (ingress and egress), a 16' tall overhead clearance along the full path and a 12' wide impervious path-of-travel. 15. Identify the waste bin service area path-of-travel if different from location of waste enclosure. The path-of-travel must be unobstructed (bins be able to roll without obstacles or jumping curbs)

PALO ALTO COMMONS
Wellquest Living

PROJECT DATA

PROJECT ADDRESS
4075 El Camino Way,
Palo Alto, CA 94306

LEGAL DESCRIPTION
BOOK 132, PAGE 43, PARCEL 117, LOT A,
J. J. MORRIS R.E. CO. SUB. OF THE COGAN TRACT,
MAP BK. M PG. 3

ASSESSORS PARCEL NUMBER
132-43-177

ZONING
PC - Planned Community

SCOPE OF WORK
NEW ADDITIONS TO AN EXISTING ASSISTED LIVING AND MEMORY CARE FACILITY THAT HAD CONSISTED OF 121 UNITS. THE ADDITION WOULD INCLUDE 14 ADDITIONAL ASSISTED LIVING DWELLING UNITS. (5 STUDIOS & 9 1-BED RMS). ASSISTED LIVING CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY THAT NEED DAY TO DAY ASSISTANCE. MEMORY CARE CONSISTS OF RESIDENTIAL CARE FOR THE ELDERLY WITH MEMORY ISSUES. THE PROPOSED TOTAL OF UNITS WOULD BE 135 UNITS

SITE DATA

SITE AREA	110,642 SF
BUILDING FOOTPRINT	34,698 SF (PAC) + 17,102 SF (AVANT) 51,800 SF (TOTAL)
LOT COVERAGE (EXISTING)	53,849 SF (48.67%) with overhangs
LOT COVERAGE (PROPOSED)	54,178 SF (48.97%) with overhangs

YEAR FIRST OCCUPIED: 1988

PARKING
SPACES EXISITING TO REMAIN **57***
0.47 SPACES PER UNIT - EXISTING

SPACES REQUIRES:
NO RESIDENTIAL CARE FACILITY REQUIREMENT LISTED PER PAMC 18.52.040(C) TABLE 1 CONVALESCENT IS SIMILAR (OUR RESIDENTS ARE LONG TERM VS TEMPORARY BUT THE ALSO CAN'T DRIVE.)
1 SPACE PER 2.5 BEDS REQUIRED
135 BEDS / 2.5 =
54 SPACES REQUIRED

SPACES PROVIDED: **57* TOTAL - NO CHANGE**
2 ADA, 8 COMPACT, 45 STANDARD
0.42 SPACES PER UNIT - PROPOSED

EXISTING PARKING CONDITIONS:
STAFF NEED TO REQUEST A PARKING PASS TO BE ABLE TO PARK PASS THE PARKING GATE. RESIDENTS DO NOT OWN NOR CAN DRIVE CARS. THEIR FAMILIES PARK IN THE GUEST PARKING. WHEN SURVEYED DURING A WORK DAY, 32 SPACES WERE BEING USED OUT OF THE 55 TOTAL. 21 OUT OF 41 SPACES WERE FOR STAFF AND 11 OUT OF 14 SPACES FOR GUESTS.

PARKING SUMMARY (PAC)	Qty.
ADA	1
ADA VAN	1
C	8
P	45
	55

C - COMPACT PARKING
P - STANDARD PARKING

*AS PER PAMC 18.52.040(b)(8), ADA & ADA VAN SPACES SHALL COUNT AS AT LEAST 2 STANDARD PARKING SPACES FOR THE PURPOSES OF PARKING REQUIREMENTS.



PROJECT TEAM

OWNER
Wellquest Living
30299 Buck Tail Drive,
Canyon Lake, CA 92587
T: 951-757-2571
Charlene Kussner

ARCHITECT
Irwin Partners Architects
245 Fischer Avenue, Suite B2
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T: 714-556-5774
W: www.ipaoc.com
Greg Irwin

INTERIOR DESIGNER
Conley Design
7100 Northland Circle N, Unit 214
Minneapolis, MN 55428
T: 612-470-8602
Amy Juelich

PROJECT INFORMATION

UNIT MIX - PROPOSED

Unit Name	Unit Type	Qty	Area (SF)
Unit 2B-1	ASSISTED LIVING - 2 BED	2	733
(E) Unit B-1	ASSISTED LIVING - 1 BED	62	474
(E) Unit B-2	ASSISTED LIVING - 1 BED	12	469
(E) Unit B-3	ASSISTED LIVING - 1 BED	2	464
(E) Unit B-4	ASSISTED LIVING - 1 BED	1	441
(E) Unit B-5	ASSISTED LIVING - 1 BED	1	542
(E) Unit B-6	ASSISTED LIVING - 1 BED	1	637
(E) Unit B-H	ASSISTED LIVING - 1 BED	4	474
(E) Unit S-1	ASSISTED LIVING - STUDIO	22	377
(E) Unit S-3	ASSISTED LIVING - STUDIO	7	367
(E) Unit S-H	ASSISTED LIVING - STUDIO	7	378
(N) Unit B-1	ASSISTED LIVING - 1 BED	1	474
(N) Unit B-1 alt	ASSISTED LIVING - 1 BED	1	461
(N) Unit B-3	ASSISTED LIVING - 1 BED	2	464
(N) Unit B-3 alt	ASSISTED LIVING - 1 BED	1	459
(N) Unit B-4	ASSISTED LIVING - 1 BED	2	441
(N) Unit B-5	ASSISTED LIVING - 1 BED	2	542
(N) Unit S-1	ASSISTED LIVING - STUDIO	3	372
(N) Unit S-2	ASSISTED LIVING - STUDIO	2	400
		135	

EXISTING UNIT COUNT: 121
PROPOSED UNIT COUNT: 135 (14 NEW UNITS)

CODE REQUIREMENTS

CODE INFORMATION UTILIZED FOR PROJECT

THIS PROJECT IS PRIVATELY OWNED AND PRIVATELY FUNDED
NO CHANGE IN USE
EXISTING MEANS OF EGRESS TO REMAIN

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
CALIFORNIA GREEN BUILDING CODE (CALGreen) WITH LOCAL AMENDMENTS
PALO ALTO CODES AND ORDINANCES

BUILDING CONSTRUCTION

OCCUPANCY TYPES: R2.1, A2, A3, B; **NO CHANGE**
CONSTRUCTION TYPE: TYPE V-A above TYPE I-A (UNDERGROUND PARKING); **NO CHANGE**
SPRINKLERS: YES
ALLOWABLE BUILDING HEIGHT 50'
ACTUAL BUILDING HEIGHT - 32'-6"; **NO CHANGE**
ALLOWABLE BUILDING AREA (SINGLE OCCUPANCY, MULTI-STORY, NON-SEPARATED USE):
BASIC - 10,500 SF
INCREASES
MULTISTORY - YES
SPRINKLERS - YES
SEPARATION - NONE

31,500 SF per Floor
TOTAL = 63,000 SF

PALO ALTO COMMONS (EXISTING):

BUILDING AREA (EXISTING)

---	Area (SF)
Building A	
First Floor	20,852
Second Floor	17,468
Third Floor	11,482
	49,802 sq ft
Building B	
First Floor	12,471
Second Floor	11,643
Third Floor	9,845
	33,959 sq ft
	83,761 sq ft

THE AVANT (EXISTING):
BUILDING AREA: 47,500 SF

FAR CALCULATION (EXISTING)

TOTAL BUILDING AREA: 131,261 SF
SITE AREA: 110,642 SF

FAR: **1.19**

PALO ALTO COMMONS (PROPOSED):

BUILDING AREA (PROPOSED)

---	Area (SF)
Building A	
First Floor	21,142
Second Floor	18,679
Third Floor	12,415
	52,236 sq ft
Building B	
First Floor	12,471
Second Floor	12,471
Third Floor	12,471
	37,413 sq ft
	89,649 sq ft

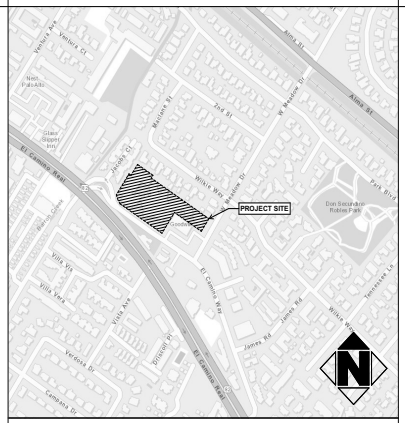
THE AVANT (NO CHANGE; NOT IN SCOPE):
BUILDING AREA: 47,500 SF

FAR CALCULATION (PROPOSED)

TOTAL BUILDING AREA: 137,149 SF
SITE AREA: 110,642 SF

FAR: **1.24**

VICINITY MAP



DEFERRED SUBMITTALS

SUBJECT TO REVIEW AND APPROVAL OF FIRE AUTHORITY:
FIRE SPRINKLERS NFPA 13 REQUIREMENTS
FIRE ALARM SYSTEMS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL BY THE GENERAL CONTRACTOR OR HIS SUB CONTRACTOR IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

SHEET INDEX

TITLE

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GB-1	Cal Greens Notes
GB-2	Cal Greens Notes

ARCHITECTURAL

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A1.2	Landscape Site Plan
A1.3	Trash, Recycling, & Compost Waste Enclosure
A2.1	First Floor Plan Area B
A2.2	Second Floor Plan Area A
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A2.6	Basement Floor Plan
A2.7	Floor Area Block Diagrams - 1st FLR
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A2.9	Floor Area Block Diagrams - 3rd FLR
A3.1	Roof Plan
A4.1	Exterior Building Elevations - North
A4.2	Exterior Building Elevations - South
A4.3	Exterior Building Elevations - East
A4.4	Exterior Building Elevations - West
A4.5	Exterior Building Elevations - N/E Courtyard
A4.6	Exterior Building Elevations - S/W Courtyard
A4.7	Exterior Building Sections - Daylight Plane
A4.8	Exterior Building Tent Diagrams - Daylight Plane

RECEIVED, REVIEWED & REVISION STAMPS

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PALO ALTO COMMONS
Wellquest Living
4075 El Camino Way, Palo Alto, CA 94306

LICENSED ARCHITECT
MELISA PENG
No. C 28339
10/31/2023
STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YL, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION
Title Sheet

DRAWING NUMBER
A1.0

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Division 4.1 – PLANNING AND DESIGN

SECTION A4.103
SITE SELECTION

A4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:
1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated Brownfield site is selected.

A4.103.2 Community connectivity. Facilitate community connectivity by one of the following methods:
1. Locate project within a 1/4-mile true walking distance of at least four basic services, readily accessible by pedestrians.
2. Locate project within a 1/2-mile true walking distance of at least seven basic services, readily accessible by pedestrians.
3. Other methods increasing access to additional resources.

Note: Examples of services include, but are not limited to, bank, place of worship, convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant, school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

Site located walking distance from, Day care: 0.06 miles, Resturant: 0.08 Miles, School: 0.11 Miles, Place of Worship: 0.16 Miles

SECTION 4.106
SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 Storm water drainage and retention during construction.
Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.
(Website:https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

A4.106.2.3 Topsoil protection. Topsoil shall be protected or saved for reuse as specified in this section.
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from ero-sion.

Note: Protection from erosion includes covering with tarps, straw, mulch, chipped wood, vegetative cover or other means acceptable to the enforcing agency to protect the topsoil for later use.

A4.106.3 Landscape design. Postconstruction landscape designs shall accomplish one or more of the following:
1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns.
2. Utilize at least 75 percent native California or drought tolerant plant and tree species appropriate for the climate zone region.

A4.106.4 Water permeable surfaces. Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following.

Tier 1. Not less than 20 percent of the total parking, walking or patio surfaces shall be permeable.

Exceptions:
1. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface.
2. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.

Division 4.3 - WATER EFFICIENCY AND CONSERVATION

SECTION 4.303
INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

A4.303.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code.*

A4.303.5 Hot water recirculation systems. One- and two-family dwellings shall be equipped with a demand hot water recirculation system, as defined in Chapter 2. The demand hot water recirculation system shall be installed in accordance with the California Plumbing Code, California Energy Code and the manufacturer's installation instructions.

SECTION 4.305
WATER REUSE SYSTEMS

4.305.1 Recycled water supply systems. Newly constructed residential developments, where disinfected tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water supply systems installed, allowing the use of recycled water for residential landscape irrigation systems. See Chapter 15 of the California Plumbing Code.

Division 4.4 – MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

16.14.240 Section A4.403.2 Reduction in cement use.
Section A4.403.2 of Appendix A4 of the California Green Building Standards Code is adopted as a Mandatory measure for all Tier 1 and Tier 2 projects and is amended to read:

A4.403.2 Low Carbon Concrete Requirements.
A4.403.2.1 Purpose. The purpose of this chapter is to provide practical standards and requirements for the composition of concrete, as defined herein, that maintains adequate strength and durability for the intended application and at the same time reduces greenhouse gas emissions associated with concrete composition. This code includes pathways for compliance with either reduced cement levels or lower-emission supplementary cementitious materials.

A4.403.2.2 Definitions. For the application of this section the following definitions shall apply:

Concrete. Concrete is any approved combination of mineral aggregates bound together into a hardened conglomerate in accordance with the requirements of this code.

Environmental product declaration (EPD). EPDs present quantified environmental information on the life cycle of a product to enable comparisons between products fulfilling the same function. EPDs must conform to ISO 14025, and EN 15804 or ISO 21930, and have at least a "cradle to gate" scope (which covers product life cycle from resource extraction to the factory). Upfront embodied carbon (embodied carbon). The greenhouse gasses emitted in material extraction, transportation and manufacturing of a material corresponding to life cycle stages A1 (extraction and upstream production), A2 (transportation), and A3 (manufacturing). Definition is as noted in ISO 21930 and as defined in the Product Category Rule for Concrete by NSF dated February 22nd, 2019. https://www.nsf.org/ newsroom_pdf/concrete_pcr_2019.pdf

A4.403.2.3. Compliance. Compliance with the requirements of this chapter shall be demonstrated through any of the compliance options in Sections 4.403.2.3.2 through 4.403.2.3.5:
Table A4.403.2.3 Cement and Embodied Carbon Limit Pathways

A4.403.2.3.1 Allowable Increases.
(1) Cement and Embodied Carbon Limit Allowances. Cement or Embodied Carbon limits shown in Table A4.403.2.3 can be increased by 30% for concretes demonstrated to the Building Official as requiring high early strength. Such concretes could include, but are not limited to, precast, prestressed concrete; beams and slabs above grade; and shotcrete
(2) Approved Cements. The maximum cement content may be increased proportionately above the tabulated value when using an approved cement, or blended cement, demonstrated by approved EPD to have a plant-specific EPD lower than 1040 kg CO2e/metric ton. The increase in allowable cement content would be (1040/plant=specific EPD) %.

A4.403.2.3.2 Cement Limit Method - Mix. Cement content of a concrete mix using this method shall not exceed the value shown in the Table A4.403.2.3. Use of this method is limited to concrete with specified compressive strength not exceeding 5,000 psi.

A4.403.2.3.3 Cement Limit Method - Project. Total cement content shall be based on total cement usage of all concrete mix designs within the same project. Total cement content for a project shall not exceed the value calculated according to Equation A4.403.2.3.3.

Equation A4.403.2.3.3:

$Cem_{proj} < Cem_{allowed}$

where

$Cem_{proj} = Cem_n \, v_n$ and $Cem_{allowed} = Cem_{lim} \, v_n$

and

n = the total number of *concrete* mixtures for the project

Cem_n = the cement content for $mixture_n$, kg/m^3 or lb/yd^3

Cem_{lim} = the maximum cement content for $mixture_n$ per Table A4.403.2.3, kg/m^3 or lb/yd^3

v_n = the volume of $mixture_n$ *concrete* to be placed, yd^3 or m^3

Applicant can use yd^3 or m^3 for calculation, but must keep same units throughout

A4.403.2.3.4. Embodied Carbon Method - Mix. Embodied carbon of a concrete mix, based on an approved environmental product declaration (EPD), shall not exceed the value given in Table A4.403.2.3.

A4.403.2.3.5. Embodied Carbon Method - Project. Total embodied carbon (EC proj) of all concrete mix designs within the same project shall not exceed the project limit (EC allowed) determined using Table A4.403.2.3 and Equation A4.403.2.3.5.

Equation A4.403.2.3.5:

$EC_{proj} < EC_{allowed}$

where

$EC_{proj} = EC_n \, v_n$ and $EC_{allowed} = EC_{lim} \, v_n$

and

n = the total number of *concrete* mixtures for the project

EC_n = the embodied carbon potential for mixture n per mixture EPD, kg/m^3

EC_{lim} = the embodied carbon potential limit for mixture n per Table A4.403.2.3, kg/m^3

v_n = the volume of $mixture_n$ *concrete* to be placed, yd^3 or m^3

Applicant can use yd^3 or m^3 for calculation, but must keep same units throughout.

A4.403.2.3.6. Enforcement. As a condition prior to the issuance of every building permit involving placement of concrete, the permit applicant shall be required to submit a completed low-carbon concrete compliance form that shall be provided by and reviewed for compliance by the building department prior to issuing the permit. As a condition of such building permits, and prior to approving construction inspections following placement of concrete, the permit applicant shall be required to submit batch certificates and/or EPDs provided by the concrete provider that demonstrate compliance with the low-carbon concrete compliance form on file with the building permit. The batch certificates and/or EPDs shall be reviewed for compliance by the building department prior to approving any further inspections. When deviations from compliance with this section occur, the chief building official or his designee is authorized to require evidence of equivalent carbon reductions from the portion. of remaining construction of the project to demonstrate alternative compliance with the intent of this chapter. For projects involving placement of concrete by, or on behalf of, a public works, parks, or similar department the director of such department, or his/her assignee, shall maintain accurate records of the total volume (in cubic yards) of all concrete placed, as well as the total compliant volume (in cubic yards) of all concrete placed, and shall report this data annually to the governing body in a form expressing an annual compliance percentage derived from the quotient of total compliant concrete volume placed divided by total concrete volume placed.

A4.403.2.3.7. Exemptions.
(a) Hardship or infeasibility exemption. If an applicant for a project subject to this chapter believes that circumstances exist that make it a hardship or infeasible to meet the requirements of this chapter, the applicant may request an exemption as set forth below. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. The applicant shall identify in writing the specific requirements of the standards for compliance that the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. Circumstances that constitute hardship or infeasibility may include, but are not limited to the following:
(1) There is a lack of commercially available material necessary to comply with this chapter;
(2) The cost of achieving compliance is disproportionate to the overall cost of the project;
(3) Compliance with certain requirements would impair the historic integrity of buildings listed on a local, state or federal list or register of historic structures as regulated by the California Historic Building Code (Title 24, Part 8).

(b) Granting of exemption. If the chief building official determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the California Building Standards Code, the chief building official shall determine the maximum feasible threshold of compliance reasonably achievable for the project. In making this determination, the chief building official shall consider whether alternate, practical means of achieving the objectives of this chapter can be satisfied. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the chief building official.

(c) Denial of exception. If the chief building official determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

A4.403.2 Reduction in cement use. As allowed by the enforcing agency, cement used in foundation mix design shall be reduced as follows:

Tier 1. Not less than a 20 percent reduction in cement use.

Note: Products commonly used to replace cement in concrete mix designs include, but are not limited to:
1. Fly ash.
2. Slag.
3. Silica fume.
4. Rice hull ash.

A4.404.3 Building systems. Use premanufactured building systems to eliminate solid sawn lumber whenever possible. One or more of the following premanufactured building systems is used:
1. Composite floor joist or premanufactured floor framing system.
2. Composite roof rafters or premanufactured roof framing system.
3. Panelized (SIPS, ICF or similar) framing systems.
4. Other methods approved by the enforcing agency.

A4.405.3.1 Recycled content. Use materials, equivalent in performance to virgin materials with a total (combined) recycled content value (RCV) of:

Tier 1. The RCV shall not be less than 10 percent of the total material cost of the project.
Required Total RCV (dollars) = Total Material Cost (dollars) × 10 percent (Equation A4. 4-1)

For the purposes of this section, materials used as components of the structural frame shall not be used to calculate recycled content. The structural frame includes the load bearing structural elements, such as wall studs, plates, sills, columns, beams, girders, joists, rafters and trusses.

Notes:
1. Sample forms which allow user input and automatic calculation are located at http://www.hcd.ca.gov/building-standards/calgreen/cal-green-forms.html and may be used to simplify documenting compliance with this section and for calculating recycled content value of materials or assembly products.
2. Sources and recycled content of some recycled materials can be obtained from CalRecycle if not provided by the manufacturer.

A4.405.3.1.1 Total material cost. Total material cost is the total estimated or actual cost of materials and assembly products used in the project. The required total recycled content value for the project (in dollars) shall be determined by Equation A4.4-1 or Equation A4.4-2. Total material cost shall be calculated by using one of the methods specified below:

1. **Simplified method.** To obtain the total cost of the project, multiply the square footage of the residential structure by the square foot valuation established pursuant to the ICC Building Valuation Data (BVD) or other valuation data approved and/or established by the enforcing agency. The total material cost is 45 percent of the total cost of the project. Use Equations A4.4-3A or A4.4-3B to determine total material costs using the simplified method.

Total material costs =
Project square footage × square foot valuation × 45 percent **(Equation A4.4-3A)**

Total estimated or actual cost of project × 45 percent **(Equation A4.4-3B)**

2. **Detailed method.** To obtain the total cost of the project, add the estimated and/or actual costs of materials used for the project, including the structure (steel, concrete, wood or masonry); the enclosure (roof, windows, doors and exterior walls); the interior walls, ceilings and finishes (gypsum board, ceiling tiles, etc.). The total estimated and/or actual costs shall not include fees, labor and installation costs, overhead, appliances, equipment, furniture or furnishings.

A4.405.3.1.2 Determination of total recycled content value (RCV). Total RCV may be determined either by dollars or percentage as noted below.
1. Total recycled content value for the project (in dollars). This is the sum of the recycled content value of the materials and/or assemblies consid-ered and shall be determined by Equation A4.4-4.
The result of this calculation may be directly compared to Equations A4.4-1 and A4.4-2 to determine compliance with Tier 1 or Tier 2 prerequisites.

Total Recycled Content Value (dollars) = (RCVM + RCVA) **(Equation A4.4-4)**

2. Total recycled content value for the project (by percentage). This is expressed as a percent-age of the total material cost and shall be determined by Equation A4.4-4 and Equation A4.4-5.
The result of this calculation may be directly compared for compliance with Tier 1 (10 percent) or Tier 2 (15 percent) prerequisites.

Total Recycled Content Value (percent) =
[Total Recycled Content Value (dollars) ÷
Total Material Cost (dollars)] × 100 **(Equation A4.4-5)**

A4.405.3.1.3 Determination of recycled content value of materials (RCVM). The recycled content value of each material (RCVM) is calculated by multiplying the cost of material, as defined by the recycled content. See Equations A4.4-6 and A4.4-7.

RCVM (dollars) = Material cost (dollars) × RC_M (percent) **(Equation A4.4-6)**

RCM (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage **(Equation A4.4-7)**

Notes:
1. If the postconsumer and preconsumer recycled content is provided in pounds, Equation A4.4-7 may be used, but the final result (in pounds) must be multiplied by 100 to show RCM as a percentage.
2. If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and post-consumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.4 Determination of recycled content value of assemblies - (RCVA). Recycled content value of assemblies is calculated by multiplying the total cost of the assembly by the total recycled content of the assembly (RCA), and shall be determined by Equation A4.4-8.

RCVA (dollars) = Assembly cost (dollars) × Total RCA (percent) **(Equation A4.4-8)**

If not provided by the manufacturer, Total RCA (percent) is the sum (Σ) of the Proportional Recycled Content (PRCM) of each material in the assembly. RCA shall be determined by Equation A4.4-9.

RCA = Σ PRC_M **(Equation A4.4-9)**

PRCM of each material may be calculated by one of two methods using the following formulas:

Method 1: Recycled content (postconsumer and preconsumer) of each material provided in percentages

PRC_M (percent) = Weight of material (percent) × RC_M (percent) **(Equation A4.4-10)**

Weight of material (percent) =
[Weight of material (lbs) ÷
Weight of assembly (lbs)] × 100 **(Equation A4.4-11)**

RC_M (percent) = Postconsumer content percentage + (1/2) Preconsumer content percentage **(See Equation A4.4-7)**

Method 2: Recycled content (postconsumer and preconsumer) provided in pounds

PRC_M (percent) = [RC_M (lbs) ÷
Weight of material (lbs)] × 100 **(Equation A4.4-12)**

RC_M (lbs) = Postconsumer content (lbs) +
(1/2) Preconsumer content (lbs) **(Equation A4.4-13)**

Note: If the manufacturer reports total recycled content of a material as one percentage in lieu of separately reporting preconsumer and postconsumer values, the total shall be considered preconsumer recycled material.

A4.405.3.1.5 Alternate method for concrete. When Supplementary Cementitious Materials (SCMs), such as fly ash or ground blast furnace slag cement, are used in concrete, an alternate method of calculating and reporting recycled content in concrete products shall be permitted. When determining the recycled content value, the percent recycled content shall be multiplied by the cost of the cementitious materials only, not the total cost of the concrete.

SECTION 4.406
ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

A4.407.4 Material protection. Protect building materials delivered to the construction site from rain and other sources

SECTION 4.408
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

PAMC 16.14.250 Section A4.408.1 Enhanced construction waste reduction. Section A4.408.1 of Appendix A4 of the California Green Building Standards Code is adopted as a mandatory measure and is amended to read:

A4.408.1 Enhanced Construction Waste Reduction. Nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage in compliance with the following:
Projects with a given valuation of $25,000 or more must have at least an 80-percent reduction. Any mixed recyclables that are sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency.

Exceptions:
1. Residential stand-alone mechanical, electrical or plumbing permits.
2. Commercial stand-alone mechanical, electrical or plumbing permits.

A4.408.1.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with all construction and demolition waste reduction requirements.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-stan-dards/calgreen/calgreen-form.shtml may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

SECTION 4.410
BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

Division 4.5 – ENVIRONMENTAL QUALITY

SECTION 4.504
POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

A4.504.1 Compliance with formaldehyde limits. Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.

Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits.

A4.504.2 Resilient flooring systems. Resilient flooring systems installed in the building shall meet the percentages specified in this section and meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

Tier 1. At least 90 percent of the total area of resilient flooring installed shall comply.

Note: Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Non-flat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification.
2. Field verification of on-site product containers.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS 2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 6363S, and Canadian CSA O121, CSA O151, CSA O153 and CSA O325 standards.
5. Other methods acceptable to the enforcing agency.

SECTION 4.505
INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
1. A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

SECTION 4.506
INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/ shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

SECTION 4.507
ENVIRONMENTAL COMFORT

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (*Residential Load Calculation)*, ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 *(Residential Duct Systems)*, ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods.

Exception: Use of alternate design temperat
ensure the systems function are acceptable.

16.14.110 Section 4.509 Water heater replace
Section 4.509 of Chapter 4 of the California Gree
Standards Code is added to read:

4.509 Water heater replacement. For existing residential building remodels or additions where the gas water heater is replaced or new water heater is added, the new water heater shall be a heat pump water heater (HPWH).

Item 3
Attachment C - Applicants Letter

Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

…COATINGS[2,3]
…g,
…unds

	VOC LIMIT
	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
SPECIALTY COATINGS	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E1333. For additional information, see *California Code of Regulations,* Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of $^5/_{16}$ inch (8 mm).

Table A4.403.2.3 Cement and Embodied Carbon Limit Pathways

	Cement limits for use with any compliance method A4.403.2.3.2 to A4.403.2.3.5	Embodied Carbon limits for use with any compliance method A4.403.2.3.2 to A4.403.2.3.5
Minimum specified compressive strength f'c, psi (1)	Maximum ordinary Portland cement content, lbs/yd^3 (2)	Maximum embodied carbon kg CO_2e/m^3, per EPD
up to 2500	362	260
3000	410	289
4000	456	313
5000	503	338
6000	531	356
7000	594	394
7001 and higher	657	433
up to 3000 light weight	512	578
4000 light weight	571	626
5000 light weight	629	675

Notes
(1) For concrete strengths between the stated values, use linear interpretation to determine cement and/or embodied carbon limits.
(2) Portland cement of any type per ASTM C150.

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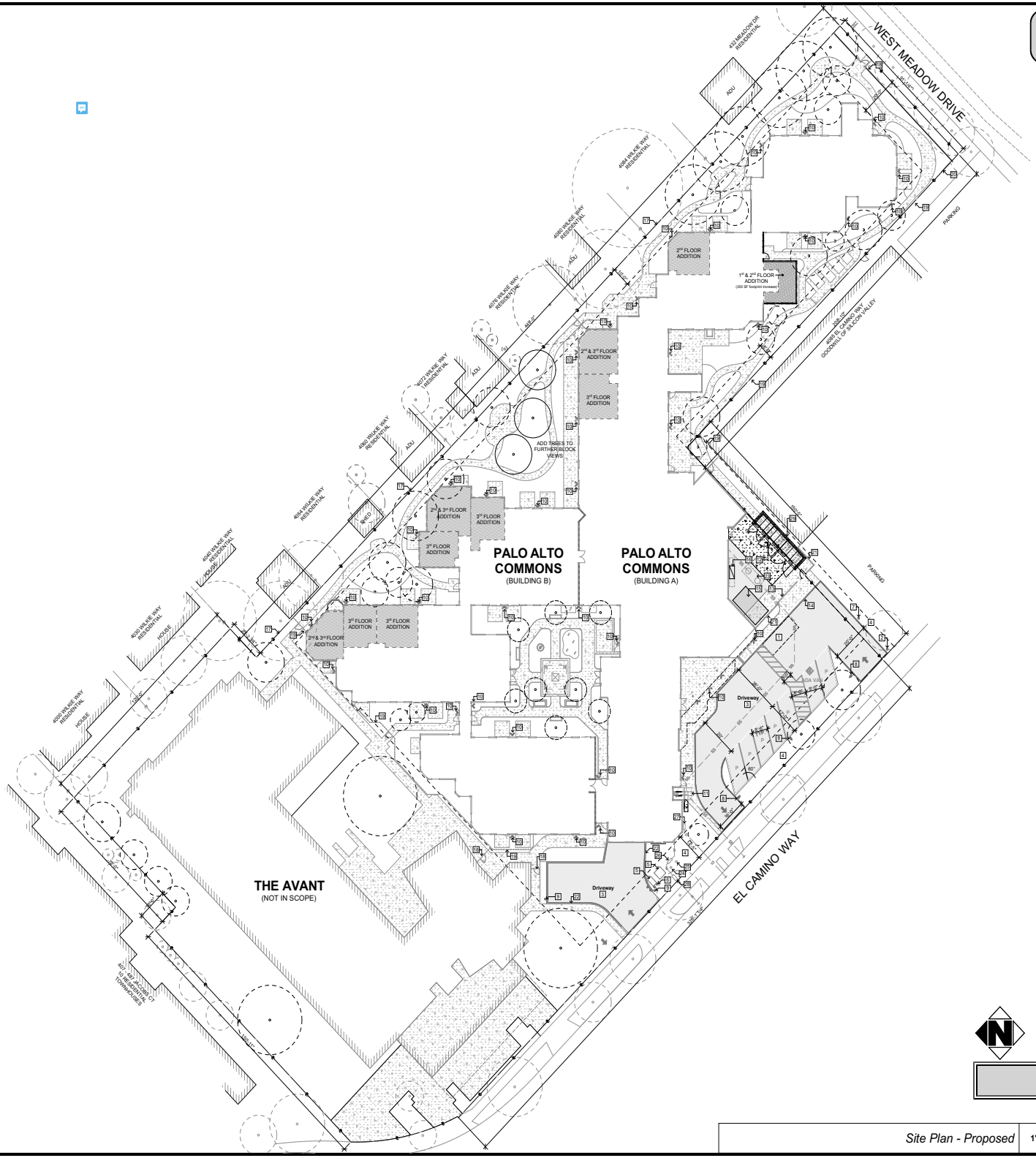
LICENSED ARCHITECT
MELISA PENCE
No. C 29539
REN:05/31/23
STATE OF CALIFORNIA

PROJECT:	21003
DRAWN BY:	YI, RA, & DB
CHECKED BY:	TB & MP
DATE OF ISSUE:	10/27/2022

DRAWING DESCRIPTION
Cal Greens Notes

DRAWING NUMBER
GB-2

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PROPERTY LINE
SETBACKS
CONCRETE PAVING
SITE CONCRETE
XX KEYNOTE NUMBER
FENCE. SEE KEYNOTES
SS (E) SANITARY SEWER V.I.F. EXACT LOCATION
(E) WATER LINE V.I.F. EXACT LOCATION
G (E) GAS LINE V.I.F. EXACT LOCATION

SITE PLAN KEYNOTES

1. (E) PASSENGER LOADING ZONE
2. (E) DISABLED TOW-AWAY SIGN
3. (E) DRIVEWAY (BACK-UP AREA)
4. (E) LANDSCAPE AREA
5. (E) ELECTRICAL TRANSFORMER
6. (E) STEEL BOLLARDS, TYP.
7. (E) FIRE LANE WARNING SIGN
8. (E) LIGHT POST
9. (E) LIGHT BOLLARD
10. (E) WALL LIGHT
11. (N) BIKE PARKING - 4 SHORT TERM 2' X 6' WITH A 4' AISLE
12. (N) WALL LIGHT
13. (E) ROLLING GATE
14. (E) ZERO CURB
15. (E) STORAGE SHED
16. (N) STAFF LONG TERM BIKE LOCKER FOR 2 BIKES
17. (E) WOOD FENCE - 5' SOLID WITH 1' LATTICE ON TOP
18. (E) METAL FENCE - 6' WROUGHT IRON WITH SOLID PANEL
19. (E) WOOD FENCE - 6' SOLID
20. (E) METAL FENCE - 5' WROUGHT IRON WITH SOLID PANEL
21. (E) WOOD FENCE - 4' SIDING WITH 2' WROUGHT IRON ON TOP
22. (E) MASONRY WALL - 3' SOLID
23. (E) GREASE TRAP
24. (E) P/V
25. (E) FDC
26. (E) BACKFLOW PREVENTER
27. (E) GAS METER
28. (E) WATER METER
29. (N) TRASH, RECYCLING, & COMPOST WASTE ENCLOSURE SEE **1/A1.3**

Site Plan - Proposed | 1" = 20' | 1 A1.1

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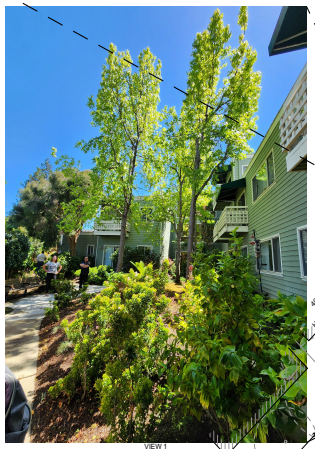
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Architectural Site Plan

DRAWING NUMBER
A1.1

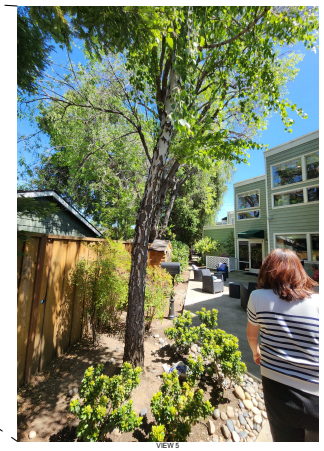
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VIEW 2


VIEW 3


VIEW 1


VIEW 6


VIEW 5


VIEW 4

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MEHRAN PEYVAN
No. C 28339
10/31/23
STATE OF CALIFORNIA

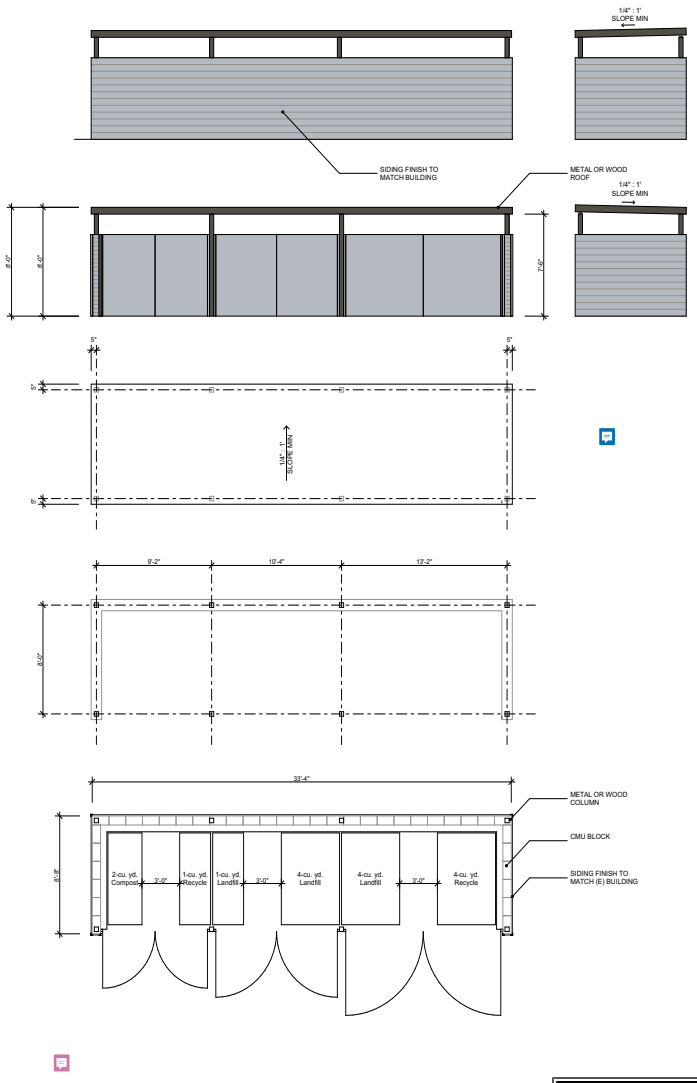
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DRAWING DESCRIPTION
Landscape Site Plan

DRAWING NUMBER
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Site Plan - Landscape | 1" = 20' | 1 A1.2



Trash, Recycling, & Compost Waste Enclosure Plan | 1/4" = 1'-0" | 1 A1.3

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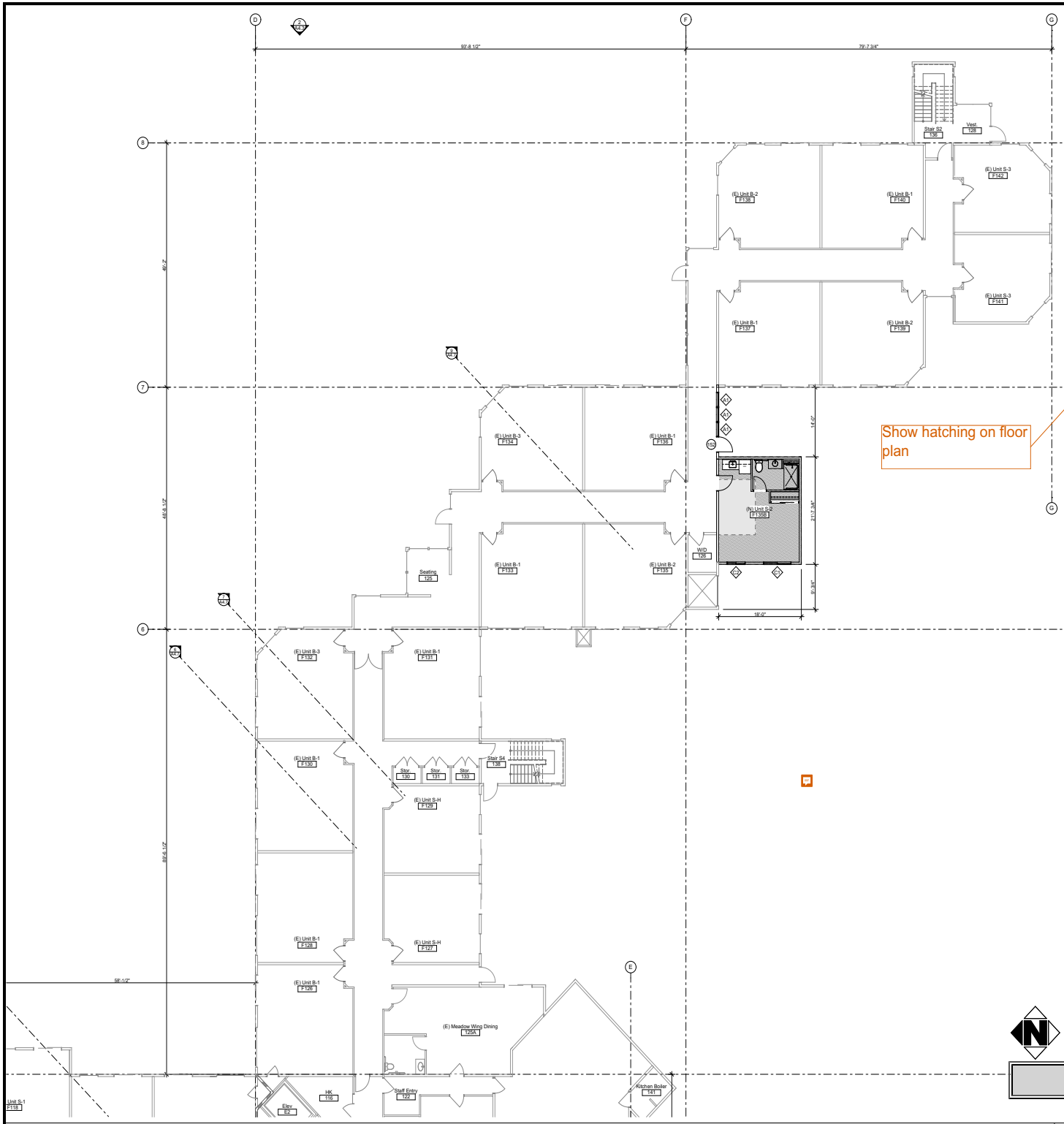
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MEHRAN PEYRAU
No. C 28339
EXP. 08/31/2024
STATE OF CALIFORNIA

PROJECT: 21003
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DRAWING DESCRIPTION
Trash, Recycling, & Compost Waste Enclosure

DRAWING NUMBER
A1.3

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A ELEVATION LETTER
XX1 ROOM NAME
XXX ROOM NUMBER
X'X'X WALL/FLOOR/BASE
X/A-XX ELEVATION NO./SHEET NO.

XXX ROOM NAME
XXX ROOM NUMBER
X/A-XX ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

FLOOR PLAN LEGEND

- 000 NEW DOOR AND FRAME - SEE DOOR SCHEDULE
- 0 NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
- XX KEYNOTE NUMBER
- AREA OF WORK (SHADED)
- AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:
- EXISTING WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING SMOKE BARRIER WALL TO REMAIN

NEW:

EXTERIOR WALLS
- EXTERIOR WALL, **1/A4.1**

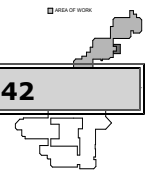
INTERIOR WALLS
- 1 HR CORRIDOR WALL, **8/A4.1**
- INTERIOR WALL, **7/A4.1, 2/A4.1**
- INTERIOR PLUMBING WALL, **7/A4.1, 8/A4.1, 4/A4.1**

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN



First Floor Plan - Area B 1/8" = 1'-0" 1 A2.1

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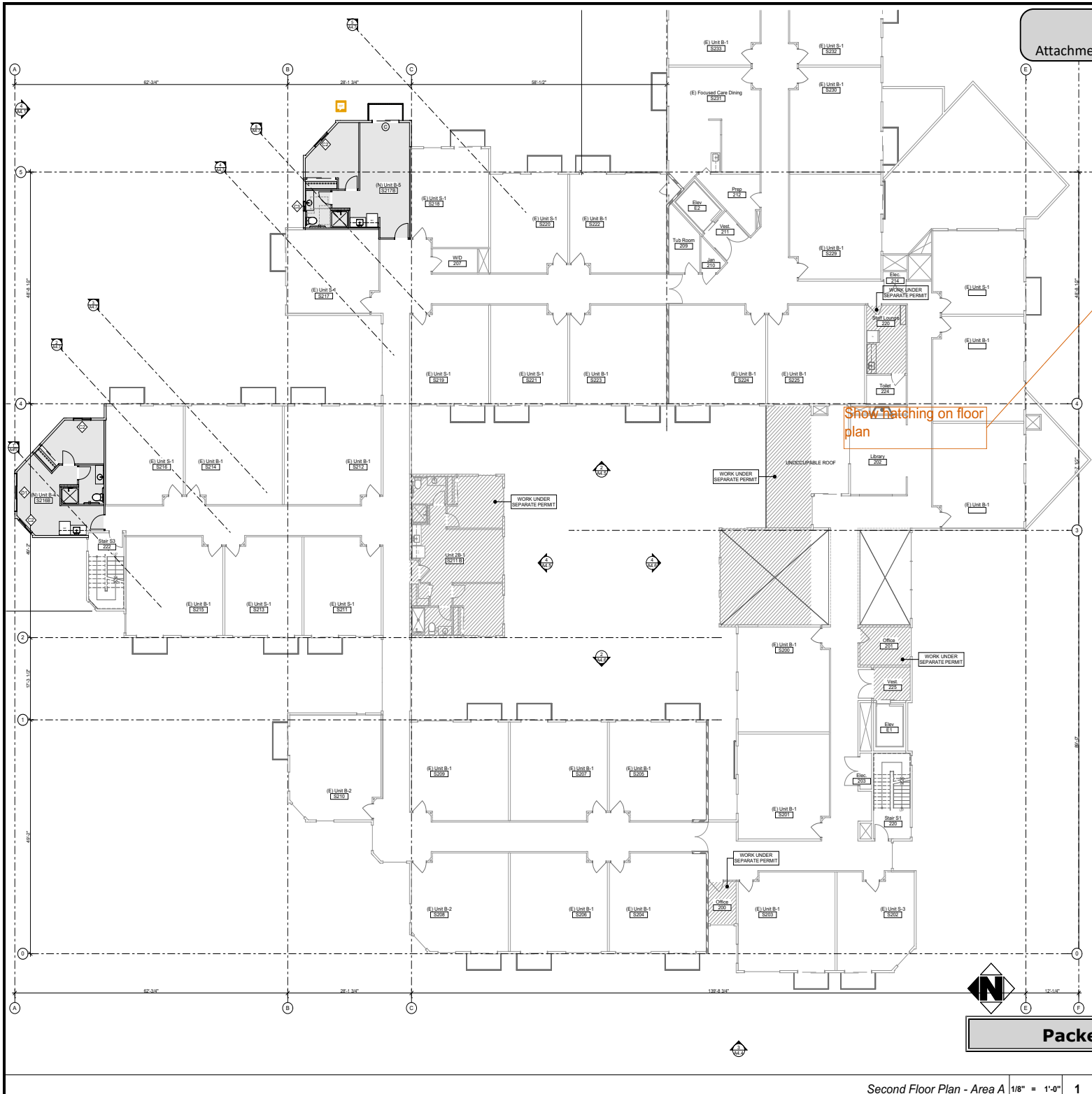
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First Floor Plan Area B

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Item 3

Attachment C - Applicants Letter

A — ELEVATION LETTER
XX — ROOM NAME
XXX — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.

XXX — ROOM NUMBER
XXX — ENLARGED PLAN NO.
X/A-XX — /SHEET NO.
OR FINISH CODE

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- EXISTING SMOKE BARRIER WALL TO REMAIN

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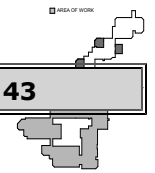
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- INTERIOR WALL, **7/A4.1, 2/A4.1**
- INTERIOR PLUMBING WALL, **7/A4.1, 8/A4.1, 4/A4.1**

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FLOOR PLAN KEYNOTES

KEY PLAN



Packet Pg. 43

Second Floor Plan - Area A | 1/8" = 1'-0" | 1 A2.2

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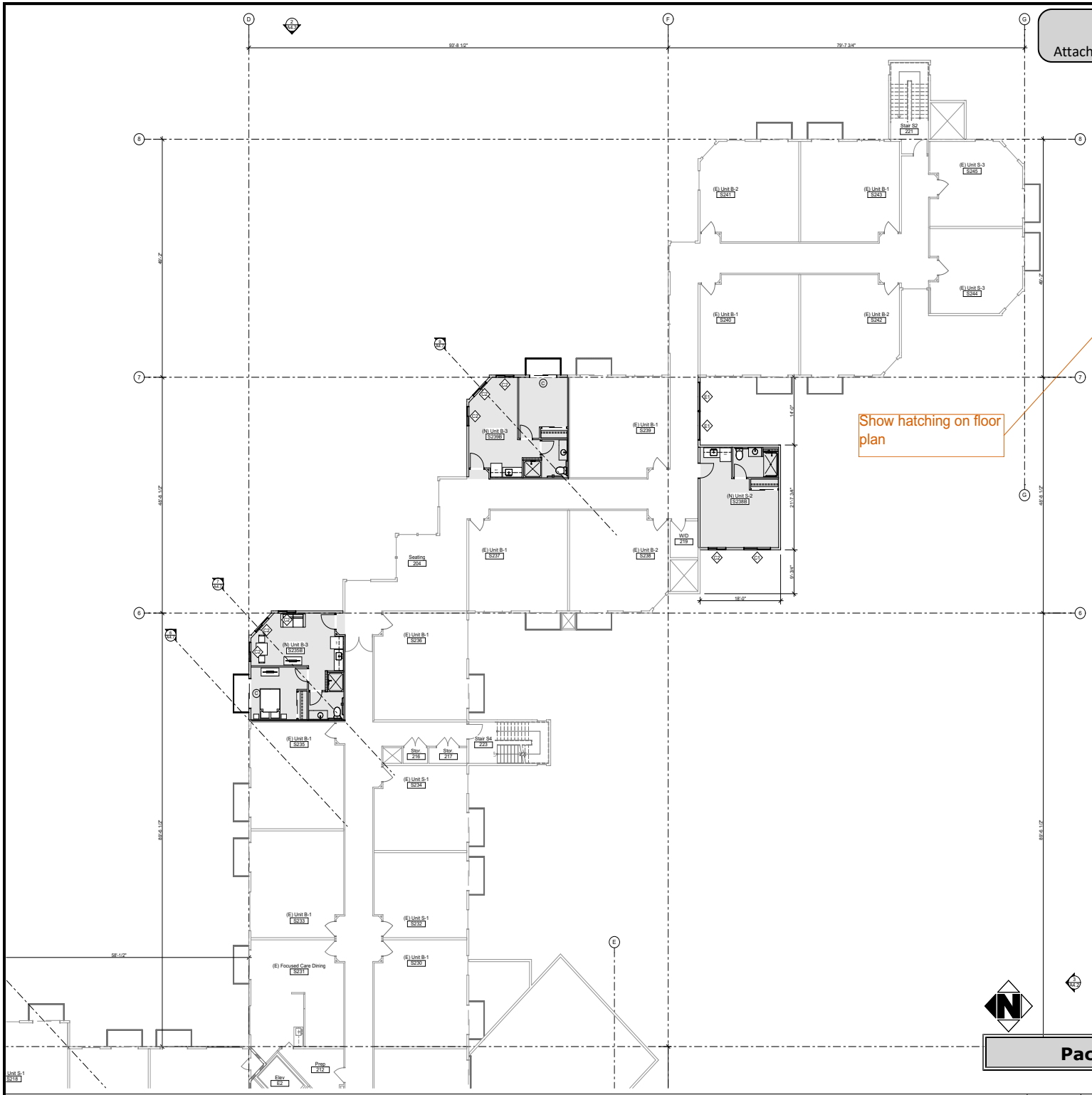
LICENSED ARCHITECT — MELISA PENG — No. C 28339 — EXP. 08/31/2023 — STATE OF CALIFORNIA

PROJECT: 21003
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CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION
Second Floor Plan Area A

DRAWING NUMBER
A2.2

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Item 3

Attachment C - Applicants Letter

A — ELEVATION LETTER
XX — ROOM NAME
XXX — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
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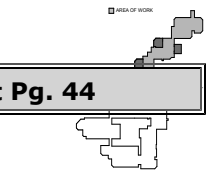
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FLOOR PLAN KEYNOTES

KEY PLAN



Second Floor Plan - Area B | 1/8" = 1'-0" | 1 A2.3

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LICENSED ARCHITECT MELISSA PENG No. C 28339 RENEWAL 08/31/2023 STATE OF CALIFORNIA

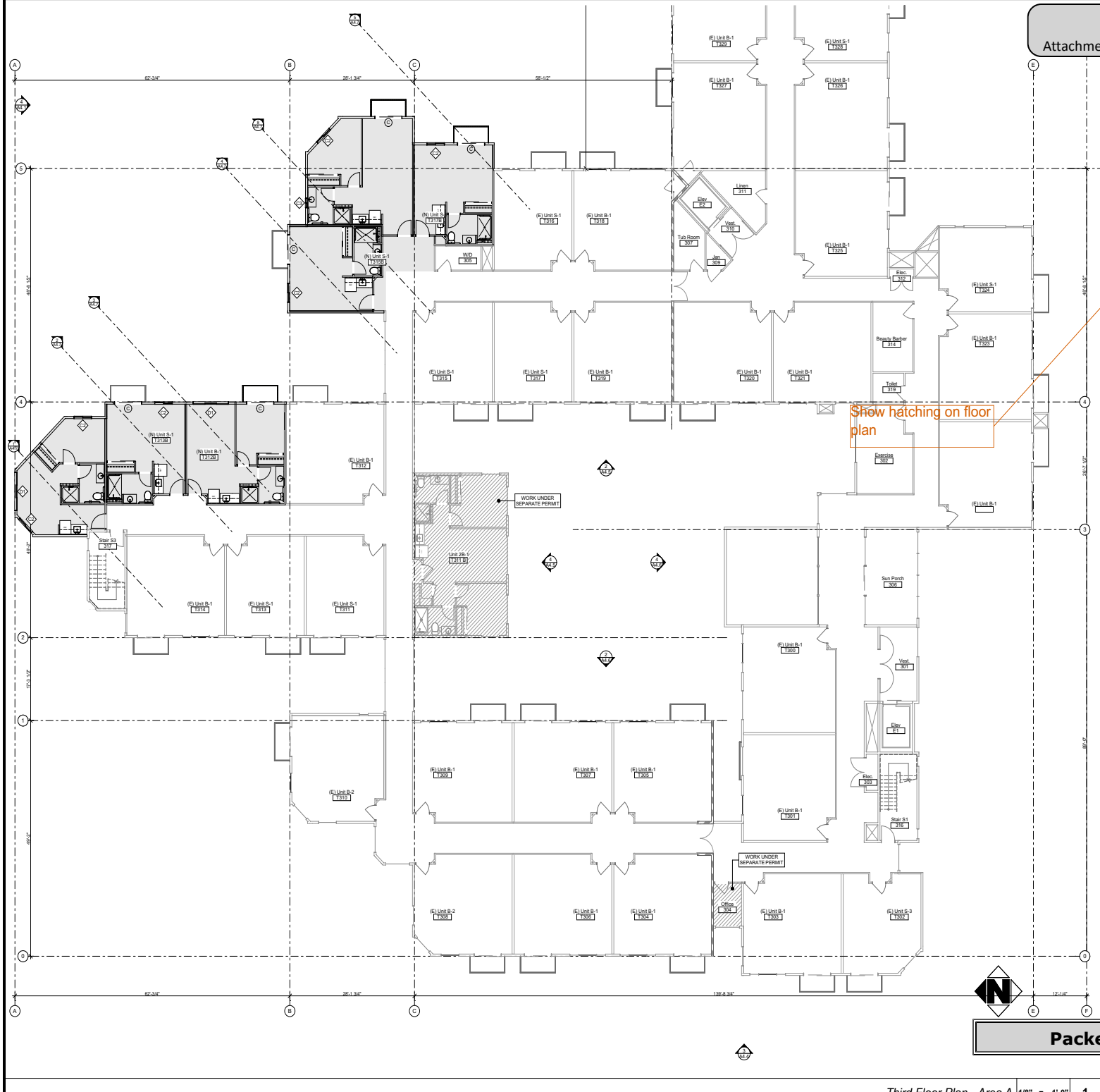
PROJECT: 21003
DRAWN BY: YL, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION
Second Floor Plan Area B

DRAWING NUMBER
A2.3

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K:\2021\21003\WellQuest - Palo Alto\21003 ArchiCAD\21003 Models\21003 Phase 2\2023 05\30 21003 WellQuest - PAC - Phase 2.pln 7/12/2023 3:16 PM



Item 3

Attachment C - Applicants Letter

A — ELEVATION LETTER
XX — ROOM NAME
XXX — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.

XXX — ROOM NAME
XXX — ROOM NUMBER
X/A-XX — ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

FLOOR PLAN LEGEND

- 000 — NEW DOOR AND FRAME - SEE DOOR SCHEDULE
- 0 — NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
- XX — KEYNOTE NUMBER
- AREA OF WORK (SHADED)
- AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:
- EXISTING WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING SMOKE BARRIER WALL TO REMAIN

NEW:

EXTERIOR WALLS
- EXTERIOR WALL, 1/A4.1

INTERIOR WALLS
- 1 HR CORRIDOR WALL, 8/A4.1
- INTERIOR WALL, 7/A4.1, 2/A4.1
- INTERIOR PLUMBING WALL, 7/A4.1, 8/A4.1, 4/A4.1

FLOOR PLAN GENERAL NOTES

1. PATCH, REPAIR, AND REPAINT ALL AFFECTED WALLS, FLOORS, AND CEILING TO MATCH SIMILAR EXISTING CONDITIONS.
2. EXISTING CONDITIONS ARE NOT NECESSARILY AS SHOWN IN THE DRAWINGS. CONTRACTOR SHALL NOTIFY THE OWNER, AND ARCHITECT OF ANY CONDITIONS UNCOVERED DURING DEMOLITION THAT DIFFER FROM WHAT IS SHOWN IN THE DOCUMENTS.
3. INSPECT ALL EXPOSED PLUMBING LINES FOR LEAKS AND DEFECTS, ANY PLUMBING THAT CANNOT BE REFURBISHED SHALL BE REPLACED.
4. INSPECT ALL EXPOSED MECHANICAL EQUIPMENT AND DUCTWORK. ANY EQUIPMENT THAT CANNOT BE REFURBISHED SHALL BE REPLACED.
5. CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY DEMOLITION OPERATIONS.
6. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES SERVING THE AREA THAT IS TO BE DEMOLISHED OR REMODELED AS REQUIRED.
7. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ANY HAZARDOUS MATERIALS.
8. CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED OR ENCOUNTERED.
9. VERIFY WITH LOCAL AUTHORITIES THE REQUIREMENTS FOR DISPOSING OF MATERIAL, VERIFY REQUIREMENTS FOR SEPARATING WASTE MATERIAL INTO DIFFERENT CATEGORIES.
10. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE, AND DISPOSE OF IT IN A LEGAL MANNER AT AN APPROVED LOCATION.
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15. CONTRACTOR MAY NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER OCCUPIED PARTS OF THE EXISTING FACILITY, WITHOUT AUTHORIZATION FROM THE OWNER.

FLOOR PLAN KEYNOTES

KEY PLAN

AREA OF WORK

Packet Pg. 45

Third Floor Plan - Area A | 1/8" = 1'-0" | 1 A2.4

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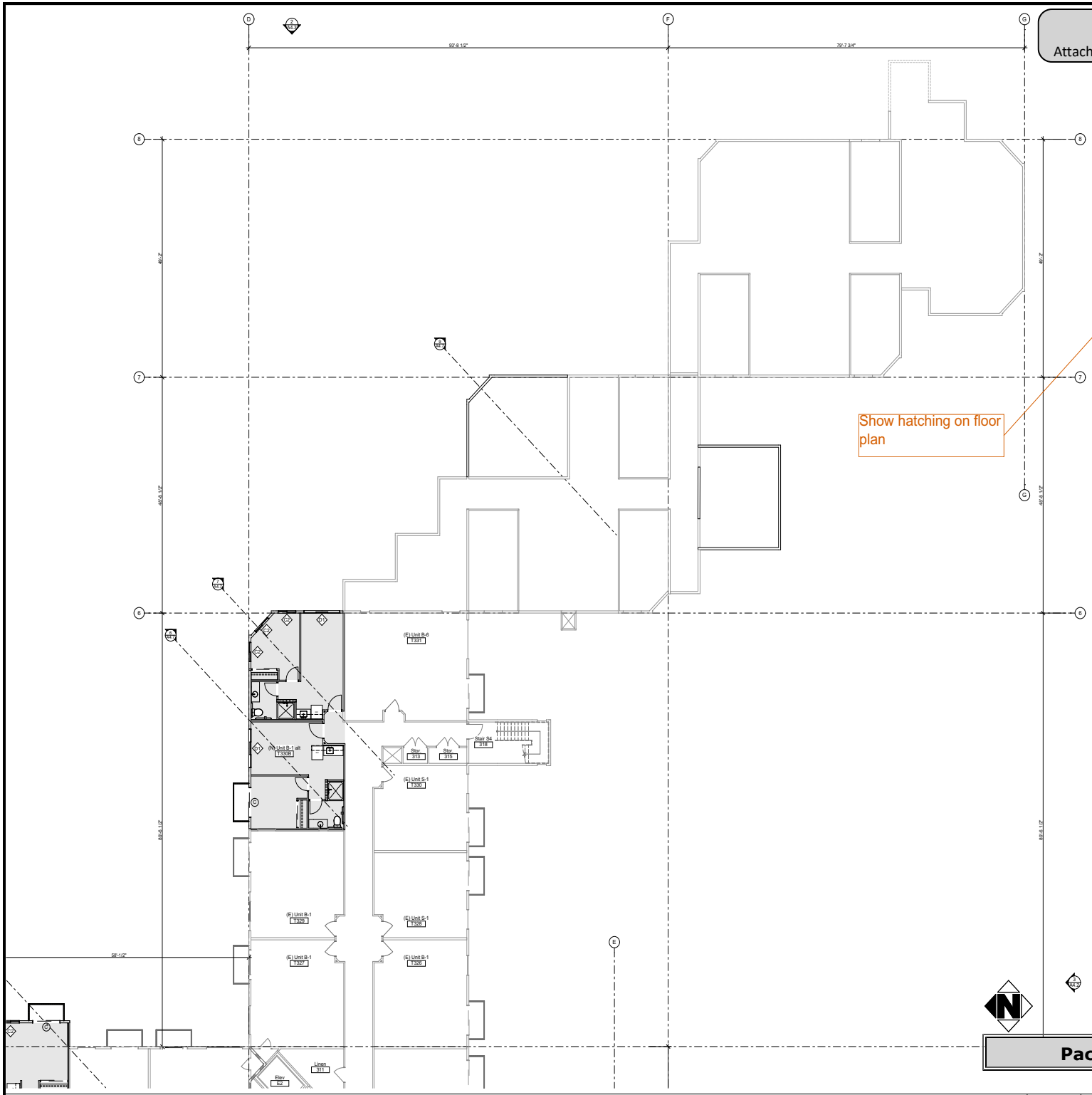
LICENSED ARCHITECT — MELISA PENG — No. C 28339 — RENEWAL 08/31/2023 — STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YL, RA, & DB
CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

DRAWING DESCRIPTION
Third Floor Plan Area A

DRAWING NUMBER
A2.4

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A — ELEVATION LETTER
XX — ROOM NAME
XXX — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.

XXX — ROOM NAME
XXX — ROOM NUMBER
X/A-XX — ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

FLOOR PLAN LEGEND

- 000 — NEW DOOR AND FRAME - SEE DOOR SCHEDULE
- 0 — NEW WINDOW AND FRAME - SEE WINDOW SCHEDULE
- XX — KEYNOTE NUMBER
- AREA OF WORK (SHADED)
- AREA UNDER SEPARATE PERMIT

WALL LEGEND

EXISTING:
- EXISTING WALL TO REMAIN
- EXISTING 2 HR WALL TO REMAIN
- EXISTING SMOKE BARRIER WALL TO REMAIN

NEW:

EXTERIOR WALLS
- EXTERIOR WALL, **1/A4.1**

INTERIOR WALLS
- 1 HR CORRIDOR WALL, **8/A4.1**
- INTERIOR WALL, **7/A4.1, 2/A4.1**
- INTERIOR PLUMBING WALL, **7/A4.1, 8/A4.1, 4/A4.1**

FLOOR PLAN GENERAL NOTES

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FLOOR PLAN KEYNOTES

KEY PLAN

AREA OF WORK

Third Floor Plan - Area B | 1/8" = 1'-0" | 1 A2.5

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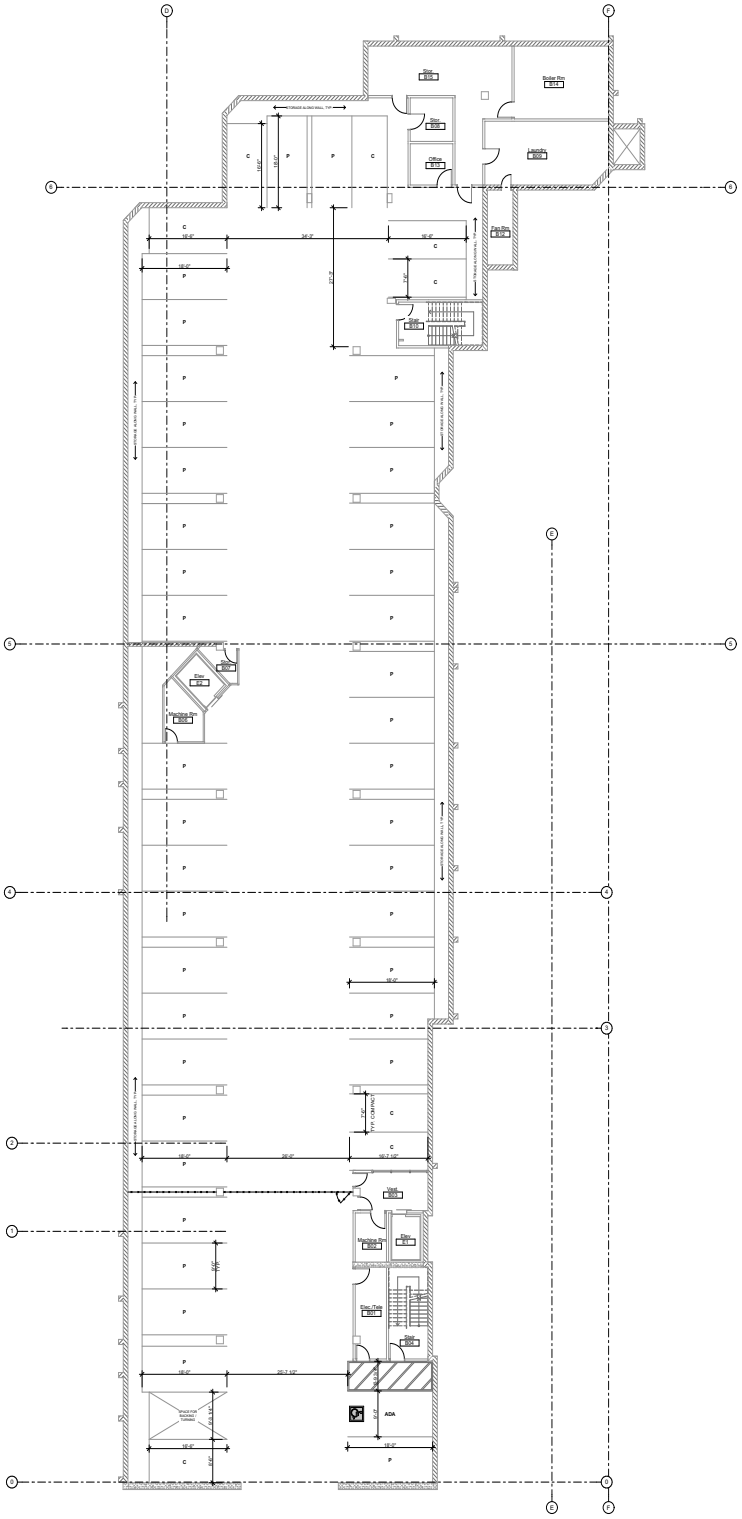
DRAWING DESCRIPTION
Third Floor Plan Area B

DRAWING NUMBER
A2.5

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Item 3

Attachment C - Applicants Letter



Basement Plan 3/32" = 1'-0" 1 A2.6

BASEMENT PLAN FOR REFERENCE ONLY. NO SCOPE ON BASEMENT LEVEL.

Show hatching on floor plan

A — ELEVATION LETTER
XXX — ROOM NAME
XXX — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
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- EXTERIOR WALL, **1/A4.1**

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- 1 HR CORRIDOR WALL, **8/A4.1**
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FLOOR PLAN KEYNOTES

KEY PLAN

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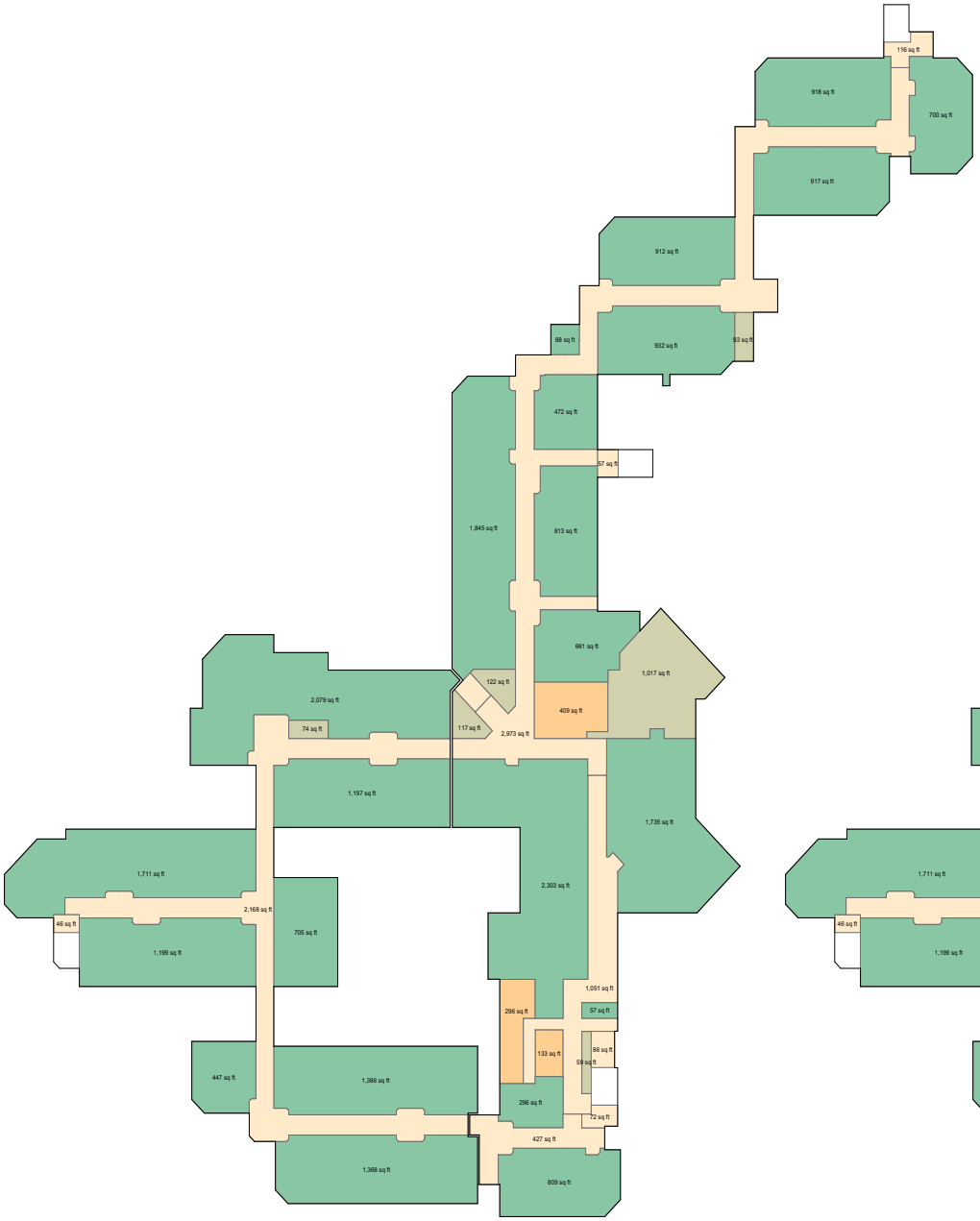
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CHECKED BY: TB & MP
DATE OF ISSUE: 10/27/2022

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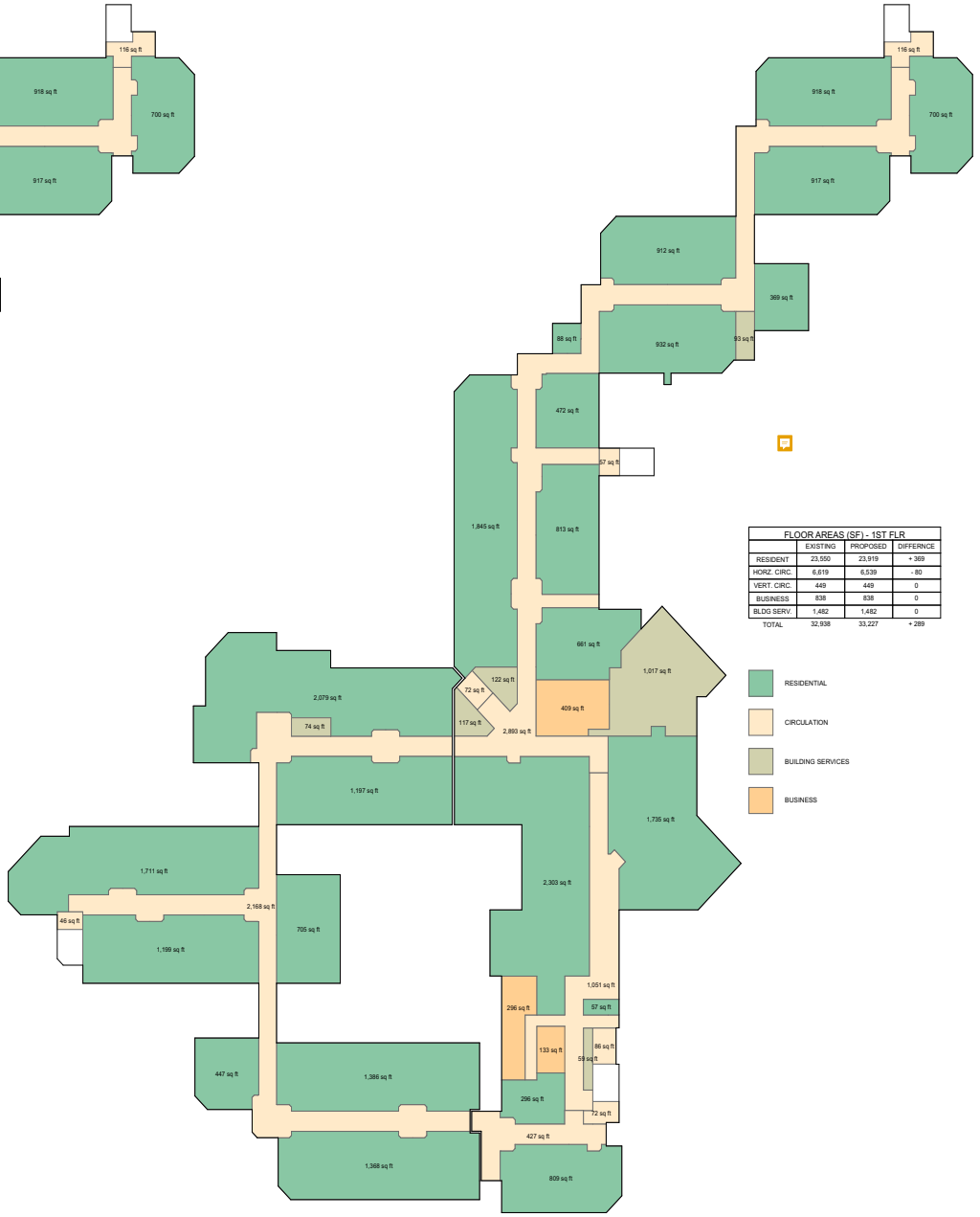
DRAWING NUMBER
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EXISTING



PROPOSED

FLOOR AREAS (SF) - 1ST FLR			
	EXISTING	PROPOSED	DIFFERNCE
RESIDENT	23,550	23,919	+ 369
HORZ. CIRC.	6,619	6,539	- 80
VERT. CIRC.	449	449	0
BUSINESS	838	838	0
BLDG SERV.	1,482	1,482	0
TOTAL	32,938	33,227	+ 289

RESIDENTIAL
CIRCULATION
BUILDING SERVICES
BUSINESS

Floor Area Block Diagram - 1st FLR | 1/16" = 1'-0" | 1 A2.7

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LICENSED ARCHITECT
MATTHEW PENCE
No. C 28339
10/31/23
STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YL, RA, & DB
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DATE OF ISSUE: 10/27/2022

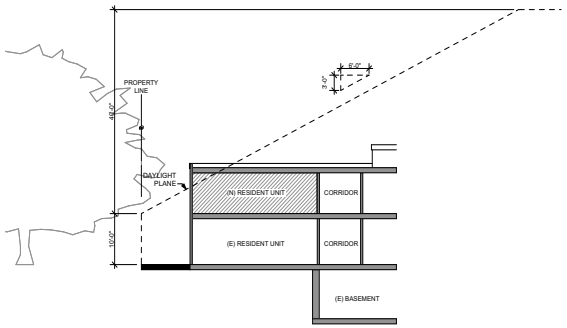
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Floor Area Block Diagrams - 1st FLR

DRAWING NUMBER
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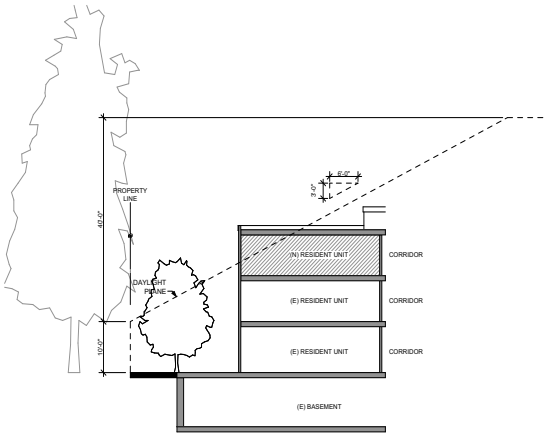
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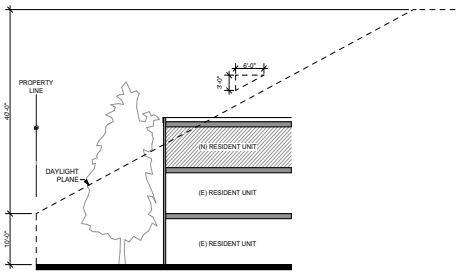
Attachment C - Applicants Letter



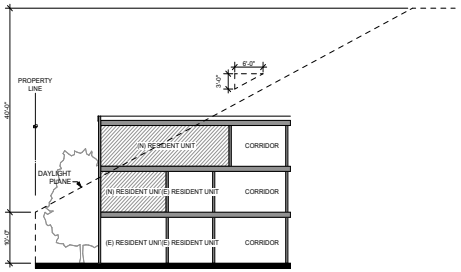
SECTION J | 3/32" = 1'-0" | 9 A4.7



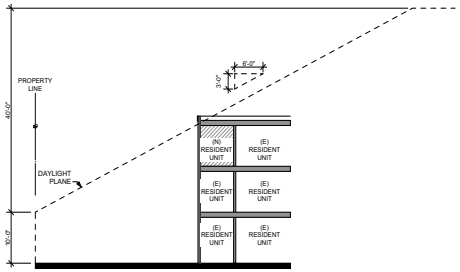
SECTION G | 3/32" = 1'-0" | 6 A4.7



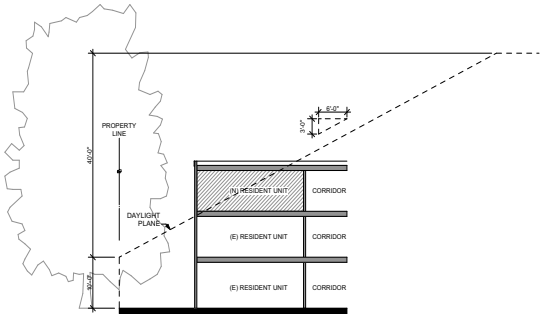
SECTION C | 3/32" = 1'-0" | 3 A4.7



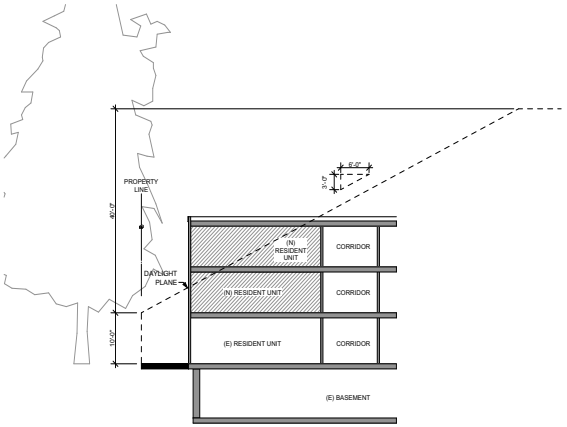
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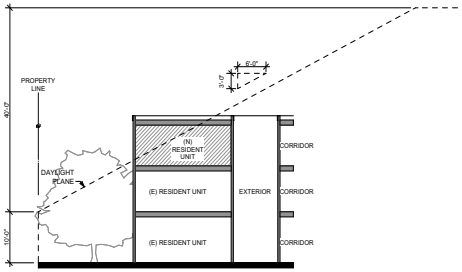
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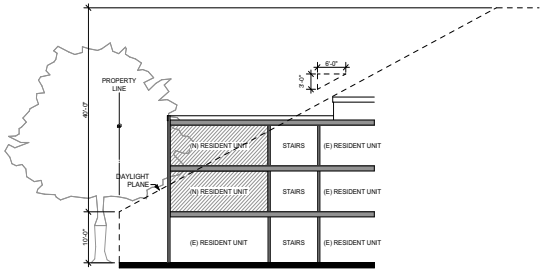
SECTION B | 3/32" = 1'-0" | 2 A4.7



SECTION H | 3/32" = 1'-0" | 7 A4.7



SECTION D | 3/32" = 1'-0" | 4 A4.7



SECTION A | 3/32" = 1'-0" | 1 A4.7

Packet Pg. 49

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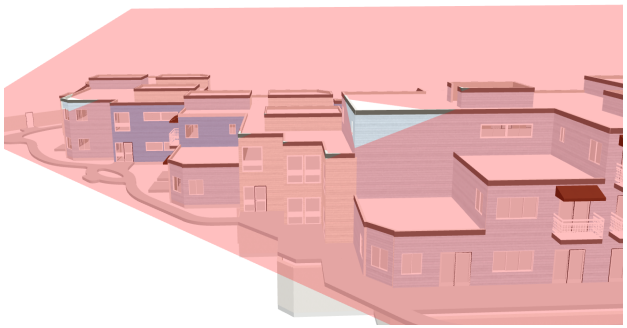
LICENSED ARCHITECT
MELISA PENG
No. C 28339
7-31-25
STATE OF CALIFORNIA

PROJECT: 21003
DRAWN BY: YL, RA, & DB
CHECKED BY: TB & MP

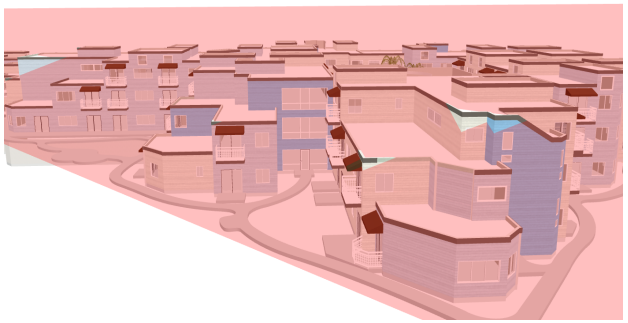
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Exterior Building Sections - Daylight Plane

DRAWING NUMBER
A4.7

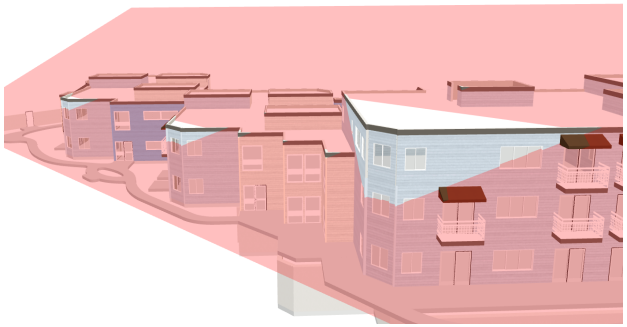
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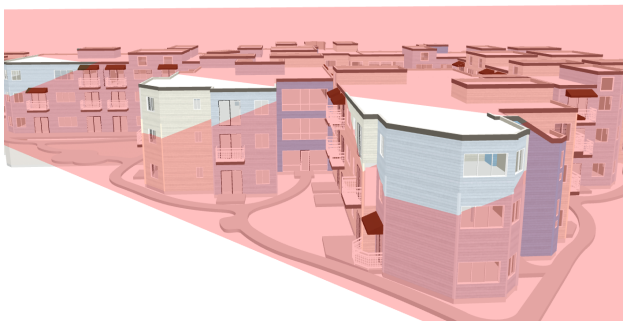
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EXISTING VIEW 1 | 1:1.33 | 2 A4.8



PROPOSED VIEW 2 | 1:1.33 | 3 A4.8



PROPOSED VEW 1 | 1:1.33 | 1 A4.8

KEY PLAN

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DRAWING DESCRIPTION
Exterior Building Tent Diagrams - Daylight Plane

DRAWING NUMBER
A4.8

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Kallas, Emily

From: Shashank Divekar <shashankdivekar@yahoo.com>
Sent: Wednesday, December 6, 2023 11:26 AM
To: Kallas, Emily
Cc: Jayashree Divekar
Subject: Objection to Palo Alto Commons Extension Plan
Attachments: IMG_5862.jpg; IMG_5861 (1).jpg; IMG_6230.jpg

You don't often get email from shashankdivekar@yahoo.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hello Emily,

This is regarding the extension plan of Palo Alto Commons to add more stories with the addition of 14 rooms.

We live in a single family home on 4054 Wilkie Way, right behind the Commons. We hereby would like to voice our strong opposition to the plan as it significantly affects the value of the property and our privacy. Adding these 14 rooms would create a tall high rise wall with overlooking balconies right behind our backyard fence. Palo Alto has valued schools, unique and prized houses and a great sense of community. We do not want this to be disrupted. The current existing structures at Palo Alto Commons are already a compromise when they were first constructed. There can be no further compromises.

At the Community outreach meeting, we understood that Charlene Kussner from the Commons would model a two-story addition, and we have heard nothing about that. Her offer seems disingenuous and misleading at this point.

We are also writing to ask about the 2 x 4 wooden structures or "sticks" as Charlene referred to them. If the plans are not approved why are they adding the sticks/wood structure? See attached photos. When can they be taken down? They are oppressive and depressing for us and the noise from the ongoing construction is bothersome. If they are not approved, they are also illegal. We are no longer able to use the backyard to relax anymore or for any other family activities that require privacy. As you can see from the photos, the structures already tower over our backyard.

We understood Councilman Lauing to have said at the study session that the rooms and services at the Commons cost $225,000.00 per year. That is over $3,000,000 revenue increase for the Commons with the addition of 14 rooms. Though the city will collect more tax revenue, it does not have to be at the expense of the residents along Wilkie Way and W. Meadow. We are also concerned about increase in visitor traffic on our street due to increased residents in those 14 rooms. It is unfair to us to have our lives and quality of life forever altered because of this extension.

PLEASE HELP STOP THIS EXTENSION PLAN OF PALO ALTO COMMONS !!

Sincerely,

Shashank Divekar (650) 681-7494

Jayashree Divekar (650) 681-7495

Kallas, Emily

From: seanshari <seanshari@comcast.net>
Sent: Saturday, January 6, 2024 5:49 PM
To: Lait, Jonathan
Cc: Velasquez, Ingrid; Kallas, Emily; Rice, Danille; City Mgr; hermesmh2@yahoo.com
Subject: Re: 4075 El Camino Way - The Commons Expansion

Hello Jonathan,

I'm happy to say that the "sticks" outlining the proposed expansion are now *down!*

Thank you very much!

Happy New Year!
Sean and Shari McDaniel

> On Dec 22, 2023, at 2:42 PM, seanshari <seanshari@comcast.net> wrote:
>
> Hello Jonathan,
>
> I'm sorry to say that the "sticks" outlining the proposed expansion are still up.
>
> Thanks for your communication.
> Happy holidays!
>
> Sean McDaniel
>
> > On Dec 20, 2023, at 1:31 PM, Lait, Jonathan <Jonathan.Lait@cityofpaloalto.org> wrote:
> >
> > Hi Mr. McDaniel,
> >
> > Thank you for your email message below. I understand the poles have been removed. If this is not consistent with your understanding, please let me know. With regard to the pending development application, please continue to coordinate with Emily Kallas the project planner reviewing the application. She can provide you updates and let you know of opportunities to participate in the process going forward.
> >
> > Thank you,
> >
> > Jonathan

<image003.png> **JONATHAN LAIT**
Director
Planning and Development Department
(650) 329-2676 | jonathan.lait@cityofpaloalto.org
www.cityofpaloalto.org

<image004.png>

From: Family <seanshari@comcast.net>
Sent: Friday, December 15, 2023 12:44 PM
To: Council, City <city.council@cityofpaloalto.org>
Cc: hermesmh2@yahoo.com
Subject: Re: 4075 El Camino Way - The Commons Expansion

[Some people who received this message don't often get email from seanshari@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Council Members,

Below is the email and photos that I recently sent to Emily Kallas at the city planning office. My neighbor, who is “cc” on this email, informed that it would be better to send it to you council members as you are the final decision makers.

As you take a look at the photos, you can imagine the invasive nature of the proposed expansion.

I know that many of my neighbors work full-time and it is hard for them to carve out the time to communicate. All that I have spoken to are opposed to this expansion. The compromises were made for The Common's structure and its impact on nearby residents when first built. I have lived with those impacts for 30 years. The Commons already encroaches on our lives and increasing the structural height along the Wilkie Way side of the building is unacceptable.

Thank you for your representation.

Sincerely,
Sean McDaniel

> Hello Emily,
> I am writing to ask about the 2 x 4 wooden structures or “sticks” as Charlene Kussner from the Commons referred to them. When can they be taken down? They are oppressive and depressing for us. We don’t go in the backyard to relax anymore.
>
> I have attached some photos for your review and for the council’s consideration regarding the appropriateness of this proposed expansion.

>
> At the Community outreach meeting, I understood that Charlene would model a two-story addition, and I have heard nothing about that. Her offer seems disingenuous at this point.
>
> We are still very opposed to the development. I believe Councilman Lauing said at the study session that the rooms and services at the Commons cost $225,000.00 per year. That is a $3,000,000 revenue increase for the Commons with the addition of 14 rooms. Though the city will collect more tax revenue, it is unfair that the residents along Wilkie Way and W. Meadow have their lives forever altered.
>
> I hope all is well for you. Thank you for your efforts on our behalf.
>
> Sincerely,
> Sean McDaniel
>
>
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CITY COUNCIL SUMMARY MINUTES

Regular Meeting
August 7, 2023

The City Council of the City of Palo Alto met on this date in the Council Chambers and by virtual teleconference at 5:30 P.M.

Present In Person: Burt, Kou, Lauing, Lythcott-Haims, Stone, Tanaka, Veenker

Present Remotely:

Absent:

SPECIAL ORDERS OF THE DAY

1. Neighbors Abroad and Chris Cummings Presentation on Recent Activities with Palo Alto Sister City Tsuchiura, Japan

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS City Designated Representatives: City Manager and his Designees Pursuant to Merit System Rules and Regulations (Ed Shikada, Kiely Nose, Sandra Blanch, Tori Anthony, and Molly Stump) Employee Organization: Service Employees International Union, (SEIU) Local 521, Utilities Management and Professional Association of Palo Alto (UMPAPA), Palo Alto Peace Officers' Association (PAPOA), Palo Alto Police Management Association (PMA), International Association of Fire Fighters (IAFF) local 1319, Palo Alto Fire Chiefs' Association (FCA); Authority: Government Code Section 54957.6 (a)

3. CONFERENCE WITH CITY ATTORNEY-POTENTIAL LITIGATION Claims pursuant to Public Contract Code 9204 related to construction of the Public Safety Building from Swinerton Builders; Pacific Structures, Inc.; Commercial Controls Corporation; Walters & Wolf; WSA Compliance, LLC; Helix Construction Company; Broadway Mechanical Contractors, Inc. (BMC); Sandis; and Northern Services, Inc. Authority: Government Code Section 54956.9(d)(3)

MOTION: Vice Mayor Stone moved, seconded by Council Member Burt, to go into Closed Session.

MOTION PASSED: 7-0

Council went into Closed Session at 6:00 P.M.

Council returned from Closed Session at 7:20 P.M.

Mayor Kou announced nothing to report.

STUDY SESSION

4. 4075 El Camino Real (23PLN-00391): Request for Prescreening of a Proposal to Modify an Existing Planned Community (PC) to Allow 14 Additional Senior Convalescent Units, Including an Increase in the FAR, Lot Coverage, Density, and Height Within the Daylight Plane. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review.

Emily Kallas, Project Planner, described the Council prescreening process. This prescreening proposes to add 14 additional units to an existing 121-unit assisted living and memory care facility. Assisted living is considered a commercial use. The units do not have kitchens and do not qualify as housing units. She showed conceptual plans demonstrating the daylight plane encroachment, which varies from 6 to 12 feet. PC projects are required to have a public benefit, and this would provide additional housing for seniors. The project deviates from development standards in that it encroaches into the daylight plane adjacent to single-family houses, increases the density by 14 units, and reduces the parking ratio, though parking on site is sufficient. Staff recommended that Council conduct a prescreening to provide informal comments, which are not considered binding.

Steve Sandholtz, CEO of WellQuest Living, believed this was an important project that would help maintain the viability of Palo Alto Commons for a long time. He reviewed the project information and showed the zoning map, landscape plans, and effects on the daylight plane. There is a renovation in progress currently to modify some of the common areas. The next phase would be this unit expansion, followed by exterior improvements.

Council Member Burt stated his biggest concern was the impact on the daylight plane. He stated the project was originally designed with the step-downs at the rear specifically to respect the daylight planes. He asked if the applicant had looked at adding the additional square footage to the three-story units in the front or to the surface parking area. He also questioned the current staff-to-resident ratio and the impacts on parking for additional staff.

Mr. Sandholtz stated they had not looked at those alternatives. It would be difficult to cover the parking lot because of the flow of traffic to the front door. It was felt the proposed option had minimal impact and was the most viable to create the least disruption to residents through

construction. The added units would be staffed at 1:8 to 1:10, so another 1 to 2 staff would be added. Most of the employees use public transportation, and the parking is underutilized.

Council Member Lythcott-Haims noted this does not have an affordable component and PC zones require 20% affordable.

Jonathan Lait, Planning Director, explained the distinction between this prescreening idea and a planned home zoning application. The PC is not subject to the PHZ additional threshold standards of 20% inclusionary and more housing units than jobs generated.

Vice Mayor Stone had concern around the daylight plane. He felt it would be better to move the units to the front if possible but that there was an important benefit to 14 additional units. He asked if there would be displacement of residents during the time of construction.

Mr. Sandholtz hoped displacement would be minimal. The current construction of the common areas is significantly more disruptive. The second phase will be done from the outside in and not disrupt services in the building. The plan was to retain vacant units leading up to that so any residents displaced by the construction could be kept in the community.

Council Member Veenker asked about the need in the community for additional assisted living space.

Mr. Sandholtz explained that most residents are admitted after they have had a change in condition and need to move in quickly. It is not common to have a long waitlist for these units because it is need based, but this facility stays full and the units are filled quickly.

Council Member Veenker was also concerned about the daylight plane. She wondered if some areas of the building that would impact the daylight plane could stay at two stories. She noted she would be receptive to adding a fourth floor toward El Camino if feasible even though it would exceed the height limit. She was interested in hearing more about options and impacts on the residents and neighbors. She noted adding bicycle parking for visitors would be nice.

PUBLIC COMMENT:

1. Aram James (Zoom) related his experience with his mother in assisted living. He was interested in whether the applicant would be receptive to offering a few affordable units even though it is not required.

2. Mona He, property owner at the corner of the new proposal, stated the current property already casts a huge shadow in her backyard. She was concerned about the effect of the loss of daylight if another one to two stories were added. She felt it was unfair to Wilkie residents.

3. Shashank Divekar, 405 Wilkie Way, behind Palo Alto Commons, echoed Ms. He's remarks and concerns, including the loss of property values and privacy. He strongly opposed this expansion.

4. Burt Davies, resident on Wilkie Way, agreed with the previous two commenters and felt the building was already a huge tower behind where he lives. He remarked on the loss of privacy and property value.

Council Member Tanaka suggested that the developer speak to the neighbors and hear the impacts. He asked about the feasibility of adding a fourth story.

Mr. Sandholtz stated they were happy to host an open house for people to come and talk about their concerns and to communicate further to find a win-win solution. He stated adding a fourth story had not been explored due to the height limitation, but it was also significantly more expensive due to the infrastructure required. He doubted it would be financially feasible but it would be explored.

Council Member Lauing described his experience with a family member in the Commons and the difficulty with visitor parking. He felt it would help to have more visitor parking available. He noted concern with the daylight plane and that that was the reason for the step-downs. He also agreed that, while affordable housing units are not required, the City would like that and encouraged flexibility with the numbers of units. He stated the exterior renovation was a plus for the neighborhood.

Council Member Veenker also felt that affordable housing would be very well received as assisted living can be very expensive.

Council Member Lythcott-Haims supported the idea of four stories on the El Camino side She felt this part of the City needed a facelift and was excited about the exterior remodel.

Council Member Burt questioned if there was discretion as a PC amendment to put a condition that there be some level of affordable units.

Director Lait responded that his previous comments were focused more on the application process but that having affordable housing units would qualify as a public benefit for the Council's consideration.

Mayor Kou was interested in a TDM for this as a commercial property. She was also interested in a town hall or community meeting and felt that it was important to involve all the neighbors and residents.

NO ACTION

AGENDA CHANGES, ADDITIONS AND DELETIONS

City Manager Ed Shikada stated that Staff had modified and then subsequently reverted to the original recommendation on Item 10.

NO ACTION

PUBLIC COMMENT:

1. Katie Rueff speaking on behalf of Larry Klein (in-person), Andrea Gara (in-person), Hilary Glann (in-person), Willa Bednarz (online), Kristy Rueff (online), of 350 Silicon Valley and the Palo Alto Student Climate Coalition, stated there have been record-high temperatures, flooding, and wildfires this summer. She felt that everyone needed to be active in the community to make sure the policies support all citizens. She noted some key things to work toward, including reaching the 80x30 goal with room to spare, equitably electrifying, approving dense housing, and fostering a city that encourages youth climate advocates.

2. Leland Francois, Ravenswood Industrial Park and KI6AWN, stated he has been attempting to incorporate Bay Area radio operators to help meet some of the local municipalities' demands in the areas of residential transitional response. He hoped to mobilize some local radio operators in this cause.

3. Annette Glanckopf (Zoom) noted Midtown's need to keep Mike's Diner Bar open, stating the key problems not adequately addressed in the Economic Strategy Report were the demand for increased rent, increasing operating costs, and inability to get adequate staff. She felt the City needed to be more aggressive in its actions to preserve and revitalize retail.

4. Justin Harper spoke on behalf of the homeless community. He stated each person living on the street has a unique story and extending a helping hand can empower them to rebuild their lives. Homelessness is not a reflection of personal failure but a symptom of systemic shortcomings. A challenge faced by the homeless community is the issue of proper trash disposal. He wanted local authorities, organizations, and individuals to work together to explore innovative ways to address this challenge.

5. Angelina Rosh, member of PASCC, asked the City Council to declare a climate emergency to show the community that the City recognizes the imminent threat to climate change and will further its pledges to commit to mitigating the impacts of this emergency. She believed Palo Alto was capable of surpassing the benchmarks established in previous years to fulfill the ambitious goals set long ago.

6. Maya Perkash, member of PASCC, stated she has researched how different states have handled the transition from gas to electric appliances and learned that aggressive action, with proper incentives and measures, was necessary to see any significant change in electrification. She felt it was crucial that Palo Alto prioritize the gas sunset date and asked the Council to recognize this opportunity and urgency in consideration of the 2030

goal as any action not taken now will have an exponentially larger impact in the years to come.

7. Julia Zeitlin, co-founder of PASCC, asked the Council to reinforce prioritization and support of bold climate action for the remainder of 2023 and beyond. She and her colleagues supported the expansion and investment in the City's Office of Sustainability and the declaration of a climate emergency by the Council. PASCC supported further investment in green jobs training such that the City can train more contractors to become experts in electric installations. She asked the Council to set a date to phase out the use of natural gas in Palo Alto.

8. Talya Schube, member of PASCC, expressed support for Palo Alto's sustainability and climate action plan. She stated the most important step was to electrify and eventually shut off natural gas. In order to electrify on the necessary scale, installations must be accessible and equitable. She urged the Council to consider working with organizations like JobTrain and increase the number of contractors trained in electric installations.

9. Phoebe Mota-Judges, member of PASCC, urged the Council to invest more resources, staff, and time into the Office of Sustainability to ensure the City has the capacity to meet its goals. She felt sustainability must be prioritized and coordinated through departments across the City.

10. Sophia Lee, member of PASCC, wanted to ensure the future is bright for all residents of Palo Alto regardless of economic status. She believed the SCAP was a huge step toward progress in regard to sustainability and implementing key action. She stated it was surprising there were few staff members leading the office of sustainability and asked for a drastic change in those numbers. She felt more staff, resources, and money needed to be dedicated solely to sustainability efforts.

11. Antonia Minion, member of PASCC, felt it was urgent that Palo Alto adopt an official climate emergency declaration as an important step in making sure the City becomes truly sustainable. She gave the example of a Public Works Department choosing to use asphalt that would minimize the urban heat effect and help with flood prevention rather than the cheapest option.

12. Caitlin Hopkins, member of PASCC, noted that Palo Alto has, through the Green Building reach codes, committed to heighten the efficiency of local construction. The need for workers trained to make electric installations is bound to increase, and she asked that the Council establish a partnership with a job training organization to prepare contractors.

13. Emily Linder, member of PASCC, noted that only a few of the intended 1000 gas-powered water heaters in Palo Alto homes have been electrified. To sooner reach Palo Alto's goal, PASCC urged investment in public awareness campaigns to inform the community of the importance of electrification.

14. Jeannette Cosby planned to complete an electrification project but noted the approval for this project was rescinded due to a code change in Palo Alto. The panels conforming to the new code do not exist and will not be available until 2024. She stated this project was being held hostage to a code change that no manufacturer can yet meet, and there has been considerable time and financial resources invested.

15. Aram James (Zoom) stated he did not want police to have canines or tasers. He did not want racial profiling by police and did not want police to maintain a military arsenal. He encouraged members of the community to observe what they see regarding how the police treat people of color.

16. Albert Lustre, Carpenter's Union Local 405, wanted to see labor standards in future projects in the city of Palo Alto, such as apprenticeship, local hire, healthcare, and a livable wage. He listed the benefits of these items.

17. Tim Lynch noted the City did a good job of quickly patching up the recent water leak on Byron. He discussed unlicensed and uncontracted work being done on the weekend and asked to have code enforcement out during that time. He also mentioned dumping at 3087 Alexis and the property below 2838 Story Hill Lane and wanted to ensure it was being dealt with correctly.

18. Cedric (Zoom), in response to Mr. Harper's comments, described a group in Los Angeles called Hope Vibes that offers a mobile hygiene service to provide access to showers and laundry to the homeless population. He felt it would be helpful if local cities would cooperate to offer such a service. He also noted the difficulty of loss of possessions that homeless individuals may experience if they are arrested or hospitalized. He suggested police and code enforcement coordinate with each other and the jails to locate and hold belongings for people to retrieve.

CONSENT CALENDAR

5. Approval of Minutes from June 12, 2023, and June 19, 2023, Meetings

6. PUBLIC HEARING: Adoption of an Ordinance Amending Section 9.68.010 (Purpose) and Section 9.68.040 (Just Cause Evictions Required) in Palo Alto Municipal Code Chapter 9.68, Rental Housing Stabilization, to Reduce the Minimum Time Period Required for Renters to Qualify for Just Cause Eviction Protections. CEQA status—exempt under CEQA Guidelines Section 15061(b)(3).

7. Adoption of a Resolution Establishing Fiscal Year 2024 Property Tax Levy for General Obligation Bonds (Measure N Libraries)

8. Approval of Contract Number C23187501 With Palo Alto Housing Corp (PAHC) Housing Services, LLC for a Not-to Exceed Amount of $356,556 to Provide Administration and Consulting Services for the City's Below Market Rate Housing Program for a Term of Two-years through June 2025 and Approve an FY 2024 Budget Amendment in the Residential Housing In-Lieu Fund. CEQA Action: Agreements are not subject to CEQA.

9. Approve Amendment No. 1 to Contract C21181034 with Rincon Consultants, Inc. for the Continued Work on the Housing Element Update, and Approval of a FY 2024 Budget Amendment in the General Fund for the Reappropriation of funds from FY 2023 to FY2024. Environmental Review: Agreements are not subject to CEQA.

10. Approval and Authorization of the City Manager to Execute a Contract with Allied Universal Technology Services (AUTS) (C24187696) in an Amount Not-to-Exceed $778,275 over 5 years and one month period ending June 30, 2028 to provide Intrusion Detection System (IDS) monitoring and notification services. CEQA status - not a project.

11. Direction to Evaluate with Caltrain the Viaduct Alternative and Defer Review of the Trench Alternative at the Meadow Drive and Charleston Road Crossing as Recommended by the Rail Committee; CEQA status – categorically exempt per Regulation 15262.

12. Approval of FY 2024 Budget Amendment in the Residential Housing In-Lieu Fund for the Reappropriation of $3.0 million from FY 2023 to FY 2024 for 231 Grant Avenue Loan Agreement; CEQA – Not a Project

13. SECOND READING: Adopt an Ordinance Amending Palo Alto Municipal Code (PAMC) Section 9.10.060 (f) and Adoption of a Resolution to Modify the Administrative Penalty Schedule Related to Enforcement of the City's Gas-Powered Leaf Blower Ban. Environmental Analysis: Not Subject to CEQA Review in Accordance with CEQA Guidelines 15061(b)(3). (FIRST READING: June 19, 2023 PASSED 7-0)

14. Approval of a General Services Contract with All City Management Services in an Amount not to Exceed $3,920,865 Over a Five Year Term, for Crossing Guard Services; and Approval of a FY 2024 Budget Amendment in the General Fund (2/3 vote required); CEQA status - not a project.

PUBLIC COMMENT:

1. Ben Cintz was concerned about Item 6 and felt that for the City to impose a requirement greater than the State, there should be an established need. He felt this ordinance imposed a burden on property owners that did not need to exist.

2. Anil Babbar, California Apartment Association, was also concerned with Item 6. He stated AB 1482 was a well-debated and well-researched piece of legislation that went through a lot of deliberation at the state level and that it was decided 12 months was sufficient

before Just Cause comes into place as it provides the tenant and property owner time to determine if it is the right situation. He felt imposing a six-month term would conflict with the minimum lease term requirement.

3. Jennifer L. (Zoom), small housing provider in Palo Alto, was strongly against the strict Just Cause eviction ordinance, Item 6. Housing providers count on rent to pay for their mortgage, property tax, insurance, and maintenance, and changing tenants often means leaving the house vacant for months while painting and doing repairs. She stated there was no reason to evict tenants unless something was seriously wrong, and it was beneficial to both tenants and housing providers if tenants can stay for a long time. Having stricter policies against housing providers will discourage people from building ADUs to rent out.

4. Min (Zoom) also opposed Item 6, which is stricter than what the State already has in place. She questioned the number of renters in Palo Alto and how many were asked by landlords to move out in a very short period of time, asking the reason the City wanted to adopt this restriction. She stated it made her more hesitant about building an ADU.

5. Aram James (Zoom) was in favor of good tenant protections while being cognizant of landlords' concerns. He recommended landlords deal with property managers who know all the current regulations.

6. Peter (Zoom) also spoke about Item 6. He stated people have little incentive to rent their house if they cannot evict tenants or get it back when they need it for themselves. The end result would be to defund housing, create a housing shortage, and inflict great harm to the community.

7. Cedric (Zoom) spoke in favor of Item 11. He felt the viaduct being placed back under consideration as an option was a good thing. He stated the underpass was terrible for bicycle traffic and the trench was too expensive, with permanent impacts to hydrology and ecology. He hoped the Council would support the viaduct.

8. Mac (Zoom) asked if the City Council had the eviction data for last year. He did not want Palo Alto to copy other cities' eviction policies that lead to high rents, increased homeless population, and divided communities. He felt people in Palo Alto deserved better and urged sticking with the existing eviction clauses in AB 1482.

MOTION: Council Member Veenker moved, seconded by Council Member Lythcott-Haims, to approve Agenda Item Numbers 5-14.

Mayor Kou registered a no vote on Agenda Item Number 11.

Council Member Tanaka registered a no vote on Agenda Items Number 6 and Number 12.

MOTION PASSED ITEMS 5, 7-10: 7-0

MOTION PASSED ITEM 6, 12: 6-1, Tanaka no

MOTION PASSED ITEM 11: 6-1, Kou no

Council Member Tanaka, regarding Item 6, stated the State had debated the topic many times and concluded 12 months was sufficient. He felt the 6-month requirement conflicted with the requirement of a 12-month lease. He noted some landlords were taking properties off the market due to this restriction, so this would actually hurt tenants, leading to less availability and higher rents. On Item 12, he was concerned that the benefits Palo Alto was getting were not proportional to other cities. He felt Palo Alto should be getting more dedicated housing for teachers, as the City is running a budget deficit.

Mayor Kou, speaking on Item 11, stated the viaduct had been eliminated by Council for further consideration, and she did not believe there was enough notification or communication with residents living near the railroad tracks.

CITY MANAGER COMMENTS

Ed Shikada, City Manager, listed some upcoming summer fun activities and events. He noted the Palo Alto Unified School District was back in school this week and referenced a resources for back-to-school safety and wellness tips. He spoke about the prohibition of gas-powered leaf blowers, with fines beginning early 2024. He also listed notable upcoming Council items.

The Council took a 10-minute break, returning at 9:47 P.M.

ACTION ITEMS

15. PUBLIC HEARING: Adoption of Resolution Confirming the Weed Abatement Report and Ordering Abatement Costs to be a Special Assessment on the Properties Specified in the Report

Chris Rocha, Santa Clara County Consumer and Environmental Protection Agency Weed Abatement Inspector, explained that a fee assessment was done in July and August, with all properties being charged the $92 fee and any other contractor fees that were applied. In January and February, there would be an assessment hearing for properties being added onto the program for charge fees.

MOTION: Council Member Lauing moved, seconded by Council Member Burt, to adopt a resolution confirming the report and ordering abatement costs to be a special assessment on the properties specified in the report.

MOTION PASSED: 7-0

16. Approval of Castilleja School's Transportation Demand Management Plan Document for a Previously Approved Redevelopment Project at 1310 Bryant Street. Environmental Analysis: The City Council Previously Certified a Final Environmental Impact Report for this Project.

Director of Planning and Development Services Jonathan Lait summarized that the City Council had requested as part of the conditions of approval of the project last June that the compilation of a transportation demand management plan be prepared in one document. This action was a reflection of a decision the City Council has already taken, not an opportunity to add new conditions or regulations.

Council Member Burt asked for Staff's perspective on the issue of moving students off site during construction and whether increasing enrollment was consistent with the intent of the motion. He questioned if electronic driveway counters was the only method of counting trips being used.

Director Lait recalled that the condition was not explicitly clear to address the number of students on campus but that it was not a violation of the condition. He stated the condition was that ADT was measured through the trip counters at the driveway entrances and exits. The three-times-a-year reporting also required information about parking on the surrounding streets. He reviewed the language in the condition.

Council Member Lauing asked if the intent was to have a specific person in the Transportation Department to be a liaison with the School Committee, for continuity. He questioned why construction vehicles would not be counted as trips.

Director Lait responded that a liaison had not been discussed. He stated ADT was based on the number of trips generated by the School at a certain point in time. The construction trips were explicitly excluded from ADT.

Vice Mayor Stone asked if the City had the right to access the raw data from the vehicle counters. He questioned whether the specification that the PTC will determine whether the condition is necessary after 15 years was a condition of approval.

Director Lait stated that both of those items were conditions of approval.

Vice Mayor Stone was concerned about the language regarding only using vehicle counter devices to determine peak trips, as his original interpretation was that those devices would be used without precluding other methods being used as well.

Council Member Lythcott-Haims questioned the role of the Neighborhood Committee in getting to this point.

Director Lait stated the committee had not met in a capacity that responds to the conditions of approval. Nothing had been transmitted to them yet.

Council Member Veenker noted that the record from October 2020 mentioned driveway counters as "part of the monitoring." She quoted Condition 22B, "Data from permanent driveway counters placed at all entrance and exit driveways will be used to calculate ADT," going on to say, "Refer to Condition 24 regarding the monitoring report for the ways ADT shall be calculated." She noted Condition 24 was not specific but did not say it was exclusive use of the driveway counters. She felt the ambiguity should be resolved before this was finalized and believed the public anticipated that ADTs would count all daily trips.

Mayor Kou also wondered why parked cars as well as people dropping off and picking up were not counted. She questioned the second bullet point on page 209 regarding the descriptions of TDM strategies.

Chief Transportation Official Philip Kamhi stated the TDM was set up to use technology, typically through on-campus drop-off and pick-up. The concept of monitoring an entire neighborhood gets into privacy issues, surveilling streets, and difficult ongoing monitoring, which would be very unusual for TDM monitoring.

Mayor Kou appreciated that but felt it was not then a complete TDM plan that mitigates impacts to the neighborhood.

PUBLIC COMMENT:

1. Mary Sylvester noted that Mitigation Measure 7A stated the driveway counters are part of the monitoring, not the only monitoring, yet the School interpreted it to mean only driveway counters can count car trips. It was confusing in that some trips are counted and others are not. Many students and staff park throughout the neighborhood.

2. Alan Cooper recalled the Council made a very clear and explicit statement that moving all students off campus would allow the School to increase to 450 students. He believed it was unethical for the School to increase enrollment because some students had been moved off campus. He asked Council to clarify the intent.

3. Rob Levitsky noted there were criteria that must be met for initiating or exiting an RPP but that it was against procedure for Castilleja to agree to be excluded from any future RPP programs as noted in the TDM. He felt the neighbors should have been consulted regarding the traffic safety warning device to be used at the garage exit.

4. Hank Sousa asked City Council to direct the Transportation Department to name a liaison or contact for the Neighborhood Committee; to direct the School to provide the committee with a handbook in order to see what the School tells the parents regarding parking and traffic; and to leave open the possibility of making adjustments to this document as neighbors pinpoint impacts during and after the construction period.

5. Andie Reed addressed traffic impacts to the neighborhood, asking for clarification to the language of the TDM to ensure all car trips are being counted as car trip caps only work if all car trips are being counted. She presented a graph showing the difference between the reported A.M. peak traffic versus the actual raw data and the additional street parking. She asked Transportation Staff to review and audit the numbers to ensure accurate counting in the future.

6. Neva Yarkin asked for consideration of the impacts the area will have to endure during the construction phase before approving this plan for expansion. With major impacts on surrounding streets, exact traffic headcounts will not be possible when people will need to park several blocks away to avoid the construction. Safety in a construction zone should be the highest priority for Castilleja when remodeling.

7. Nelson Ng wanted to ensure the TDM was really guarding against Castilleja's traffic impact to the neighborhood. He doubted the parking lot counters would count 100% of the traffic and would like the Staff to work with the neighbors also and not just the School.

8. Mindie Romanowsky, land use attorney on behalf of Castilleja, noted that the Council had approved this project, including the TDM, last June. The only question tonight was whether the TDM incorporates the measures. She highlighted that in addition to counting driveway trips, there was monitoring in the neighborhood. She urged Council to approve the TDM plan in accordance with the Staff's recommendation.

9. Matt Francois, Rutan and Tucker, co-counsel for Castilleja, again noted that Council had granted final discretionary approval for the project last June and it was past the point to impose additional conditions. He explained that driveway counts were not the exclusive means of counting trips, as Condition 22-gauge states, "The School, in consultation with the Director, shall install temporary vehicle counter devices in the public rights of way at locations determined by the Director that will be collected for no less than seven consecutive days." He stated the next TDM plan would go to the Neighborhood Committee for review and input to the Director.

10. Carla Befera (Zoom) asked the TDM be pulled off for additional study and asked that an independent traffic monitoring company be hired by the City of Palo Alto and paid for by the School to track and report findings directly to the City and the Neighborhood Committee, rather than the School hiring its own firm to monitor traffic, with data reviewed and shared by the School itself. She felt there was much ambiguous language in the TDM.

11. Matt Glickman (Zoom) asked that the Neighborhood Committee be included and relied upon as a resource to help do something that works for the School and for the neighbors. He felt a resolution could easily be achieved by including both the neighbors and the School in the process.

12. Bruce McLeod (Zoom) stated that it had been an integral component of the project to have a robust enforceable TDM to protect the neighborhood from excessive impacts, and he felt this document was neither robust nor enforceable. It was complicated and imprecise and in many cases had conflicting information that was open to interpretation. He asked the Council continue action on the TDM to a date certain as needed for adequate review and to collect comments and suggestions from neighbors.

Director Lait noted the first monitoring report had some errors due to a faulty counter device. He believed that was the report Ms. Reed had referenced in her comments. Staff had requested and received an updated report on that information, which is currently being reviewed. He stated there was no intention not to be transparent, and Staff was happy to share more information and be engaged in the process. He provided clarification on the monitoring of A.M. peak and average daily trips. He stated if something is not working, there was always the option to go to the Planning and Transportation Commission for guidance and solutions.

Mayor Kou asked why the TDM was not worked out with the Neighborhood Committee's consideration or involvement.

Director Lait explained the role of the Neighborhood Committee was not to review this document but to review the TDM monitoring reports submitted three times a year.

Mayor Kou felt there was more that needed to be worked out and that the corrected raw data should be provided to the neighbors for review. She questioned what would trigger a violation being reported to the Planning Director for it to get to the Planning and Transportation Commission for review.

Director Lait stated if the Neighborhood Committee found a violation in the monitoring report, their role would be to flag that for his attention. If Staff validated that finding, they would reach out to Castilleja to remedy it. The PTC would get involved if an issue was unable to be resolved. He further described the process of what occurs in the event of a violation as stipulated in the Record of Land Use Action.

Vice Mayor Stone stated the TDM was meant to begin to rebuild trust between the neighborhood and the School. He stated the draft minutes from the June 6, 2022, meeting were very explicit regarding some of the issues regarded as ambiguous during this meeting. He quoted, "Many of the council members were interested in making sure that all trips are counted, not just the trips to campus. Dropping off or parking in the neighborhood and then walking to campus undermined the intent of the TDM Plan." He felt it was clear that Council was able to modify the language to make sure trips in the surrounding neighborhood would be counted and felt there were ways to accomplish this without relying only on the stationary traffic counters.

Director Lait explained that there had been deliberation with positions changing or being refined in order to address a compromise and that he needed to use the conditions of approval as adopted by the City Council. He also noted it was reflected in the Council's motion that they

did not want students parking in the neighborhood. The TDM plan includes explicit language reaffirming Castilleja's commitment and obligation to park on site, on street adjacent to their property, or in satellite parking. If neighbors observe students parking off site and walking to school, that is a violation he would expect to be notified of. He also noted that Condition 25 states that school personnel shall monitor parking on site and on surrounding public streets once per day and notify any violators to move their cars, with disciplinary actions for students and parents who do not comply with parking requirements.

Council Member Burt noted that the motion stated, "If students are on the Casti campus during construction, maintain enrollment at 416." Under this proposal by Castilleja, students will be on campus. He also quoted 4B of the Council motion, "The three-person Neighborhood Committee will make recommendations to the Planning Director regarding the School's compliance with community conditions of approval," and felt that should have included the TDM.

Director Lait did not have the impression on reading the motion that this item was subject to the Neighborhood Committee. This was intended to be a summary accessible to the public, Castilleja, and Staff, but there was also a note to revert back to the source documents for areas of disagreement, ambiguity, or question.

Council Member Burt questioned who drafted the document.

Director Lait responded that Castilleja prepared the document, which reflects, through the many public hearings on this topic, refinements made to the TDM plan by Nelson/Nygaard, through Planning and Transportation Commission meetings, and through City Council. Staff reviewed the document for consistency and compliance with all of the source documents and transmitted it to Council for this Public Hearing once it was felt to be accurate.

Council Member Veenker asked where in Condition 24 it showed the ways that ADT shall be calculated.

Director Lait noted that it lists some parameters by which it will be used: the driveway volume counts are in 15-minute increments; ADT excludes construction trips, special events, and major events; school and summer school shall be counted separately. This provides clarity when making the determination of compliance so that these factors are not included. It does not get into the technical way in which a traffic engineer would measure ADT.

There was further discussion about how ADT is determined.

Council Member Lauing felt that since there was not agreement on what the document says, it needed more work before handing it over to the community. He wanted to continue this for further discussion.

ORIGINAL MOTION: Council Member Tanaka moved, seconded by Council Member Lythcott-Haims, to approve the transportation demand management plan as consistent with the

conditions of approval for the Castilleja School redevelopment project and come back to Council in six months.

Council Member Tanaka stated that six months' worth of data would inform a lot and allow corrections to be made if necessary.

Council Member Lythcott-Haims felt that the discussion had veered off of the agendized item. She believed the applicant had compiled the TDM from the other documents as requested.

SUBSTITUTE MOTION: Mayor Kou moved, seconded by Council Member Lauing, to continue the Item, and Staff reach out to the Neighborhood Committee and School to formulate a draft TDM plan to bring back to Council.

City Manager Ed Shikada felt this was problematic as the Neighborhood Committee is subject to the Brown Act. A meeting would need to be established, and as framed, the Committee would be advisory to the Council and therefore unable to speak outside of that meeting.

There was further discussion about this, with amendments suggested and discussed.

Mayor Kou stated she believed the decisions of June 6 had been misinterpreted and felt there were a lot of inaccuracies and ambiguity in the TDM. She also wanted to move forward with establishing trust with the different stakeholders, which needed to start with City Council and Staff making sure everything is transparent.

Council Member Lauing felt the school wanted a permanent roadmap and there would be no difference in that by waiting six months.

Vice Mayor Stone stated he supported the motion and wanted to direct Staff to include all trips when determining how ADT is calculated.

There was discussion on amendments to and wording of the motion.

Council Member Tanaka asked the impact on Castilleja of accepting the substitute motion and delaying approval of the TDM.

Director Lait did not believe there was any impact to their schedule.

FINAL MOTION: Mayor Kou moved, seconded by Council Member Lauing, to continue the Item and reach out to the Neighborhood Committee and School to review and provide comments to Staff regarding the transportation demand management (TDM) plan.

AMENDMENTS INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER

MOTION PASSED: 5-2, Lythcott-Haims, Tanaka no

17. Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual 2023 Conference, to be held September 20-22, 2023, in Sacramento, CA

MOTION: Vice Mayor Stone moved, seconded by Council Member Lauing, to designate Mayor Kou as the voting delegate, and designate Council Member Veenker as the alternate voting delegate for the 2023 League of California Cities Annual Conference.

MOTION PASSED: 7-0

COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

Council Member Burt requested to agendize an opportunity to provide assurances to the neighbors of Fletcher School in Terman Park about access of the neighbors to the land if a land transfer with the School District occurred.

Mayor Kou encouraged everyone to support local arts organizations, such as Palo Alto Players, West Bay Opera, Children's Theatre, and TheatreWorks, which is celebrating its 20th anniversary with the New Works Festival from August 11-20, 2023, at the Lucie Stern Theater.

ADJOURNMENT: The meeting was adjourned at 12:14 A.M.

Project Plans

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Council members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll down to find "4075 El Camino" and click the address link
3. Click on "Tell me more about 4075 El Camino Way"
4. On this project-specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage:

https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/4075-El-Camino-Way

If you need assistance reviewing the above documents, please contact the Pro[illegible]ty at 650-617-3117 or email planner@cityofpaloalto.org