

ATTACHMENT C
CONDITIONS OF APPROVAL

180 El Camino Real
23PLN-00323

PLANNING DIVISION

1. CONFORMANCE WITH PLANS. Construction and development shall conform to the approved plans entitled, "The Melt," uploaded to the Palo Alto Online Permitting Services Citizen Portal on July 24, 2024, on file with the Planning & Development Services Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. BUILDING PERMIT. Apply for a building permit and meet any and all conditions of the Planning, Building, Zero Waste, Public Works – Urban Forestry and Utilities – Water Gas Wastewater Departments.
3. BUILDING PERMIT PLAN SET. The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
4. USE AND OCCUPANCY PERMIT. A valid Use and Occupancy permit issued by the Building Department is required for "The Melt" restaurant operation. The operator shall ensure the building's permitted occupancy is not exceeded at any time.
5. SIGNAGE: Newly approved signage is also included in the overall approval and consists of the following signage:
 - a. Primary wall sign – 86.76"x24" Channel letters that will read "Melt"
 - b. Secondary wall sign – 128"x18" Channel letters that will read "World's Meltiest Burger"
 - c. Blade sign – 24"x15" Projecting blade sign that will read "Melt"
 - d. Window vinyl signs – 2 - 14.5"x14.5" Circle vinyl logos that will read "the Melt"
6. PROJECT MODIFICATIONS: All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
7. PROJECT EXPIRATION. The project approval shall be valid for a period of two years from the original date of approval. Application for a one-year extension of this entitlement may be made prior to expiration.

8. INDEMNITY: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
9. FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact the Planner-on-Duty at Planner@cityofpaloalto.org to schedule this inspection.

BUILDING

10. Submit Building Permit for the proposed scope of work. Refer to Building Department Submittal checklist for Building Permit requirements. Contact the Building Department for any questions regarding submittal requirements.

ZERO WASTE

11. Please confirm if the following areas will have internal refuse bins. If so, cut sheets for the bins and signage needs to be presented in the plan set. Additional requirements would also apply, please see below:

Outdoor Dining/Indoor Dining

- All three refuse bins (green compost, blue recycle, and black landfill) will be required to be right next to each other with proper signage posted on the millwork door. The opening to millwork must have a minimum of four inches in height worth of color-coding, wrapping around the full width of the millwork/opening.

Back of House

- All three refuse bins (green compost, blue recycle, and black landfill) will be required with proper signage posted on each of the bins.

Restroom

- A green compost for paper towels and a small black landfill for sanitary products will be required with proper signage posted on each of the bins.
- Any area with a handwashing station and paper towels would require a green compost bin with proper signage posted on the bin.

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 it's 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, and 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 a small black landfill bin for sanitary products. 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.

12. WASTE COLLECTION: At the time of building permit submittal, please indicate who and how the waste will be collected and be brought to the refuse enclosure. Will it be onsite staff, or will it be collected by in-house Stanford Mall facilities staff? Where will you store the waste for the time being?
13. Ensure site has three refuse containers for customers to sort their waste. Blue container for recyclables. Green container for compostables. Black or Gray container for garbage. Each container must have colored signage which adheres to City's PAMC 5.20 requirements. Please show container type and signage in plans.
14. Restrooms are required to collect and placed paper towels into a green compost container. The container must have green compost sign the meets PAMC 5.20 requirements.
15. Show refuse collection containers inside the refuse room. Make sure refuse containers are drawn to scale. There must be three containers. Each container must have equal access. No stacking of containers. Blue container for recyclables. Green container for compostables. Black or Gray container for garbage. Each container must have colored signage which adheres to City's PAMC 5.20 requirements. Please show container type and signage in plans.

16. Show refuse collection containers inside the refuse room. Make sure refuse containers are drawn to scale. There must be three containers. Each container must have equal access. No stacking of containers. Blue container for recyclables. Green container for compostables. Black or Gray container for garbage. Each container must have colored signage which adheres to City's PAMC 5.20 requirements. Please show container type and signage in plans.

Ensure each container has colored signage. Please refer to signage requirements below:

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, and 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.

17. Restrooms are required to collect and placed paper towels into a green compost container. The container must have green compost sign the meets PAMC 5.20 requirements.
18. Kitchen and food prep areas need to have three waste containers to allow for proper waste sorting. Blue container for recyclables. Green container for compostables. Black or Gray container for garbage. Each container must have colored signage which adheres to City's PAMC 5.20 requirements. Please show container type and signage in plans.

PUBLIC WORKS – URBAN FORESTRY

19. At building permit phase, the T1 Sheet with a filled out and signed tree disclosure statement, must be included in the plan set.

UTILITIES – WATER GAS WASTEWATER

The following comments are required to 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. These comments are provided as a courtesy and are not required to be addressed prior to the Planning entitlement approval:

FOR BUILDING PERMIT (WGW Utility Engineering):

20. The applicant shall submit a completed water-gas-wastewater residential service connection application - load sheet for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., fire in g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The total demands including existing and new are required. (if there is only one water meter (master meter) serving all the spaces, the total demand for all the spaces/units is required)
21. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations, and any other required utilities. Plans for new wastewater laterals and mains need to include new wastewater pipe profiles showing existing potentially conflicting utilities, especially storm drain pipes, and electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the duct bank to verify cross-section prior to plan approval and starting lateral installation.
22. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc.).
23. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead-free. Show the location of the RPPA on the plans. An approved reduced pressure detector assembly (RPDA backflow preventer device, STD. WD-12A or STD. WD-12B) is required for all existing and new fire water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPDA shall be installed on the owner's property and directly behind the City's fire service, within 5' (feet) of the property line or City Right of Way.
24. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the city inspector is required for the supply pipe between the meter and the assembly.

25. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
26. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas, or wastewater mains/services. Maintain 2' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions.
27. All utility installations shall be in accordance with the latest City of Palo Alto utility standards for water, gas, & wastewater.