

ORDINANCE NO. 4831

ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO
AMENDING SECTION 18.08.040 OF THE PALO ALTO
MUNICIPAL CODE (THE ZONING MAP) TO CHANGE THE
CLASSIFICATION OF PROPERTY KNOWN AS 2701 EL CAMINO
REAL FROM CN AND RM-40 TO PC PLANNED
COMMUNITY "4831"

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Application and Hearings.

(a) Application has been made to the City for approval of the construction on an approximately 1 acre site bounded by El Camino Real and Sheridan Avenue of a ±65,000 square foot senior assisted living facility including 81 rental dwelling units and a subterranean parking garage.

(b) The Architectural Review Board at its meeting of March 4, 2004 considered the Project, which then included 81 dwelling units, and recommended its approval, subject to certain conditions.

(c) The Planning Commission, after duly noticed public hearings held September 10, 2003, November 12, 2003 and, April 14, 2004 recommended that Section 18.08.040 (the Zoning Map) of the Palo Alto Municipal Code be amended as hereinafter set forth to permit construction of the Project.

(d) The Council, after due consideration of the recommendations, finds that the proposed amendment is in the public interest and will promote the public health, safety and welfare, as hereinafter set forth.

SECTION 3. Amendment of Zoning Map.

Section 18.08.040 of the Palo Alto Municipal Code, the "Zoning Map," is hereby amended by changing the zoning of certain property known as 2701 El Camino Real (the "subject property") from "CN Neighborhood Commercial" and "High Density Multiple-Family Residence District RM-40" to "PC Planned Community 4831." The subject property, consisting of approximately .94 acres, is shown on the map labeled Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 4. Findings for Approval of Planned Community District.

The City Council, in approving the Planned Community district, hereby finds that:

(a) The site is so situated and the uses proposed for the site are such that general or combining zoning districts will not provide sufficient flexibility to allow the proposed development in that none of the City's conventional zoning districts could accommodate the proposed square footage, floor area ratio, and building height unless variances were granted.

(b) Development of the Project on the site will provide public benefits not otherwise attainable, as more specifically described below.

(i) The site is currently vacant and prior to its demolition was a retail nursery with a street front parking lot. The vacant property with only dirt, weeds and a few trees does not create an environment that is welcoming to pedestrians or one that reinforces the importance of El Camino Real. The Project will replace the vacant lot with a well-designed structure built to contemporary building and safety standards using materials of high quality. The siting and architecture of the building is compliant with the South El Camino Real Guidelines and will provide a building façade that will enhance the pedestrian and automobile experience at this prominent street intersection.

(ii) The existing vacant lot has generated no parking demand or traffic for several years. The site is presently zoned to permit commercial and high density residential development which have the potential of exacerbating the level of traffic congestion in the area. The proposed PC would reduce the level of traffic congestion in the area that would otherwise be associated with a project that could be built under the current zoning by establishing a use that generates a low volume of traffic.

(iii) The Comprehensive Plan allows for residential densities of up to 40 dwelling units per acre and 90 persons per acre. This project is residential in nature but it is not a typical residential development. This development would provide assisted living for seniors and care for persons living with Alzheimer's. This is special needs housing which is an under represented use in the community. Due to the reduced impacts associated with this type of use, exceeding the parameters established in the zoning and Comprehensive Plan land use designations is appropriate. The current general zoning standards and Comprehensive Plan land use designations do not account for special needs housing and a Planned Community district is necessary to provide for this type of use.

(iv) The Project will provide Below Market Rate (BMR) Housing for twelve persons. The most significant component of the BMR agreement is the provision of board and care services at below market rates in addition to the rents. No other project to date has provided this benefit in Palo Alto. The Project's owner has signed a letter dated April 6, 2004 making a commitment to provide this subsidy for rent and services. A formal Agreement to Provide Below Market Rate Housing must be executed prior to final adoption of this ordinance. This type of housing would not be obtainable without the use of a planned community zone because the City has not addressed special needs housing in the Comprehensive Plan or the ordinance.

(v) The Project will provide two publicly accessible open space areas at El Camino Real and Sheridan Avenue. These open spaces will include seating and landscaping. They will provide comfortable public, albeit privately owned and maintained, places for informal socializing in an area short of such amenities. They will be open to the general public without charge.

(vi) In addition to the 15 street trees proposed along the El Camino Real and the Sheridan Avenue street frontages, the applicant will provide \$20,000 for median improvements and tree planting costs associated with the Trees for El Camino project.

(vii) Sunrise and the Avenidas Senior Center will cooperate to allow Avenidas to utilize certain meeting areas within the Sunrise facility, with Sunrise's approval, for various functions such as meetings, conferences and workshops. The use of this space would be provided once or twice per month to area seniors. Such use shall be subject to such reasonable rules and regulations as Sunrise may adopt from time to time.

(viii) The project will incorporate public art with a theme in keeping with the interests of senior citizens. The art may take the form of a free standing piece, a mural, or a special wrought iron treatment on the perimeter fencing.

(c) The Council further finds that the Project provides public benefits, as described above, that are of sufficient importance to make the Project as a whole one with substantial public benefit.

(d) The uses permitted and the site development regulations applicable within the District are consistent with the Comprehensive Plan and are compatible with the existing and potential uses on the adjoining sites or within the general vicinity in that the Project would be consistent with the following Comprehensive Plan policies:

(i) Policy H-1: "Meet community and neighborhood needs as the supply of housing is increased. Ensure the preservation of unique character of the city's existing neighborhoods" The project provides needed housing stock for a special needs population and enhances the neighborhood with an attractive building that is appropriate at El Camino Real and is sensitive to the adjacent multifamily uses.

(ii) Policy H-2: "Identify and implement a variety of strategies to increase housing density and diversity in appropriate locations." The project proposal of a PC provides a higher density of housing and increases the diversity in the city's housing stock with a project that provides special needs housing for seniors. The project accomplishes a higher residential density without the negative impacts of increased density.

(iii) Policy H-17: "Support opportunities for shared Housing and other innovative housing forms to promote diversity and meet the needs of different household types and income levels". The project, providing senior assisted living, adds to the diversity of housing stock and provides opportunities for shared housing to meet the needs of seniors at different income levels.

(iv) Policy H-18: "Support housing that incorporates facilities and services to meet the healthcare, transit, or social service needs of households with special needs, including seniors and persons with disabilities." The projects is special needs housing and provides the needed services for senior as well as persons living with Alzheimer's.

(v) Policy L-17: "Treat residential streets as both public ways and neighborhood amenities. Provide continuous sidewalks, healthy street trees, benches, and other amenities that favor pedestrians." The project will provide new street trees to enhance the residential street as well as landscape amenity areas with plantings and benches for pedestrians to enjoy.

SECTION 5. Development Plan

Those certain plans entitled 2701 El Camino Real, Palo Alto, California prepared by Mithun Architects dated April 6, 2004, a copy of which is on file in the Planning Division office, and to which copy reference is hereby made, are hereby approved as the Development Plan for the subject property, pursuant to Palo Alto Municipal Code Section 18.68.120.

SECTION 6. Uses.

(a) Permitted Uses. The permitted uses shall be limited to the following:

(i) Senior Assisted Living Residential Use: Senior assisted living and ancillary uses including but not limited to dining facility, management offices, hair salon, recreation/activity rooms, and meeting rooms.

(ii) Home Occupation: In any individual unit, home occupations accessory to the residential use of that unit are permitted subject to Palo Alto Municipal Code provisions regulating home occupations (PAMC Section 18.88.130).

(iii) Dementia Care: Dementia care, including care for persons living with Alzheimer's, on the third floor as shown on development plans dated April 6, 2004.

(iv) Parking Garage: 44 parking spaces shall be provided for the use of employees, visitors and tenants. 15 of the 44 parking spaces shall be reserved for the use of employees only.

(v) Public amenity areas: The two landscape amenity areas at El Camino Real and Sheridan Avenue shall be open and accessible to the general public at all times. These areas will provide comfortable space for informal socializing without charge. Any proposed restricted access shall be according to a written agreement approved by the Director of Planning and Community Environment, and shall be supportive of, rather than in conflict with, the free public use. In the event that Sunrise encounters security issues with respect to the open space area, then sunrise shall have the right to adopt non-discriminating rules and regulations relating to access and use subject to the approval of the Director of Planning and Community Environment.

(vi) Telecommunication facilities: Subject to the approval of the Architectural Review Board at board or staff level.

SECTION 7. Site Development Regulations.

(a) Compliance with Development Plan. All improvements and development shall be substantially in accordance with the Development Plan, and subject to the conditions of approval and mitigation measures adopted by City Council.

Any exterior changes to the buildings or any new construction not specifically permitted by the Development Plan or by these site development regulations shall require an amendment to this Planned Community Zone or, if eligible, approval under Chapter 18.99 of the Palo Alto Municipal Code, as it is amended from time to time.

(b) Below Market Rate (BMR) Housing Requirement. The Project shall provide 12 persons with below market rate rents and services to be included in the City's Below Market Rate ("BMR") program. The units will be on the first second and fourth floors of the building.

The provisions of this condition have been agreed to by the Project's owner and are set forth in a letter to the project applicant dated April 6, 2004. These provisions shall be incorporated into a formal agreement, which shall be entered into and recorded against the property prior to the final adoption of this ordinance.

If, prior to the issuance of a building permit for the Project, the Project Owner and the City Manager determine and agree that the goals of the City's below-market rate housing program are better met if the space allocated to BMR units is reconfigured to provide more units or a different allocation of rooms, they may do so by amending the Agreement Regarding Provision of Below Market Rate Housing.

(c) Development Schedule. Construction of the Project shall commence on or before March, 2005, and shall be completed and ready for occupancy on or before October, 2006, provided there are no acts of God or other causes beyond the reasonable control of Sunrise, as shown in the attached Exhibit "C". The Director of Planning and Community Environment may extend these time limits once by not more than one year, as described in 18.68.130 of the Palo Alto Municipal Code.

SECTION 8. The City as the lead agency for the Project has caused to be prepared a Mitigated Negative Declaration. The Mitigated Negative Declaration is on file in the office of the Director of Planning and Community Environment and, along with the planning and other City records, minutes and files constituting the record of proceedings, is incorporated herein by this reference.

SECTION 9. Certification. The City Council certifies that the Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act. The Mitigated Negative Declaration was presented to the City Council and the City Council has reviewed and considered the information contained in the Mitigated Negative Declaration, staff reports, oral and written testimony given at public hearings on the proposed Project, and all other matters deemed material and relevant before considering for approval the various actions related to the Project. The City Council hereby finds that the Mitigated Negative Declaration reflects the independent judgment of the City as lead agency.

SECTION 10. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED: May 3, 2004

PASSED: June 21, 2004

AYES: BEECHAM, BURCH, CORDELL, KLEINBERG, MORTON, MOSSAR, OJAKIAN

NOES:

ABSTENTIONS:

ABSENT: FREEMAN, KISHIMOTO

ATTEST:

Donna J. Rogers
City Clerk

APPROVED AS TO FORM:

David Sodey
~~Senior Asst.~~ City Attorney
Special Counsel

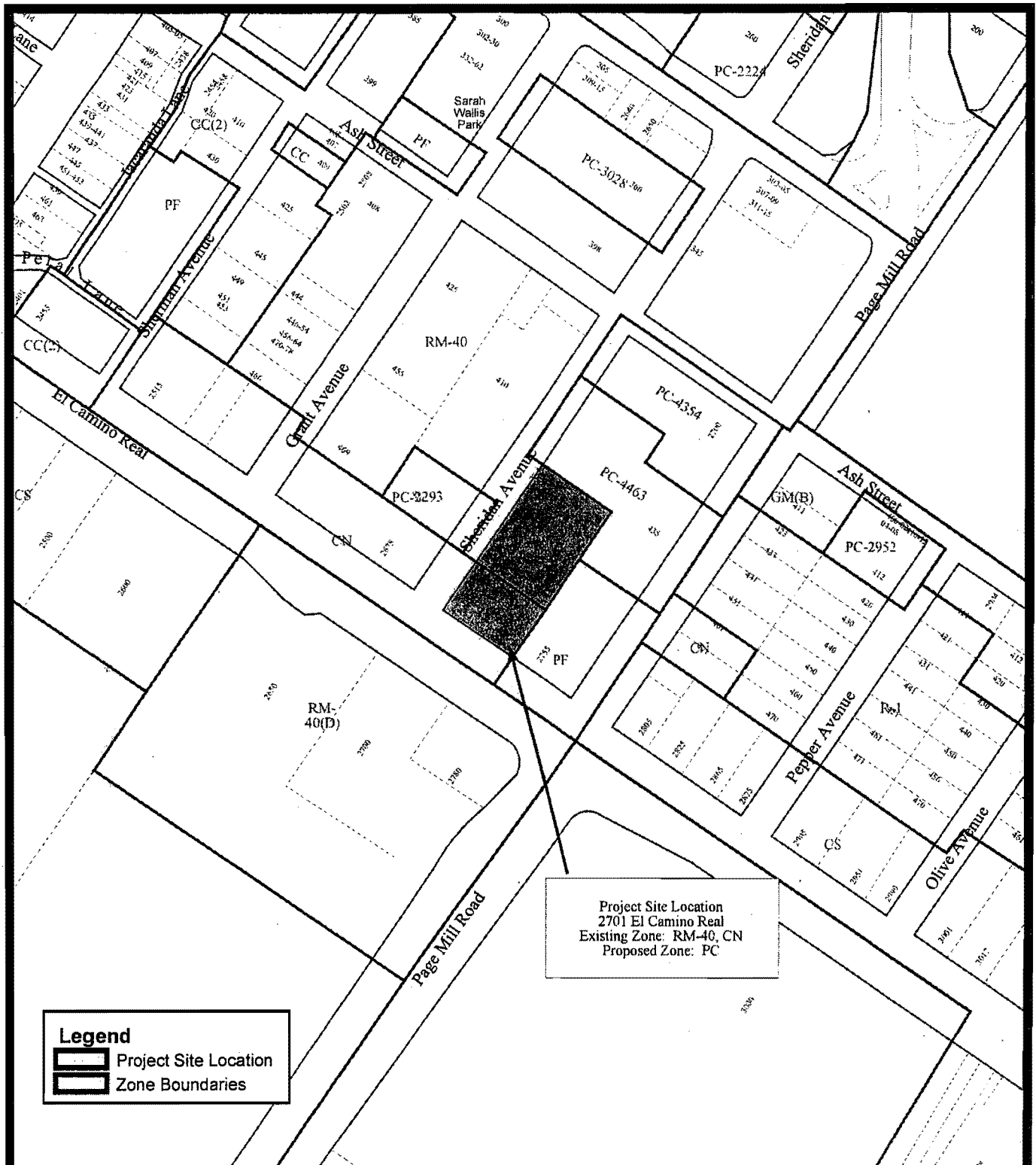
APPROVED:

Ben Beechan

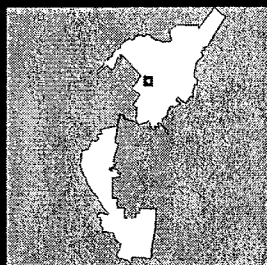
Mayor

Frank
City Manager

Stephen Paul
Director of Planning and
Community Environment



The City of
Palo Alto



2701 El Camino Real
03 - PC - 02
Existing Zoning: RM40, CN
Proposed Zoning: PC

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



EXHIBIT B
CONDITIONS OF APPROVAL

Sunrise Assisted Living
2701 El Camino Real
File No. 03-ARB-05, 03-EIA-15, 03-PC-02

Planning Division

1. The plans submitted for Building Permit shall be in substantial conformance with plans dated April 6, 2004, except as modified to incorporate these conditions of approval.
2. These conditions of approval shall be printed on the cover sheet of the plan set submitted with the Building Permit application.
3. The mitigation measures specified in the Mitigated Negative Declaration shall be incorporated as conditions of approval.
4. The Transportation Demand Management Plan (TDM), as outlined in the Transportation Impact Analysis shall be implemented. The three components of the plan include the following requirements:
 - a. The project shall offer and provide fully paid transit passes through the Eco-Pass or equivalent program to any employee.
 - b. The project shall designate a TDM coordinator.
 - c. The project shall operate a guaranteed ride home program.
5. The applicant shall provide a loading zone on El Camino Real in a location specified by the Transportation Division and as specified by the Public works Department.
6. Large delivery trucks must use the El Camino Real loading zone for all deliveries and no delivery trucks shall double park on Sheridan Avenue. The Sunrise facility shall not accept deliveries from drivers that do not adhere to this condition.
7. The emergency generator shall be located in the parking garage toward El Camino Real.
8. Development impact fees totaling \$280,437.80 shall be paid to the City of Palo Alto prior to the issuance of the building permit.
9. The Development Plan requires the planting and protection of specified new trees within the development. These trees shall not be removed or destroyed without the prior approval of the City of Palo Alto in accordance with applicable procedures.
10. The Sunrise facility may have no more than 97 residents at any given time.
11. The awnings shall be maintained such that they will be replaced by the facility operator or designee if worn or damaged and cleaned if they become soiled.

12. Six months after the Sunrise facility opens, Sunrise shall monitor the on street parking situation on Sheridan Avenue and report their findings to the City. Sunrise shall forward recommendations regarding potential solutions, based on the reported conditions, to the City with one possibility being a two-hour parking limitation.
13. On February 2, 2004 Council adopted a "Resolution Declaring Council Policy to Mitigate Development Impacts and Initiating Proceedings to Establish a Transportation Impact Fee Citywide" (CMR 126:04). By this action, Council obligated pending new development and re-development projects to pay the Citywide Transportation Impact Fee once Council formally adopts the Fee. The Citywide Transportation Impact Fee was reviewed by the Council Finance Committee on April 20, 2004 and is scheduled for full Council review by July 26, 2004. The Citywide Transportation Impact Fee as proposed (subject to Council action) is \$2,293 per PM peak hour trip. For the Sunrise project, the fee would amount to approximately $\$2,293 \times 31 = \$71,083$. This figure is an approximation. The actual fee shall be calculated based on the Council adopted fee and the proposed PM peak hour trips at the time of fee calculation and shall be paid prior to building permit issuance.
14. The Project shall provide two publicly accessible open space areas at El Camino Real and Sheridan Avenue. These open spaces shall be open and accessible to the general public at all times. Any proposed restricted access shall be according to a written agreement approved by the Director of Planning and Community Environment, and shall be supportive of, rather than in conflict with, the free public use. In the event that the project encounters security issues with respect to the open space area, then the project shall have the right to adopt non-discriminating rules and regulations relating to access and use subject to the approval of the Director of Planning and Community Environment.
15. The project shall provide \$20,000 for median improvements and tree planting costs associated with the Trees for El Camino project prior to building permit issuance.
16. The project and Avenidas Senior Center will cooperate to allow Avenidas to utilize certain meeting areas within the facility, with the facility's approval, for various functions such as meetings, conferences and workshops. The use of this space would be provided once or twice per month to area seniors. Such use shall be subject to such reasonable rules and regulations as the project may adopt from time to time.
17. The project shall incorporate public art with a theme in keeping with the interests of senior citizens.
18. A preference shall be given to Palo Alto residents for Below Market Rate and Market Rate units to the extent permitted by Federal and State law.
19. The applicant shall provide a visqueen moisture vapor barrier beneath the garage slab floor. The sidewalls of the garage shall have moisture protection as well.

20. The applicant shall provide an independent 20,000 to 25,000 cubic feet per minute ventilation system for the garage area to remove automobile exhaust and other fugitive vapors, if any, that might enter the garage area.
21. Monitoring well F40A shall be preserved for continued monitoring by Hewlett Packard as required by the RWQCB and the SCVWD.

Planning Arborist

22. The four trees identified in the Ralph Osterling Consultant's Inc. arborist report (#961, #965, #966, #967) shall be retained and incorporated into the landscape plan. If further study indicated that tree #967 would be better served by the removal of tree # 966 then the tree may be removed.
23. Areas to be compacted (sidewalks, patios, driveways, etc) within 15 feet of a planted tree shall use structural soil base course material a minimum of 30-inches deep.
24. The tree protection plan specified in the arborist report shall be implemented prior to the commencement of construction activity.

Building Division

25. The location of the building's electrical and gas services shall require prior approval by the Inspection Services division and shall be located at an exterior location or in a room or enclosure accessible directly from the exterior. These electrical and gas service locations are to be indicated on the plans and also need to be coordinated with the Palo Alto Utilities Department.

Public Works Operations

26. The Public Works arborist shall specify the appropriate trees to be planted by the applicant in the public right of way.

Public Works Engineering

27. Since this project will create one acre or more of impervious surface, it will be subject to new City storm water regulations. The regulations will require inclusion of storm water treatment controls sized in accordance with numeric standards, source control measures that prevent pollutants from contacting storm water runoff, and site design measures that reduce storm runoff and isolate contaminated runoff in order to minimize the need for storm water treatment. In addition, the regulations will require long-term maintenance of installed storm water treatment measures, subject to verification by the City. The applicant shall meet with Public Works Engineering staff to discuss the implications of the new regulations on the project along with other grading and drainage issues.
28. All garage drains shall be routed through an oil-water separator and discharge into the sanitary sewer system.
29. The applicant is required to meet with Public Works Engineering (PWE) to verify the basic design parameters affecting grading, drainage and surface water infiltration. The applicant is required to submit a conceptual site grading and drainage plan that conveys

site runoff to the nearest adequate municipal storm drainage system. In order to address potential storm water quality impacts, the plan shall identify the Best Management Practices (BMP's) to be incorporated into the Storm Water Pollution Prevention Plan (SWPPP) that will be required for the project. The SWPPP shall include permanent BMP's to be incorporated into the project to protect storm water quality. (Resources and handouts are available from Public Works – Engineering. Specific reference is made to Palo Alto's companion document to "Start at the Source", entitled "Planning Your Land Development Project"). The elements of the PWE-approved conceptual grading and drainage plan shall be incorporated into the building permit plans.

Prior to submittal for building permit

30. The existing municipal storm drainage system in the area is unable to convey the peak runoff from the project site. The applicant will be required to provide storm water detention on-site to lessen the project's impact on city storm drains. The applicant's engineer shall provide storm drain flow and detention calculations, including pre-project and post-project conditions. The calculations must be signed and stamped by a registered civil engineer.
31. The applicant shall submit a final grading and drainage plan to Public Works Engineering. This plan shall show spot elevations or contours of the site and demonstrate the proper conveyance of storm water to the nearest adequate municipal storm drainage system. Existing drainage patterns, including accommodation of runoff from adjacent properties, shall be maintained.
32. The proposed development will result in a change in the impervious area of the property. The applicant shall provide calculations showing the adjusted impervious area with the building permit application. A Storm Drainage Fee adjustment on the applicant's monthly City utility bill will take place in the month following the final approval of the construction by the Building Inspection Division. The impervious area calculation sheets and instructions are available from Public Works Engineering.
33. A construction logistics plan shall be provided, addressing at minimum parking, truck routes and staging, materials storage, and the provision of pedestrian and vehicular traffic adjacent to the construction site. All truck routes shall conform with the City of Palo Alto's Trucks and Truck Route Ordinance, Chapter 10.48, and the route map which outlines truck routes available throughout the City of Palo Alto. A handout describing these and other requirements for a construction logistics plan is available from Public Works Engineering.

Prior to issuance of building permit

34. The applicant shall obtain a Street Work Permit from Public Works Engineering for pedestrian protection on the public sidewalk and or construction proposed in the City right-of-way. Sec. 12.08.010.
35. A portion of the proposed work is within the State of California or County of Santa Clara right-of-way. A permit must be obtained from the applicable agency. Evidence of permit approval shall be submitted to the Planning and Public Works Departments.

36. A detailed site-specific soil report prepared by a licensed soils or geo-technical engineer must be submitted which includes information on water table and basement construction issues. This report shall identify the current groundwater level, if encountered, and by using this and other available information, as well as professional experience, the engineer shall estimate the highest projected ground-water level likely to be encountered in the future. If the proposed basement is reasonably above the projected highest water level, then the basement can be constructed in a conventional manner with a subsurface perimeter drainage system to relieve hydrostatic pressure. If not, measures must be undertaken to render the basement waterproof and able to withstand all projected hydrostatic and soil pressures. No pumping of ground water is allowed. In general, however, Public Works Engineering recommends that structures be constructed in such a way that they do not penetrate existing or projected ground water levels.
37. This proposed development will disturb more than one acre of land. The applicant must apply for coverage under the State Water Resources Control Board's (SWRCB) NPDES general permit for storm water discharge associated with construction activity. A Notice of Intent (NOI) must be filed for this project with the SWRCB in order to obtain coverage under the permit. The General Permit requires the applicant to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The applicant is required to submit two copies of the NOI and the draft SWPPP to the Public Works Department for review and approval prior to issuance of the building permit. The SWPPP should include both permanent, post-development project design features and temporary measures employed during construction to control storm water pollution. Specific Best Management Practices (BMP's) which apply to the work should be incorporated into the design.
38. The applicant is required to paint the "No Dumping/Flows to Matadero Creek" logo in blue color on a white background, adjacent to all storm drain inlets. Stencils of the logo are available from the Public Works Environmental Compliance Division, which may be contacted at (650) 329-2598. A deposit may be required to secure the return of the stencil. Include the instruction to paint the logos on the construction grading and drainage plan. Include maintenance of these logos in the Hazardous Materials Management Plan, if such a plan is part of this project.
39. The project includes the construction of dumpster and recycling areas as part of a food service facility. Regulations require that the dumpster/recycling area be adequately roofed or covered.

During construction

40. The contractor must contact the CPA Public Works Inspector at (650) 496-6929 prior to any work performed in the public right-of-way.
41. No storage of construction materials is permitted in the street or on the sidewalk without prior approval of Public Works Engineering. The developer shall require its contractor to incorporate best management practices (BMP's) for stormwater pollution prevention in all construction operations, in conformance with the Storm Water Pollution Prevention Plan prepared for the project. It is unlawful to discharge any construction debris (soil,

asphalt, sawcut slurry, paint, chemicals, etc.) or other waste materials into gutters or storm drains. (PAMC Chapter 16.09).

42. All construction within the City right-of-way, easements or other property under City jurisdiction shall conform to Standard Specifications of the Public Works and Utility Departments.

Prior to finalization

43. All sidewalks and curb and gutters bordering the project shall be repaired and/or removed and replaced in compliance with Public Works approved standards. Sec. 12.08.010.
44. The unused driveways located along El Camino Real and Sheridan shall be removed and replaced with curb and gutter. Sec. 12.08.090.
45. The Public Works Inspector shall sign off the building permit prior to the finalization of this permit. All off-site improvements shall be finished prior to this sign-off. Similarly, all as-builts, on-site grading, drainage and post-developments BMP's shall be completed prior to sign-off.
46. A curb ramp for the disabled will be required at the corner of El Camino Real and Sheridan Avenue.

Utilities Marketing Services

47. Prior to the issuance of either a building permit or a grading permit, all common area landscaping shall be approved by the Utilities Marketing Services Division of the Utilities Department. The landscape shall conform to the *Landscape Water Efficiency Standards of the City of Palo Alto*. For projects with more than 1500 square feet of landscaped area, a water budget shall be assigned to the project and a dedicated irrigation water meter shall be required.

Fire Department

48. Provide Fire Department access road 20 feet in width with 13'6" vertical clearance. Road to meet weight bearing (60,000 lbs.). Road shall be all-weather, and shall reach to within 150 feet of any point on the first floor of the exterior. (200ICFC902.2.2)
49. Applicant shall consult the building division for requirements related to electrical and transformer room location.
50. A fire sprinkler system shall be provided throughout the building, which meets the requirements of NFPA Standards No. 13-1999 Edition. Fire Sprinkler system installations require separate submittal to the Fire Prevention Bureau. (PAMC 15.04.083)
NOTE: building plans will not be approved unless complete sprinkler coverage is indicated.
51. A class one standpipe system shall be provided for the building, which meets the requirements of NFPA Standard No. 14-1996 edition. Standpipe system installations require separate submittal to the Fire Prevention Bureau. (PAMC 15.04.083) Approved

2 1/2-inch hose valves shall be provided at each underground floor level landing in every stairwell for the underground parking structure. (PAMC 15.040178) **NOTE: The standpipe system may be combined with the fire sprinkler system. A fire pump is required for combined systems capable of delivering 750 gpm @ 100psi from the highest outlets from each standpipe.**

52. An approved underground fire supply shall be provided for the sprinkler system(s) and shall meet the requirements of NFPA Standard No. 24-1996 Edition. Fire supply installations require separate submittal to the Fire Prevention Bureau. (PAMC 15.04083) **Note: Fire Department approval will be withheld until Utilities Department and Public Works Department requirements have been met.**
53. An approved automatic and manual fire alarm system shall be provided throughout the interior of each building. (2001CBC310.14.12) Fire Alarm System installations require separate submittal to the Fire Prevention Bureau. (PAMC15.04.083) **Note: Smoke detectors in dwelling units shall be supervised by the fire alarm system and shall send a signal upon activation to an approved location in addition to sounding an alarm signal audible throughout the dwelling unit.**
54. At least one elevator car servicing all floors shall be sized for Fire Department gurney access requirements based on gurney dimensions of 24"x 82" plus a minimum of two emergency response personnel. (PAMC 15.04.120)
55. Building shall be of Type II fire-resistive construction, due to A-3 Occupancy (Dinning Room) located above the second floor. (2001CBC506)
56. Applicant shall purchase Opticom traffic signal preemption equipment for City installation sufficient to upgrade one intersection
57. The generator room shall be separated from the rest of the building by not less than one-hour construction.
58. The generator and fuel tank system shall be listed and approved.
59. Additional hazardous materials requirements will apply, depending on the quantity and type of fuel.

Public Works Water Quality/Environmental Compliance

60. In accordance with PAMC Section 16.09.103(a), a grease interceptor with a minimum capacity of 750 gallons must be provided. The grease interceptor must be sized in accordance with Appendix H of the Uniform Plumbing Code. The sizing calculation must be submitted with the building permit plans
61. PAMC Section 16.09.103(e) prohibits the installation of a garbage grinder at any food service facility. The kitchen cannot utilize a garbage grinder for food waste disposal.

62. Drain plumbing for the underground parking garage must be connected to an oil/water separator with a minimum capacity of 100 gallons, and to the sanitary sewer system (PAMC 16.09.032(B)(17)).
63. If a hydraulic elevator is installed, any hard-plumbed water discharge to the sanitary sewer from the elevator sump pit must pass by gravity flow through an oil/water separator. If a sump pump is to be utilized, the pumped discharge must be contained in a tank, or the sump pump must be equipped with an oil sensor to prevent hydraulic oil spills from being pumped to the sanitary sewer.

Water Gas & Wastewater Utilities Department

Prior to submittal for building permit

64. The applicant shall submit completed water-gas-wastewater service connection application - load sheets for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands for each meter (water in g.p.m., gas in b.t.u.p.h, and sewer in g.p.d.).
65. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities.
66. The applicant must show on the site plan the existence of any water well, or auxiliary water supply.
67. The applicant shall be responsible for relocating, installing and upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the relocation/installation/upgrade of the utility mains and/or services.

Prior to issuance of building permit

68. Show water services/meters (domestic, fire and irrigation) gas meter and sewer lateral connection on the plans (each parcel shall have its own).
69. A separate water meter and backflow preventer shall be installed to irrigate the approved landscape plan. Show the location of the irrigation meter on the plans. This meter shall be designated as an irrigation account and no other water service will be billed on the account. The irrigation and landscape plans submitted with the application for a grading or building permit shall conform to the City of Palo Alto water efficiency standards.
70. An approved reduce pressure principle assembly (RPPA backflow preventer device) shall be installed for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter. **Show the location of the RPPA on the plans.** Inspection by the utilities

cross connection inspector is required for the supply pipe between the meter and the assembly.

71. An approved double detector check valve shall be installed for water connections for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. Double check detector check valves shall be installed on the owner's property adjacent to the property line. **Show the location of the detector check assembly on the plans.** Inspection by the utilities cross connection inspector is required for the supply pipe between the City connection and the assembly.

During construction

72. The applicant shall pay the connection fees associated with the installation of the new utility service/s to be installed by the City of Palo Alto Utilities. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
73. The contractor shall contact underground service alert (800) 227-2600 one week in advance of starting excavation to provide for marking of underground utilities.
74. The applicant shall provide protection for utility lines subject to damage. Utility lines within a pit or trench shall be adequately supported. All exposed water, gas, and sewer lines shall be inspected by the WGW Utilities Inspector prior to backfilling.
75. The contractor shall maintain 12" clear, above and below, from the existing utilities to new underground facilities. The applicant shall be responsible for relocating the existing utility mains and/or services as necessary to accommodate new storm drains, with the prior approval of the Utility Department. This responsibility includes all costs associated with the design and construction for the relocation of the utility mains and/or services. Sanitary sewer laterals will need to be replaced for the full length of the lateral (if possible) per the Utility Standards. Sanitary sewer mains can not be relocated.
76. If the Contractor elects to bore new pipes or conduits, the pilot bore hole shall be 24" clear from any existing utility pipes and all existing utility crossings shall be potholed prior to starting work.
77. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.
78. Utility service connections will be installed between 30 and 40 days following receipt of full payment. Large developments must allow sufficient lead time (6 weeks minimum) for utility construction performed by the City of Palo Alto Utilities.
79. All utility work shall be inspected and approved by the WGW utilities inspector. Inspection costs shall be paid by the applicant's contractor. Schedule WGW utilities inspections at 650/566-4504 five working days before start of constructions.

80. The applicant's contractor shall immediately notify the Utilities Department (650) 496-6982 or 650/329-2413 if the existing water or gas mains are disturbed or damaged.
81. All backflow preventer devices shall be approved by the WGW engineering division, inspected by the utilities cross connection inspector and tested by a licensed tester prior to activation of the water service.
82. No water valves or other facilities owned by Utilities Department shall be operated for any purpose by the applicant's contractor. All required operation will only be performed by authorized utility department personnel. The applicant's contractor shall notify the Utilities Department not less than forty-eight (48) hours in advance of the time that such operation is required.
83. The contractor shall not disconnect any part of the existing water main except by expressed permission of the utilities chief inspector and shall submit a schedule of the estimated shutdown time to obtain said permission.
84. The water main shall not be turned on until the service installation and the performance of chlorination and bacteriological testing have been completed. The contractor's testing method shall be in conformance with ANSI/AWWA C651-latest edition.
85. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
86. All improvements to the gas system will be performed by the City of Palo Alto Utilities.

Utilities Engineering Electric

Prior to issuance of Demolition permit

87. The Permittee shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the Permittee shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.
88. The Applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.

Prior to submittal of building permit

89. A completed Electric Load Sheet and a full set of plans must be included with all building permit applications involving electrical work. The load sheet must be included with the preliminary submittal.
90. Only one electric service lateral is permitted per parcel. Utilities Rule & Regulation #18.

91. This project requires a padmount transformer unless otherwise approved in writing by the Electric Utility Engineering Department. The location of the padmount transformer shall be shown on the site plan and approved by the Utilities Department and the Architectural Review Board. Utilities Rule & Regulations #3 & #16.
92. The developer/owner shall provide space for installing padmount equipment (i.e. transformers, switches, and interrupters) and associated substructure as required by the City. In addition, the owner shall grant a Public Utilities Easement for facilities installed on private property as required by the City.
93. The customer shall install all electrical substructures (conduits, boxes and pads) required from the service point to the customer's switchgear. All conduits must be sized according to National Electric Code requirements and no 1/2-inch size conduits are permitted. Conduit runs over 500 feet in length require additional pull boxes. The design and installation shall also be according to the City standards. Utilities Rule & Regulations #16 & #18.
94. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.
95. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.
96. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.
97. Projects that require the extension of high voltage primary distribution lines must be coordinated with the Electric Utility. Additional fees may be assessed for the reinforcement of offsite electric facilities.

Prior to issuance of building permit

98. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.

During construction

99. Contractors and developers shall obtain a street opening permit from the Department of Public Works before digging in the street right-of-way. This includes sidewalks, driveways and planter strips.
100. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and marked. The areas to be checked by USA shall be delineated with white paint. All USA markings shall be removed by the customer or contractor when construction is complete.

101. The customer is responsible for installing all on-site substructure (conduits, boxes and pads) required for the electric service. No more than 270 degrees of bends are allowed in a secondary conduit run. All conduits must be sized according to National Electric Code requirements and no ½-inch size conduits are permitted. All off-site substructure work will be constructed by the City at the customer's expense. Where mutually agreed upon by the City and the Applicant, all or part of the off-site substructure work may be constructed by the Applicant. Utilities Rule & regulation #16.
102. All primary electric conduits shall be concrete encased with the top of the encasement at a depth of 30 inches. No more than 180 degrees of bends are allowed in a primary conduit run. Conduit runs over 500 feet in length require additional pull boxes.
103. All new underground conduits and substructures shall be installed per City standards **and shall be inspected by the Electrical Underground Inspector before backfilling. Rule & Regulation #16.**
104. The customer is responsible for installing all underground electric service conductors, bus duct, transition cabinets, and other required equipment. The installation shall meet the National Electric Code requirements and the City standards.
105. Prior to fabrication of electric switchboards and metering enclosures, the customer must submit switchboard drawings to the Electric Metering Department at 3201 East Bayshore Road, Palo Alto 94303 for approval. The City requires compliance with all applicable EUSERC standards for metering and switchgear.
106. All new underground electric services shall be inspected and approved by both the Building Inspection Division and the Electrical Underground Inspector before energizing. Utilities Rule & regulation #18.

After construction and prior to finalization

107. The customer shall provide as-built drawings showing the location of all switchboards, conduits (number and size), conductors (number and size), splice boxes, vaults and switch/transformer pads.

Prior to occupancy

108. The applicant shall secure a Public Utilities Easement for facilities installed on private property for City use. Utilities Rule & Regulations #16.
109. All required inspections have been completed and approved by both the Building Inspection Division and the Electrical Underground Inspector.
110. All fees must be paid.
111. Developer shall provide electrical load details/calculations. This project may require a padmounted transformer. Lead time on the transformer is 6-8 months. Utilities

Engineering will provide cost estimate/fees when drawings are submitted to the Building Department for review and approval.

Building Division

Prior to permit application

112. The plans submitted for the building permit shall include the full scope of the construction including all site development, utility installations, architectural, structural, electrical, plumbing and mechanical work associated with the proposed project.
113. The entire project is to be included under a single building permit and shall not be phased under multiple permits.
114. A separate grading permit may required if cut and/or fill grading exceeds 100 cubic yards. The excavation of the basement parking garage is included as part of the building permit and does not require a separate grading permit.
115. The design of building components that are not included in the plans submitted for building permit and are to be "deferred" shall be limited to as few items as possible. The list of deferred items shall be reviewed and approved prior to permit application.
116. The location of the building's electrical service shall require prior approval by the Inspection Services Division and shall be located at an exterior location or in a room or enclosure accessible directly form the exterior. It is not acceptable to locate an electrical service and main disconnect where it must be accessed by passing through a below grade parking garage.
117. The plans submitted for the building permit shall include an allowable floor area calculation that relates the mixed occupancies to type of construction.
118. The plans submitted with the permit application for the new building shall include the complete design for disabled access and exiting for the entire site, building entrances, basement parking and on-grade parking. Disabled access design shall comply with California Building Code Chapters 10, 11A and 30.
119. Wood burning fireplaces are prohibited by PAMC Section 9.06.
120. An acoustical analysis shall be submitted and the plans shall incorporate the report's recommendations needed to comply with the sound transmissions requirements in CBC Appendix Chapter 12, Division IIA. The acoustical engineer shall submit a letter certifying that the building plans incorporate the report recommendations.
121. The building shall be of a "type of construction" that will permit the proposed A3 occupancy (Alzheimer Dining, terraces, etc.) on the stories above the first floor.

122. Fire-rated occupancy separations shall be provided between the various R1, A3, B, S3 occupancies proposed to be located in the mixed use building per CBC Section 302 and Table 3-B.
123. The required 1-hour rated corridors shall be separated from other rooms or spaces (such as the Alzheimer Dining area) as prescribed in CBC Section 1004.3.4. Additionally, the exit corridors shall not be used for purposes that could obstruct or hinder its' use as an exit path.
124. All doors in the exit paths leading from the building's A occupancies shall be provided with panic hardware in accordance with CBC Section 1007.2.5.

Prior to issuance of building and or grading permits

125. Santa Clara County Health Dept. approval is required for the commercial kitchen construction. Please submit 2 copies of plans stamped and approved by the Health Dept., prior to permit issuance.