

CONTEXT PLAN - SOFA 2 DISTRICT



EXISTING CONDITIONS



VIEW 2 - EXISTING CONDITIONS - LANE A WEST



VIEW 1 - EXISTING CONDITIONS - ALMA STREET



PROPOSED PROJECT DATA:

Ground Floor:	Non-Residential sf: (reduced from 8,088 sf)	6,360 sf
	Residential sf	1,147 sf
	TOTAL	7,507 sf
2nd Floor:	All Residential sf	6,893 sf
3rd Floor:	All Residential sf	6,893 sf
4th Floor:	All Residential sf	6,893 sf
Roof:	All Residential sf	618 sf
TOTAL PROJECT FAR:		28,186sf

SITE: 99.97' X 105.08' 10,504.84 sf

PROPOSED FAR RATIO: 2.68:1

PROPOSED MAIN BUILDING HEIGHT: 4 Stories (50')
(+ additional height for stairs & elevator to the roof terrace)

REQUIRED PRIVATE OPEN SPACE: No minimums. If provided min. 2' in depth per SOFA 2 9.050(k)appropriate to the character of bldg.

PROPOSED PRIVATE OPEN SPACE (balconies): 80 sf average with a 5' min depth

REQUIRED COMMON OPEN SPACE: No minimums; adequate for the number of units served by the open space

PROPOSED COMMON OPEN SPACE: 4,761 sf Total (greater than 130 sf / unit)
2nd floof open space = 1,200 sf
Rooftop open space = 3,561 sf



Tarlton Properties

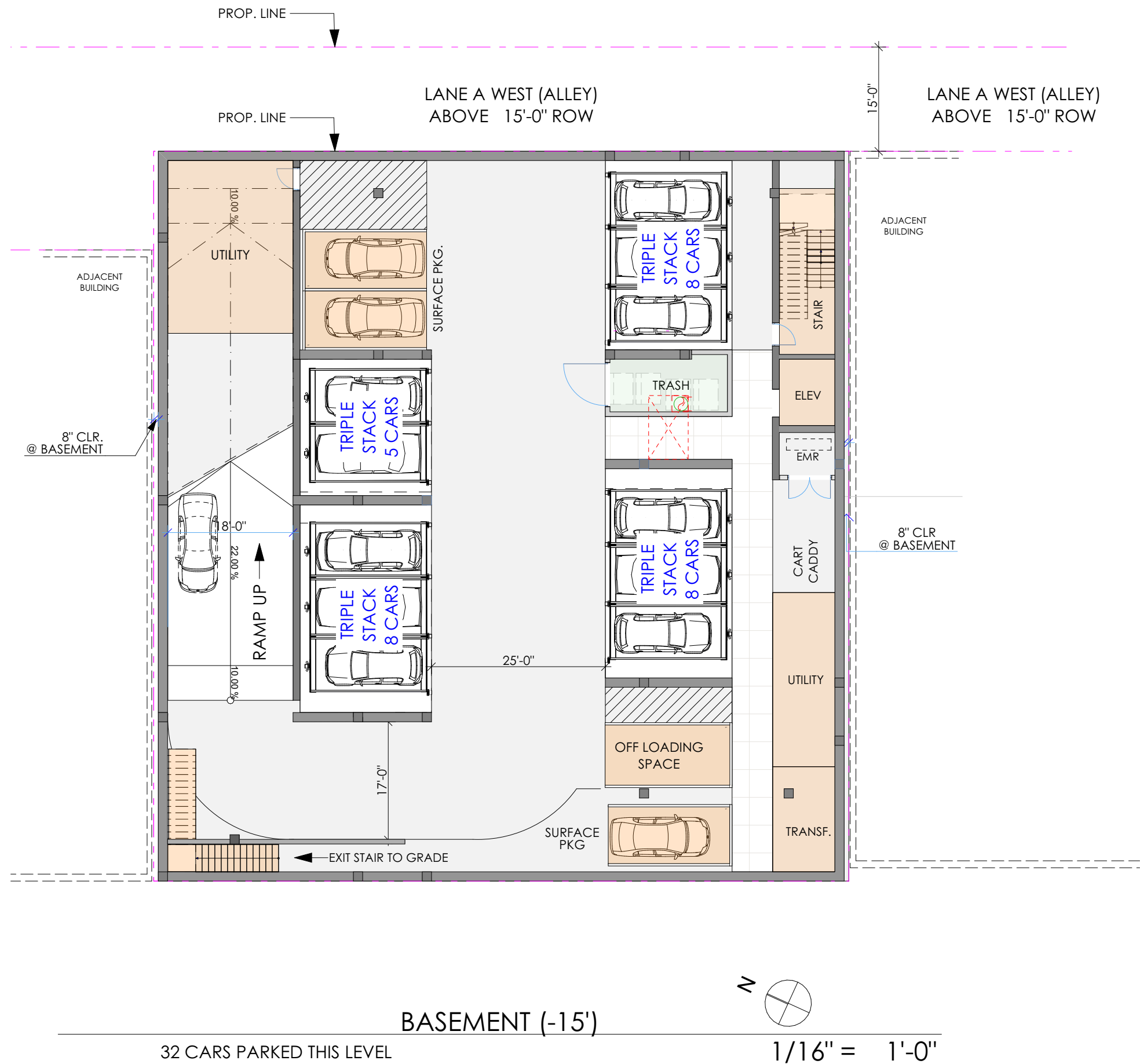
Zoning Overview
Mixed-Use Project
955 Alma, Palo Alto

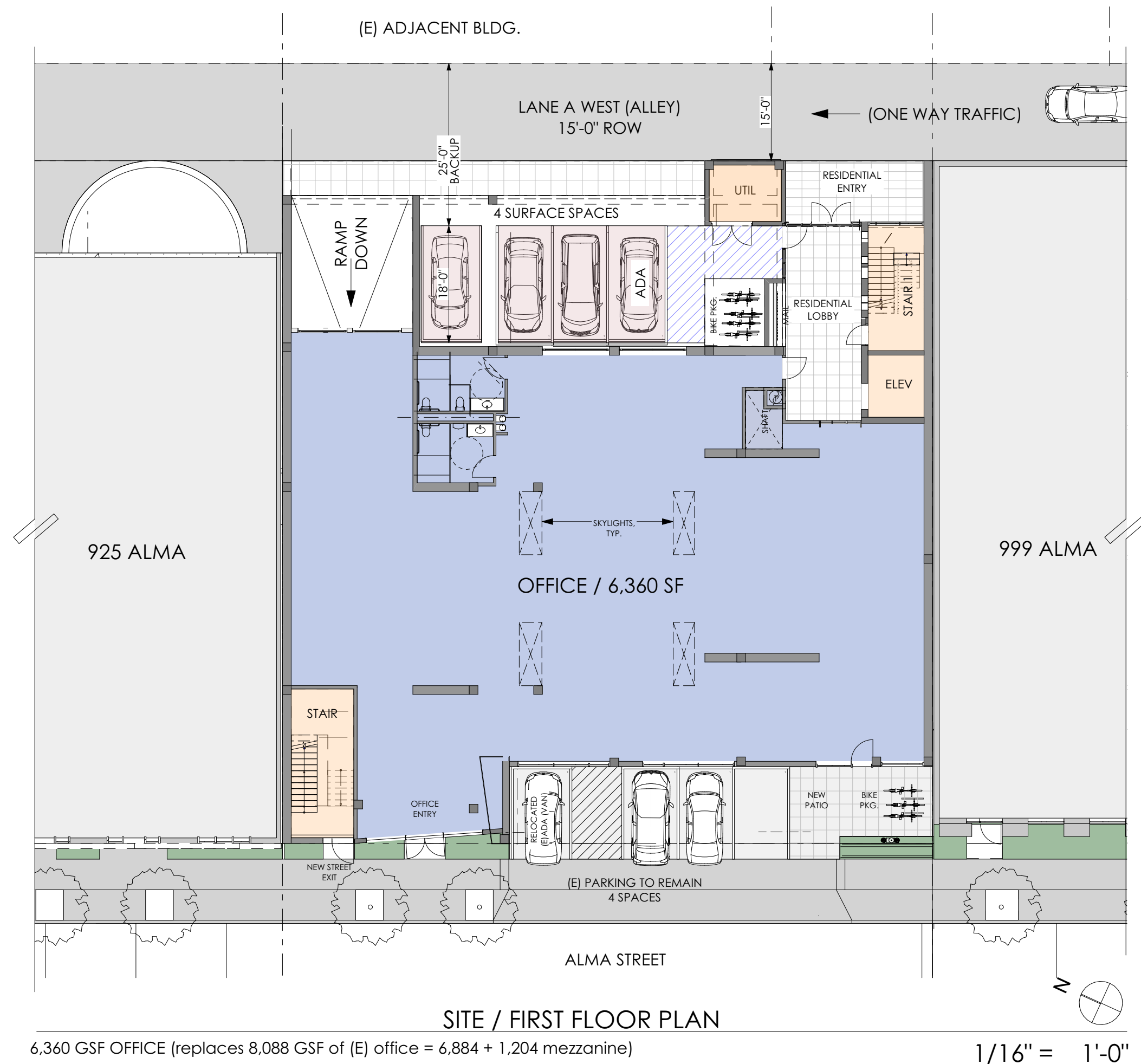
21-Dec-20

ZONING COMPLIANCE TABLE

	RT-35 REQUIRED		PROPOSED	COMMENTS	PHZ RE-ZONE
MINIMUM SETBACKS ¹	FRONT YARD - ALMA (FT)		15' or 0' with ARB	0' / EXISTING	CONFORMS
	SIDE YARD - (FT)		15' or 0' with ARB	0' / EXISTING	CONFORMS
	REAR YARD - LANE A WEST (FT)		15' or 0' with ARB	0	CONFORMS
PERMITTED SETBACK ENCROACHMENTS ¹	BALCONIES, AWNINGS, PORCHES, STAIRWAYS MAX (FT)		6	VARIES	
	FRONT YARD - ALMA (FT)		6	0	PERMITTED
	REAR YARD - LANE A WEST (FT)		6	0	CONFORMS
	SIDE YARD - (FT)		6	0	CONFORMS
USABLE PRIVATE OPEN SPACE	ARB REVIEW		80 sf/unit ave.	CONFORMS	
COMMON USEABLE OPEN SPACE	ARB REVIEW		4,761	CONFORMS	
MAXIMUM HEIGHT ¹					
STANDARD (FT)		35	50	DOES NOT CONFORM	CONFORMS
DAYLIGHT PLANE		NONE REQUIRED	NONE REQUIRED	CONFORMS	CONFORMS
FLOOR AREA RATIO (FAR) ¹					
MAXIMUM RESIDENTIAL FAR (SF) ²		1.15	12,075	20,309	DOES NOT CONFORM
MAXIMUM NON RESIDENTIAL FAR (SF) ²		0.4	4,200	6,635	DOES NOT CONFORM
TOTAL MIXED USE FAR (SF)		1.15	12,075	26,944	DOES NOT CONFORM
HOUSING INCENTIVE PROGRAM - MAX APPROVAL FAR (SF) ³		1.5	15,750	26,944	DOES NOT APPLY
PLANNED HOUSING ZONE FAR (SF)		NONE REQUIRED		28,186	2.68
CONFORMS					
BMR & MARKET RATE UNITS					
HOUSING INCENTIVE PROGRAM BMR RATE		15%	6	25%	CONFORMS
PHZ INCLUSIONARY RATE		20%	8	25%	CONFORMS
PROPOSED PHZ INCLUSIONARY RATE		25%	9	25%	CONFORMS
PARKING ¹					
EXISTING PARKING: 7,693 SF OFFICE REDUCED TO 6,843 SF		1:1.0	15	15	
NEW - RESIDENTIAL PARKING ⁴ (UNIT:SPACE)			36	36	
PARKING REDUCTION - ON NEW HOUSING ONLY			51	51	
TOTAL PARKING REQUIRED		30%	51	40	
TOTAL PARKING PROVIDED			40	40	
EXISTING ALMA PARKING - AT GRADE			4	4	
NEW LANE A WEST PARKING - AT GRADE			4	4	
BELOW GRADE BASEMENT GARAGE			32	32	

PARKING DATA:		
PARKING REQUIRED:	Office Existing (to be replaced)	15 spaces
	New Residential @ 1.0/Unit=36	25 with a 30% reduction
40 REQUIRED		
PARKING PROVIDED:	Existing @ Alma :	4 cars (inc. 1 ADA Stall)
	(N) Lane A West:	4 cars (inc. 1 ADA Stall)
	(N) Basement Garage:	32 cars
40 PROVIDED		







SECOND FLOOR

12 INNOVATION MICRO - STUDIOS THIS FLOOR

1/16" = 1'-0"



ALMA STREET

THIRD FLOOR

12 INNOVATION MICRO - STUDIOS THIS FLOOR

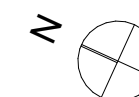
1/16" = 1'-0"



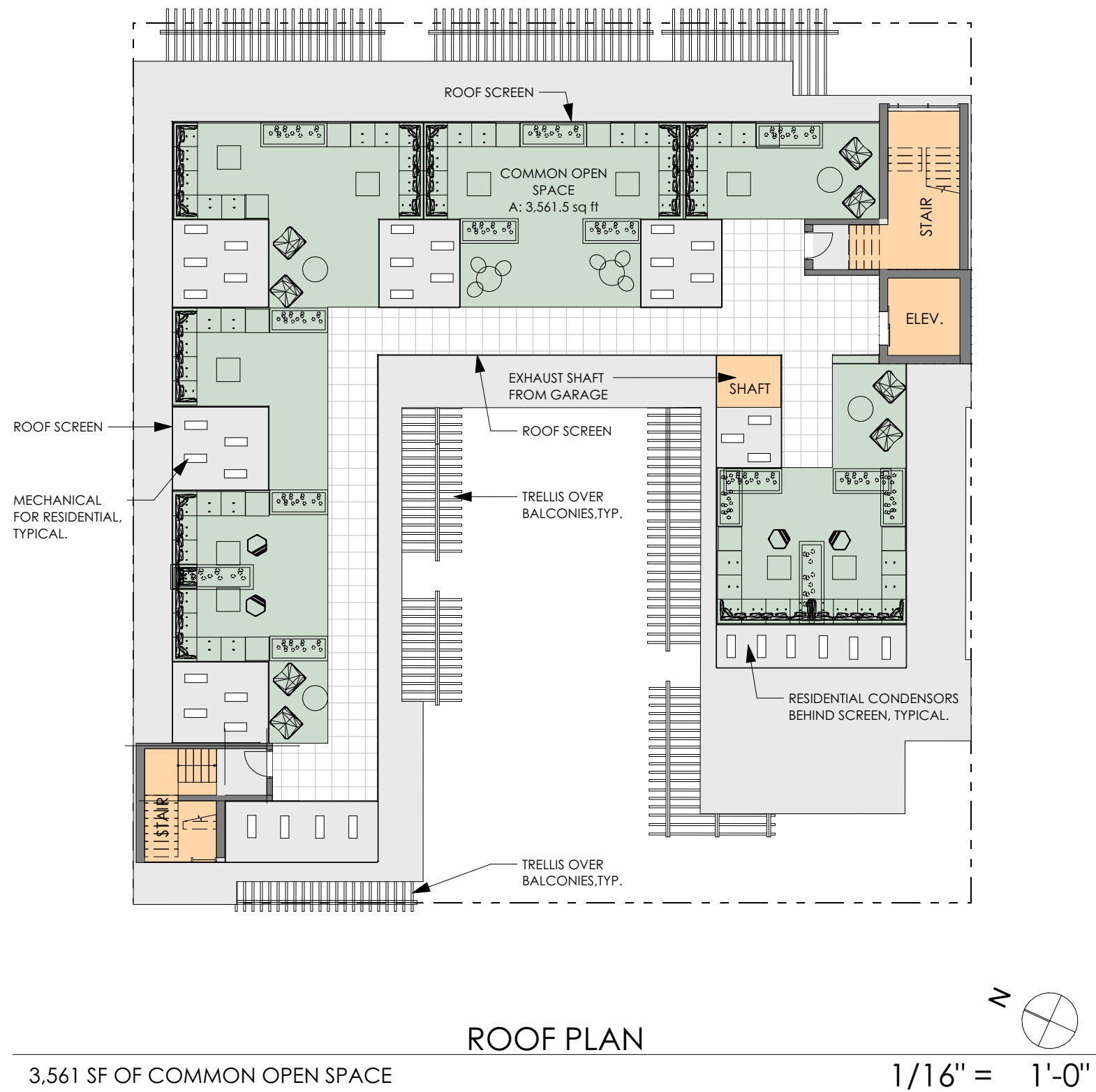
ALMA STREET

FOURTH FLOOR

12 INNOVATION MICRO - STUDIOS THIS FLOOR



1/16" = 1'-0"





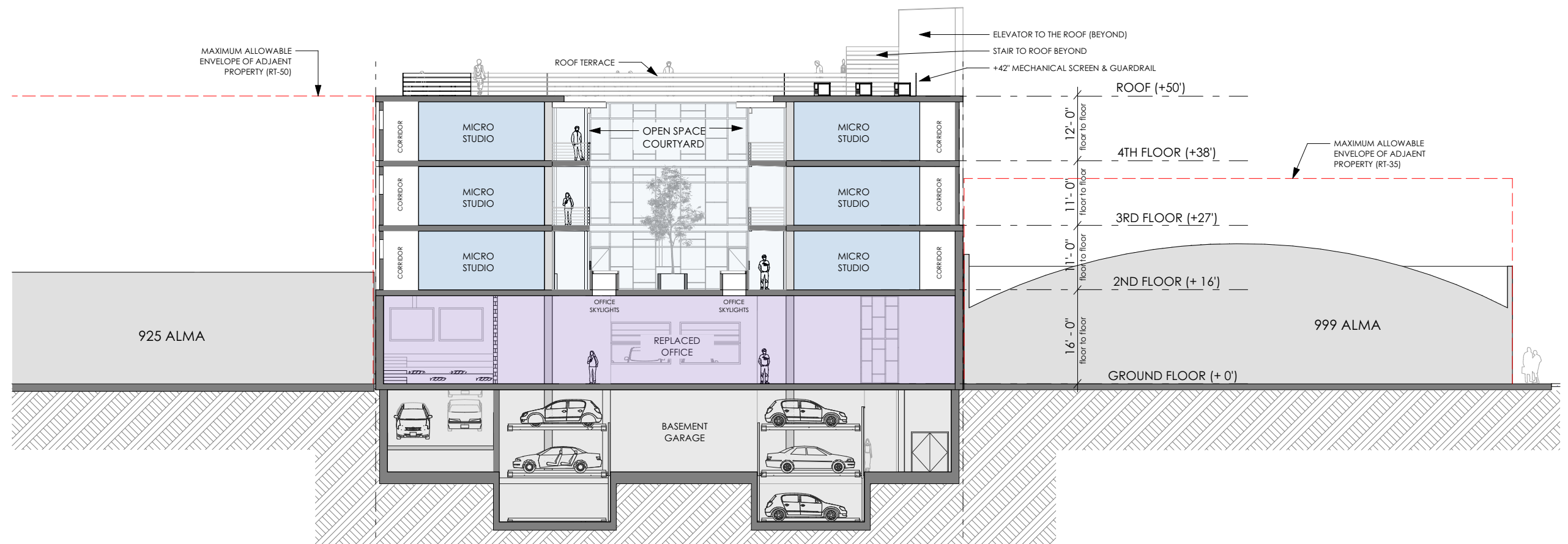
ALMA STREET ELEVATION

1/16" = 1'-0"

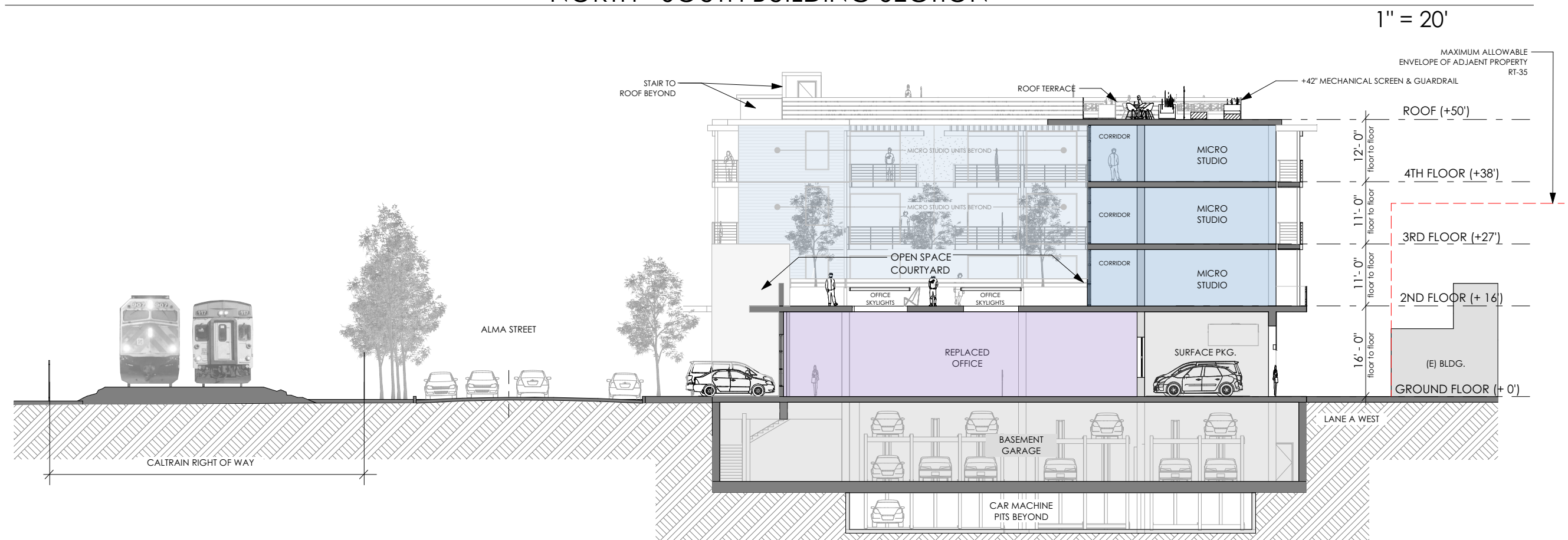


LANE A WEST ELEVATION

1/16" = 1'-0"



NORTH - SOUTH BUILDING SECTION



EAST - WEST BUILDING SECTION



ALMA VIEW



LANE A WEST



ALMA STREET VIEW



LANE A WEST CONTEXT



RESIDENTIAL ENTRY



LANE A-WEST



COURTYARD DETAIL




ALMA STREET VIEW

City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.**

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual (TTM)** found at www.cityofpaloalto.org/trees/.



TREE DISCLOSURE STATEMENT

CITY OF PALO ALTO
Planning Division, 250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2441
<http://www.cityofpaloalto.org>

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed disclosure statement must accompany all building permit applications that include exterior work, all demolition or grading permit applications, or other development activity.

PROPERTY ADDRESS: **955 Alma Street**

Are there Regulated trees on or adjacent to the property? ☒ YES NO (If no, proceed to Section 4)

[Sections 1- 4 MUST be completed by the applicant. Please circle and/or check where applicable.]

1. Where are the trees? Check those that apply. (Plans must be submitted showing over 4" diameter trees)

☐ On the property
☐ On adjacent property overhanging the project site
☒ In the City planter strip or right-of-way easement within 30' of property line (Street Trees)*

*Street trees require special protection by a fenced enclosure, per the attached instructions. Prior to receiving any permit, you must provide an authorized Street Tree Protection Verification form by calling Public Works Operations at 493-5953 for inspection of required type I, II or III fencing (see attached Detail #605).

2. Are there any Protected¹ or Designated¹ Trees? YES (Check where applicable) ☒ NO (If no, proceed to Section 4)

☐ Protected Tree (s)
☐ Designated Tree (s)
☐ On or overhanging the property


3. Is there activity or grading within the dripline? (radius 10 times the trunk diameter) of these trees? YES ☒ NO

If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TTM, Section 6.23). Attach this report to Sheet T-1, Tree Protection, in Part of the Plan, per Site Plan Requirements.

4. Are the Site Plan Requirements** completed? ☒ YES NO

**Protection of Regulated trees during development require the following: (1) Plans must show the measured trunk diameter and canopy dripline; (2) Plans must denote, as a bold dashed line, a fenced enclosure area out to the dripline, per Sheet T-1 and Detail #605 - <http://www.cityofpaloalto.org/trees/forms.htm> (See also TTM, Section 2.15 for area to be fenced)

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action.

Signature:  Print: **John Tarlton** Date: **Jan 04, 2021**
(Prop. Owner or Agent)

FOR STAFF USE:

Protective Fencing
Sections 5-6 must be completed by staff for the issuance of any development permit (demolition, grading or building permit).

5. Protected Trees. The specified tree fencing is in place. A written statement is attached verifying that protective fencing is correctly in place around protected and/or designated trees. YES NO
(N/A if there are no protected trees, check here ☐)

6. Street Trees. A signed Public Works Street Tree Protection Verification form is attached. YES NO
(N/A if there are no street trees, check here ☐)

* Regulated Trees - a) Street trees - trees on public property; b) Protected trees - Coast Live Oaks or Valley Oaks which are 11.5" in diameter or larger, Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; and Heritage trees are trees designated by City Council; and c) Designated Trees - commercial or non-residential property trees, which are part of an approved landscape plan.
Palo Alto Tree Technical Manual (TTM) contains instructions for all requirements on this form, available at <http://www.cityofpaloalto.org/planning-community-environment/tree-technical-manual.html>

S:\Plan\Div\Arborist\Tree Protection Info\Tree Disclosure Statement Revised 08/06

For written specifications associated with illustrations below, see Public Works Specifications Section 31
Detailed specifications are found in the Palo Alto Tree Technical Manual (TTM) (www.cityofpaloalto.org/trees/)

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
• Restricted activity area - see Tree Technical Manual Sec 2.15(E).
• Restricted trenching area - see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations. Call 650-496-5953.

Type I Tree Protection

For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagrammed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

8.5x11-inch Warning Signs one each side
6-foot high chain link fence, typical
TPZ
Other 10 x Tree Diameter or 10-feet, whichever is greater
Warning
Warning

Type II Tree Protection

2-inches of Orange Plastic Fencing overlaid with 2-inch Thick Wooden Slats
Any proposed trench in TPZ requires approval See TTM 2.20(C-D) for instructions
Restricted use for trees in sidewalk cuttings - tree wells only
Any inadvertent sidewalk or curb replacement or trenching requires approval
Fence distance no more than 10' from TPZ
Warning
Warning
Strip
Parkway
Sidewalk
Yard
Fencing must provide public passage while protecting all other land in TPZ

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection

(to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

Rev	By	Date
0	DWH	12/14/92
01	D.D.	08/04/04
02	D.D.	08/10/06

Scale: NTS

Tree Protection During Construction

City of Palo Alto Standard

Approved by: **Dave Dockter**
PE No. _____
Date **2006**
Dwg No. **605**

Table 2-2 Palo Alto Tree Technical Manual

CONTRACTOR & ARBORIST INSPECTION SCHEDULE

Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/

ALL CHECKED ITEMS APPLY TO THIS PROJECT:

- ☒ **Inspection of Protective Tree Fencing** For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39)
- ☒ **Pre-Construction Meeting** Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
- ☒ **Inspection of Rough Grading or Trenching** Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect irrigation systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
- ☒ **Monthly Tree Activity Report Inspections.** The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept. landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
- ☒ **Special activity within the Tree Protection Zone.** Work in the TPZ area (see also #7 below) requires the direct on-site supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
- ☐ **Landscape Architect Inspection.** For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
- ☐ **List Other** (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)

* _____
* _____

City of Palo Alto Tree Technical Manual
ADDENDUM 11

Arborist Firm Data Here

Inspection Date: _____
Inspection #: _____

Site address: Palo Alto, CA

Contractor- Main Site Contact Information
Also present: _____
Distribution: 1 City of Palo Alto
2 Others

Contractor- Main Site Contact Information
#1: Job site superintendent
Company: _____
Email: _____
Job site Office: _____
Cell: _____
Mail: _____
Attn: Dave Dockter
Dave.dockter@cityofpaloalto.org
650-329-2440

Provide the requested minimum information with each report, customize as necessary. To be completed by project site arborist. Send monthly to city arborist at above address until project completion. Use additional sheets as needed.

- Assignment Activity (Demolition/grading/sewer/trenching/foundation/list relevant visits)
 - Pre-construction meeting requirement with sub-contractors
 - Inspect to verify that tree protection measures are in place
 - Determine if field adjustments, watering or plan revisions may be needed
- Field Observations (general site-wide and list by individual tree number)
 - Tree Protection Fences (TPF) are ...
 - Trenching has/will occur ...
- Action Items (list site-wide, by tree number and date to be satisfied) and Date Due
 - Tree Protection Fence (TPF) needs adjusting (tree # x, x, x)
 - Root zone buffer material (wood chips) can be installed next
 - Schedule sewer trench, foundation dig with ...
- Photographs (use often)
- Tree Location Map (mandatory 8.5 x 11 sheet)
- Recommendations, notes or monitor items for project/staff/schedule
- Past visits (list carry-over items satisfied/still outstanding)

Respectfully submitted,

Project site arborist
Consultant contact information (Include email, cell#, and mailing)
Cc: _____
Enter Date CPA Monthly Tree Activity Report: Type site address here Page #1 of 1

---WARNING---

Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a \$500 fine per day*

*Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at <http://www.city.palo-alto.ca.us/trees/technical-manual.html>

SPECIAL INSPECTIONS

GREEN PROTECTION INSPECTIONS MANDATORY

PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.

BUILDING PERMIT DATE: _____
DATE OF 1ST TREE ACTIVITY REPORT: _____
CITY STAFF: _____

REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL, SECTION 2.00 AND ADDENDUM 11.

Apply Tree Protection Report on sheet(s) T-2

Use additional "T" sheets as needed

Project
Data

T-1



All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet
City of Palo Alto



T-1