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Frank Petrilli  
D (415) 268-0503  
fpetrilli@coblenzlaw.com

April 10, 2024

Emily Kallas, Planner  
Amy French, Chief Planning Official  
Planning and Development Services  
emily.kallas@cityofpaloalto.org  
amy.french@cityofpaloalto.org

Re: Palo Alto Commons: Applicable Daylight Plane and Setback Requirements

Dear Emily and Amy:

Our client, Palo Alto Commons, LP, is the owner of the Palo Alto Commons residential care facility for the elderly located at 4075 El Camino Way in Palo Alto. As you are aware, our client submitted an application to add 18 units to the existing 121-unit senior facility which requires amending an existing Planned Community (PC) Permit. That proposal was discussed by the PTC as a prescreening item on February 28. In response to the Staff presentation and exchanges with Commissioners at that meeting, and given what appeared to be some confusion about the applicable daylight plane standard, our client asked us to evaluate the applicable daylight plane and setback standards that apply to the project.

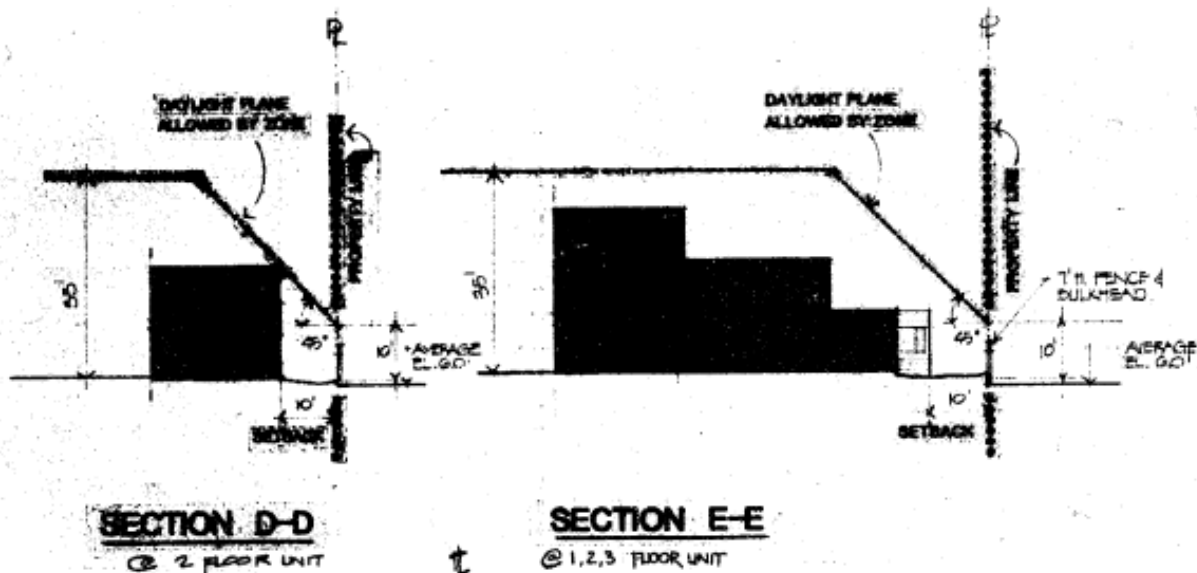
The analysis below discusses the existing approvals and historic Zoning Code regulations for the property, and provides our evaluation of what the project's applicable daylight plane and setback requirements are. In brief, we believe the same standards that applied to the original project in 1987 continue to apply, such that the daylight plane standard shown on the current plans is correct. After reviewing the Code, the prior PC ordinance and the plans, we can appreciate that this issue is complicated and we hope you find our analysis helpful.

**I. Introduction To The Original PC Ordinances And Historic Zoning Code**

By way of background, Palo Alto Commons was initially approved by Ordinance No. 3775 in 1987, which rezoned the property to a PC district (1987 PC Ordinance attached as **Exhibit 1**). The 1987 PC Ordinance identifies a 10 foot side yard setback and a 45 degree daylight plane angle, starting at 10 feet in height at the lot line, as shown in the excerpt below:<sup>1</sup>

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<sup>1</sup> Ordinance No. 3775, PDF p. 23.



Based on our review, the 1987 PC Ordinance is consistent with the side yard setback and daylight plane restrictions in the 1987 Zoning Code (which, for our purposes, has not been materially amended since that time). More specifically, section 18.38.150 of the Zoning Code subjects PC developments to “special requirements” if the property shares any lot line with residential districts. Those “special requirements” include daylight plane restrictions, which differ between non-residential uses and residential uses where the gross floor area is at least 60 percent residential:

Sites sharing any lot line with one or more sites in any RE, R-1, R-2, RM or any residential PC district shall be subject to a maximum height established by a daylight plane beginning at a height of ten feet at the applicable side or rear site lines and increasing at a slope of three feet for each six feet of distance from the side or rear site lines until intersecting the height limit otherwise established for the PC district; provided, however, that for a use where the gross floor area excluding any area used exclusively for parking purposes, is at least sixty percent residential, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting each such side or rear site line until intersecting the height limit otherwise established for the PC district. If the residential daylight plane, as allowed in this

section, is selected, the setback regulations of the same adjoining residential district shall be imposed.<sup>2</sup>

In short, this provision says that non-residential uses were (and remain) subject to a more restrictive daylight plane angle and residential uses were (and remain) subject to different daylight planes that effectively mirror the setback and daylight plane requirements that apply in the abutting residential district (here, the side yard standards in the R-1 district<sup>3</sup>). Summarized below are the differing daylight plane requirements as applied to PC developments with side yards bordering an R-1 district:

Summary of PC District Daylight Plane Requirements			
	Measured From	Beginning Height	Daylight Plane Angle
Non-Residential Use	Lot Line	10 feet	Increasing slope of 3 feet for each 6 feet of distance (or ~27 degrees)
>60% Residential Use	Lot Line	10 feet	45 degrees

Because the code section quoted above speaks to both side and rear yards, it is important to emphasize that the applicable daylight plane and setback standard in this table are those set forth in the R-1 district's interior side yard requirements since that side of the property is considered an interior side yard under the City's Zoning Code.

The reason the side of the property bordering the R-1 district is considered a "side lot line" is because it is not a front or rear lot line. The property is considered a "corner lot" because it abuts two or more streets (El Camino Way and West Meadow Drive) having an angle of intersection of 135 degrees or less (approximately 90 degrees).<sup>4</sup> The "front lot line" of a corner lot is defined as the shorter lot line abutting a street.<sup>5</sup> Compared to El Camino Way, the property has a shorter lot line along West Meadow Drive, which makes its frontage along that street its front lot line. A "rear lot line" is defined as the lot line not intersecting a front lot line and which is most distant from and most closely parallel to the front lot line.<sup>6</sup> This makes the western side of the property, bordering the RM-20 district, the rear lot line because it doesn't intersect the front lot line and is roughly parallel with it. As a result, what remains is the side of the property bordering the R-1 district, which is considered a "side lot line" because it is not a front or rear lot line, and an "interior" lot line because it is not abutting a street.<sup>7</sup>

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<sup>2</sup> Zoning Code, § 18.38.150(e).

<sup>3</sup> The property also borders an R-2 district parcel, which shares identical daylight plane restrictions with the R-1 district.

<sup>4</sup> Zoning Code, § 18.04.030(a)(84)(A).

<sup>5</sup> Zoning Code, § 18.04.030(a)(91)(A).

<sup>6</sup> Zoning Code, § 18.04.030(a)(91)(C).

<sup>7</sup> Zoning Code, § 18.04.030(a)(91)(D), (B).

**II. The 1987 Project Conformed to the Zoning Code, Which Required A Residential Daylight Plane Angle**

The 1987 project satisfied the R-1 district's side yard daylight plane requirements by providing a 45 degree daylight plane angle starting at 10 feet in height at the side lot line, and side yard setback regulations, by providing at least a 6 foot interior side yard setback.<sup>8</sup> Instead of providing a 6 foot interior side yard setback, the 1987 project provided a larger setback of 10 feet to satisfy a different subsection of the Zoning Code requirements for PC sites sharing a lot line with residential districts.<sup>9</sup> But that larger setback, governed by a different subsection of the "special requirements" section in the Zoning Code, is not relevant to the applicable daylight plane standard which is 45 degrees.

As a consequence, and by virtue of conforming exactly to the R-1 side yard requirements, it seems apparent to us that the 1987 project must have been considered a "residential use,"<sup>10</sup> which triggered the Zoning Code's PC-specific residential daylight plane and setback regulations. If that was not the case, then different daylight plane and setback standards would have been imposed on the project back in 1987.

**III. The Same Daylight Plane And Setback Applies Today Because The Zoning Code Remains Substantively Unchanged And The Project Is Still A "Residential Use"**

Since 1987, the relevant Zoning Code regulations and the project's use remain unchanged. The Zoning Code's PC district "special requirements" are substantively unchanged,<sup>11</sup> and the adjoining R-1 district continues to require a 45 degree side yard daylight plane starting at an initial height of 10 feet at the project's interior side lot line, in addition to a 6 foot interior side yard setback. Second, the project continues to qualify for these R-1 district daylight plane and setback requirements because it is still a "residential use."<sup>12</sup> Therefore, the project remains subject to the same suite of daylight plane and setback regulations that it was developed under in 1987.

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<sup>8</sup> Zoning Code, § 18.12.040, Table 2.

<sup>9</sup> Zoning Code, § 18.38.150(c).

<sup>10</sup> Ordinance No. 3775, § 2(c), referred to the project as a "residential use" that "will generate less employment than the commercial uses permitted under the existing zoning." We cannot at this time provide evidence that the 1987 project's gross floor area was at least 60% residential (Zoning Code, § 18.38.150(e)), but we assume this to be the case based on the amount of residential units provided and the ultimate daylight plane required.

<sup>11</sup> Since 1987, Zoning Code, § 18.38.150 was only updated in 2022 by Ordinance No. 5548 (§ 9), but those changes did not alter the relevant daylight plane regime.

<sup>12</sup> The project proposes to add 18 senior units to an established "residential use," which was already at least 60% residential (by virtue of being 100% residential) in 1987.

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We understand that there may be some confusion about whether a senior facility can be a “residential use,” when its units may not count toward the City’s RHNA obligations. Although the project’s units do not contain “cooking ... facilities”<sup>13</sup> and are not “dwelling units” for purposes of the Zoning Code and RHNA, a recent superior court decision<sup>14</sup> and the 1987 Ordinance make clear that a residential use does not become non-residential if its units lack kitchens. Even without kitchens, the project’s senior residents continue to live in the units and to treat them as permanent and continuous places of residence. The nature of the “use” is residential.

The Zoning Code is also consistent with this analysis. The Zoning Code does not specifically define residential care facilities for the elderly, but does define “supportive housing” and “transitional housing,” which are other specialty housing types that are typically regulated by the State (and also do not count against RHNA needs, much like other specialty housing types like group housing). Supportive and transitional housing units do not always contain kitchens, but the Zoning Code considers both to be “residential use[s] of property.”<sup>15</sup> Therefore, there are at least two other examples in the Zoning Code of “residential uses” that can provide units without kitchens.

Perhaps more importantly, State law also defines the facility as a “residential” development. The project constitutes a “senior citizen housing development” as defined in Sections 51.3 and 51.12 of the Civil Code.<sup>16</sup> Civil Code Section 51.3 defines a “senior citizen housing development” as a “residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units,” and in turn broadly defines “dwelling units” as “any residential accommodation other than a mobilehome.” That is also why senior housing projects are also subject to the Housing Accountability Act, entitled to special considerations under the State Density Bonus Law, and so on.

For all of these reasons, we feel confident that the daylight plane standard shown on the current plans is correct and that Palo Alto Commons has been rightfully subject to a 45 degree daylight plane angle starting at 10 feet in height at the interior side lot line, and a 10 foot interior side yard setback, since 1987.

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<sup>13</sup> Zoning Code, § 18.04.030(a)(46).

<sup>14</sup> A Ventura Superior Court decision from 2021 held that senior residential projects contain “residential uses” for purposes of triggering the Housing Accountability Act (HAA) (Yes In My Back Yard vs. City of Simi Valley (Case No. 56-2020-0539590-CU-WM-VTA)). Because seniors would use the living units as their residences (i.e., be a place where they actually live), the court held that the development would qualify as a “residential use” for purposes of the HAA.

<sup>15</sup> Zoning Code, § 18.04.030(a)(135.5), (138).

<sup>16</sup> Gov. Code, §§ 65915(b)(1)(c), 65915(f)(3)(A).

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We hope you find our analysis helpful. Please do not hesitate to reach out if we can be of further assistance or if you have questions.

Very truly yours,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke that ends in a small upward flick.

Frank Petrilli

FRP:CES

Cc: Molly Stump, City Attorney

Enclosure

# **Exhibit 1**

Ordinance No. 3775 (1987 PC Ordinance)

ORIGINAL

ORDINANCE NO. 3775

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 4047, 4075 AND 4085 EL CAMINO WAY  
FROM RM-2 AND CN TO PC.

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

SECTION 1. 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 4047, 4075 and 4085 El Camino Way from RM-2 (Medium Density Multiple Family Residence District) and CN (Neighborhood Commercial District) to PC (Planned Community District). Said property is shown on a map attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 2. The City Council hereby finds with respect to the subject property that:

(a) The use or uses proposed for the site are of such characteristics that the application of general districts or combining districts will not provide sufficient flexibility to allow the proposed development which is to provide housing for the elderly. The increased density and decreased parking requirements will allow smaller units to be constructed of a size suitable to the elderly within the same building envelope allowed under the RM-2 zone.

(b) Development of the site under the provisions of the PC district will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts in that housing for the elderly, including residential care, is a public need, considering Palo Alto's elderly population, and this type of facility is not being provided in the community by other projects.

(c) The use or uses permitted and the site development regulations applicable within the district shall be consistent with the Palo Alto Comprehensive Plan, and shall be compatible with existing and potential uses on adjoining sites or within the general vicinity, in that the project will have minimal traffic or noise impacts on the surrounding neighborhood. Furthermore, the residential use will generate less employment than the commercial uses permitted under the existing zoning.

SECTION 3. The plans attached hereto as Exhibit "B", as amended showing 121 units, constitute the development plan and are incorporated herein by this reference. Said development plan is



approved pursuant to Section 18.68.120 of the Palo Alto Municipal Code, subject to the following conditions:

(a) CONDITIONS OF USE.

The uses shall be limited to 121 apartment units for the elderly who can no longer live independently. The facility shall also include food preparation and dining, community rooms, and office facilities for provision of services to apartment residents. The facility shall be licensed as a Residential Care Facility for the elderly under the State of California Health and Welfare Agency, Department of Social Services Title 22, Section 87102(a), or successor legislation which requires the provision of at least the following services:

1. Use of a residential care unit, either a studio or one bedroom.
2. 3 meals a day.
3. Security in the form of 24 hours supervisory personnel on duty, controlled access into the facility and emergency devices located in each residential care unit.
4. Personal care in dressing, bathing and other personal hygiene.
5. Supervision but not administration of medication.
6. Transportation in the form of a van to provide access for personal needs such as banking, hair care, prescriptions, stores, church, activities oriented towards social abilities such as various senior facilities in the City of Palo Alto including the Senior Coordinating Council and the Senior Day Health Program.
7. Programs to provide entertainment, health and inter action.
8. Coordination with doctors and other outside contractors regarding health services.
9. The Developer shall establish and administer a program which shall give preference for occupancy to Palo Alto residents and their families.

If the stated uses change, then the project will require an amendment to the PC zone approved by the

City Council and shall be required to comply with parking requirements associated with the new use.

(b) IMPROVEMENTS.

1. Parking for at least 55 cars shall be provided on site as indicated on the approved plan. A portion of the underground parking shall be accessible to guests. The management shall provide on-site van service for residents. Management shall charge residents with cars a parking fee to be approved by the Director of Planning and Community Environment in addition to the regular monthly rent and service charge. Developer shall submit a preliminary plan (attached hereto as Exhibit "C"), which may consist of a simple line drawing to show how additional parking spaces will be provided in the event a proposal is received to change the use from the PC zone for a residential care facility for the elderly to a use equivalent to multi-family housing, with the attendant parking requirements.

2. To satisfy the Below Market Rate Program of the Comprehensive Plan, the developer shall make an in-lieu contribution in the amount of \$205,200, adjusted to the Consumer Price Index (all urban consumers - San Francisco - Oakland) prior to the issuance of an occupancy permit for the development. This fee shall be used to reduce the cost of some apartment units for low and moderate income seniors. An agreement setting forth the terms of such a reduction in cost shall be negotiated and agreed to by the City, the developer and the Palo Alto Housing Corporation prior to the issuance of an occupancy permit.

3. The developer shall obtain approval of and record a parcel map merging the three existing parcels, prior to issuance of a building permit.

4. Complete water and sewer flow calculations are needed at the time of building plan check to show that the off-and on-site water and sewer system will provide the required fire and sanitary flows needed to serve the development. Any improvements to the system will be at the owner's expense.

5. The developer shall replace damaged curb, gutter, and sidewalk on El Camino Way.

6. A soils report shall be prepared to specifically address the proposed shoring for garage.

excavation and the elevation of the water table at the site prior to issuance of a building permit.

7. Storm drainage from the site shall be piped directly into the existing storm drain running along the east side of W. Meadow Drive. The on-site drainage system shall be designed with excess capacity so that water can be detained on-site during peak flow periods.

8. A drainage plan shall be submitted to Public Works Engineering for approval prior to completion of construction drawings. Surface drainage over the sidewalk is not permitted. Drainage patterns shall not adversely affect abutting properties.

9. Underground garage pump/sump system shall be designed to operate effectively in the event of a power failure by means of:

a. a back-up emergency power generator;  
or;

b. an oversized sump with capacity to hold the accumulated water; or

c. a method subject to the City Engineer's approval.

10. No street tree shall be removed without permission from the Division of Parks and Open Space. The trees on El Camino Way may be replaced with pyrus aristocat. New camphor trees on West Meadow Drive shall be planted behind the sidewalk.

11. The developer shall apply for an encroachment permit from Public Works Engineering prior to finalizing plans for encroachment into the public right-of-way.

12. Space for a pad-mount transformer is required. Electric meters must be grouped on the first floor.

13. Title 24 regarding handicapped requirements for apartments shall apply.

14. Mounding for landscaping behind the sidewalk shall not exceed three feet in elevation with respect to the driveway grade.

15. Prior to application for an occupancy permit, the developer shall submit to the Director of Planning and Community Environment for approval, a

detailed written description of how the following measures will be implemented and monitored:

a. Maintenance in a central location of timely information regarding commute alternatives and distribution of same to all new employees. The information should include all relevant transit system timetables, information about ridesharing from RIDES for Bay Area Commuters, Inc. and County Transit, information on the buildings' and the City's bicycle facilities.

b. A means to provide or reimburse employees for transit passes.

c. Assurance that the property manager will provide each employee with the RIDES car pool match list application form and information package at least once each year.

16. Detailed landscaping plans and color palette shall return to the Architectural Review Board for final approval prior to the issuance of an occupancy permit. Information about the final color scheme shall be sent to the Planning Commission upon ARB approval.

17. Developer shall be responsible for the costs of undergrounding and service conversions for electric, telephone, and street lighting and for all services now provided by utility poles 401 and 402 on El Camino Way, such undergrounding to extend to but not include utility pole 403.

18. Notwithstanding any of the provisions of Palo Alto Municipal Code Chapter 9.10, construction hours on the site shall be limited to the hours between 8:00 a.m., and 6:00 p.m., Monday through Friday, the hours of 9:00 a.m., to 5:00 p.m., on Saturdays, and there shall be no construction allowed on Sundays and holidays.

(c) DEVELOPMENT SCHEDULE.

Construction shall begin no later than one year following City Council approval of the zone change and shall be completed within 18 months of the start of construction.

(d) ANNUAL REPORT.

The management shall provide the City with an annual project report with the following information:

1. Occupancy/Vacancy status

2. Number and age of occupants
3. Number of employees
4. Number of residents and employees who use parking spaces
5. Copy of Renewal License for Residential Care Facility

SECTION 4. In the event that Section 3, subparagraph (a)(9) of this ordinance is for any reason held to be unconstitutional or unlawful, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof.

SECTION 5. The Council finds that this project will have no significant adverse environmental impact.

SECTION 6. This ordinance shall become effective upon the commencement of the thirty-first day after the date of its passage.

INTRODUCED: October 5, 1987

PASSED: October 26, 1987

AYES: Bechtel, Cobb, Fletcher, Leby, Patitucci, Sutorius, Woolley

NOES: Renzel

ABSTENTIONS: None

ABSENT: Klein

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
Sr. Assistant City Attorney

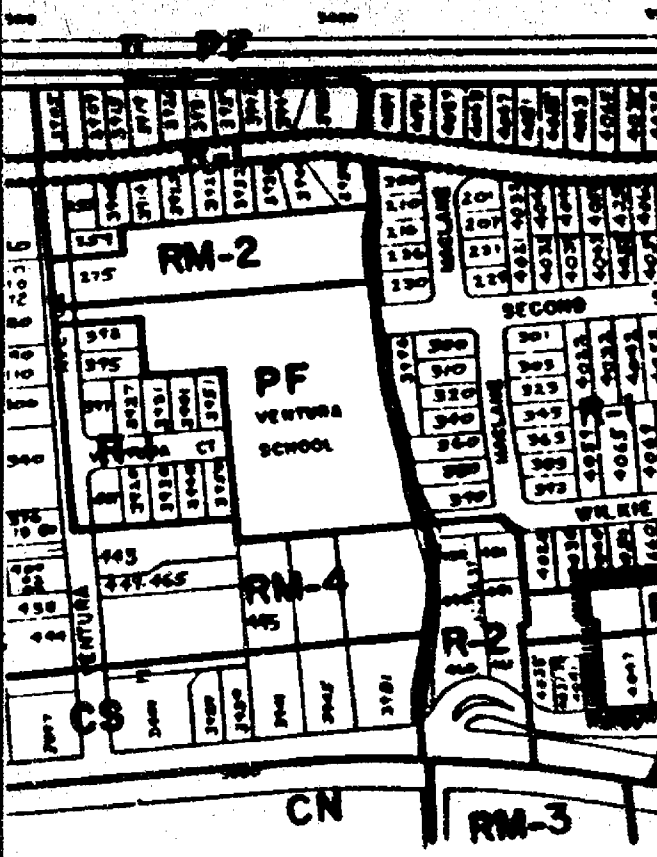
APPROVED:

  
City Manager

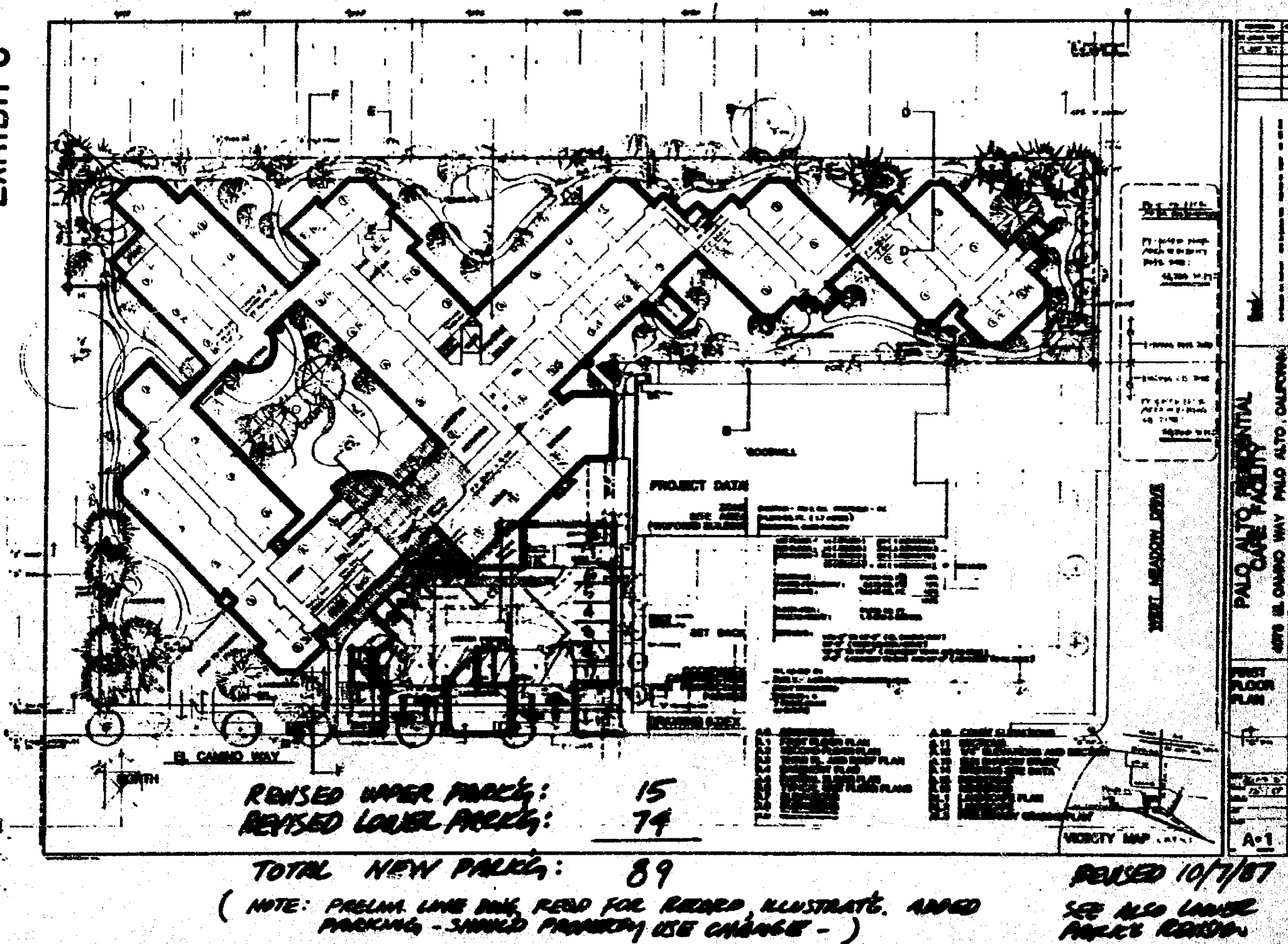
  
Director of Planning and  
Community Environment

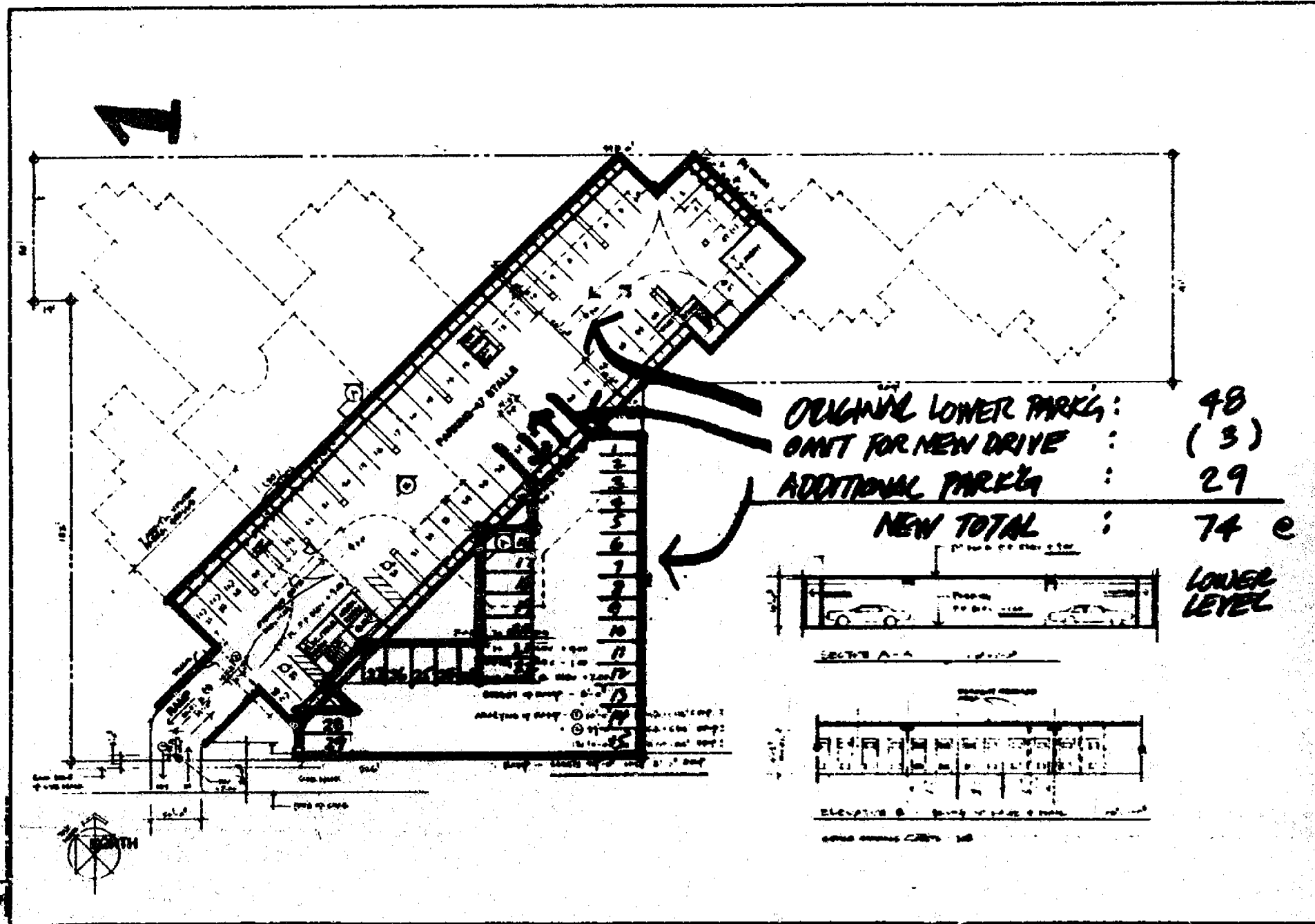
APPROVED:

  
Mayor



**ZONE C**  
**FROM RM-**  
**TO P**

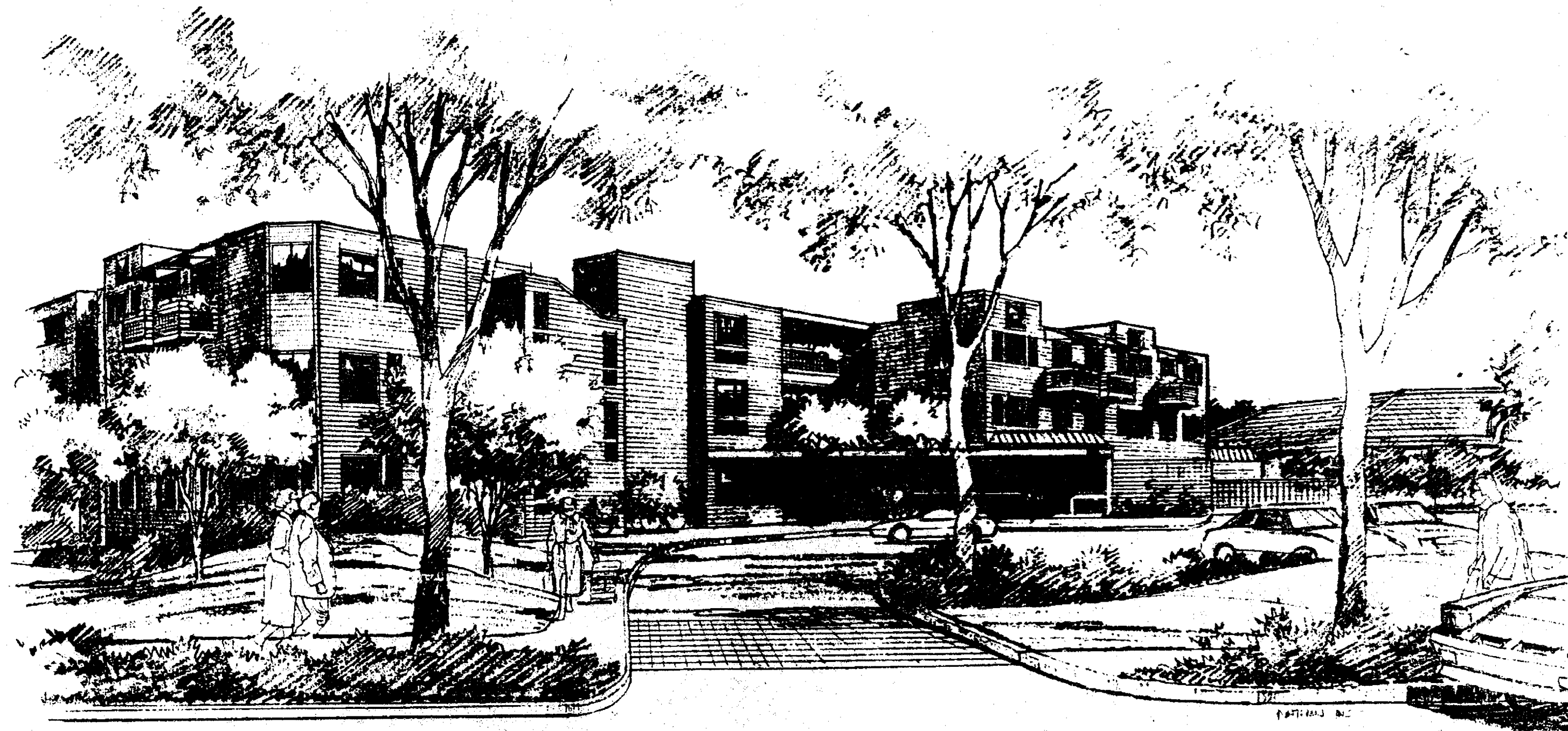




REVISED 10/7/87  
SEE ALSO UPPER PARKING  
REVISION

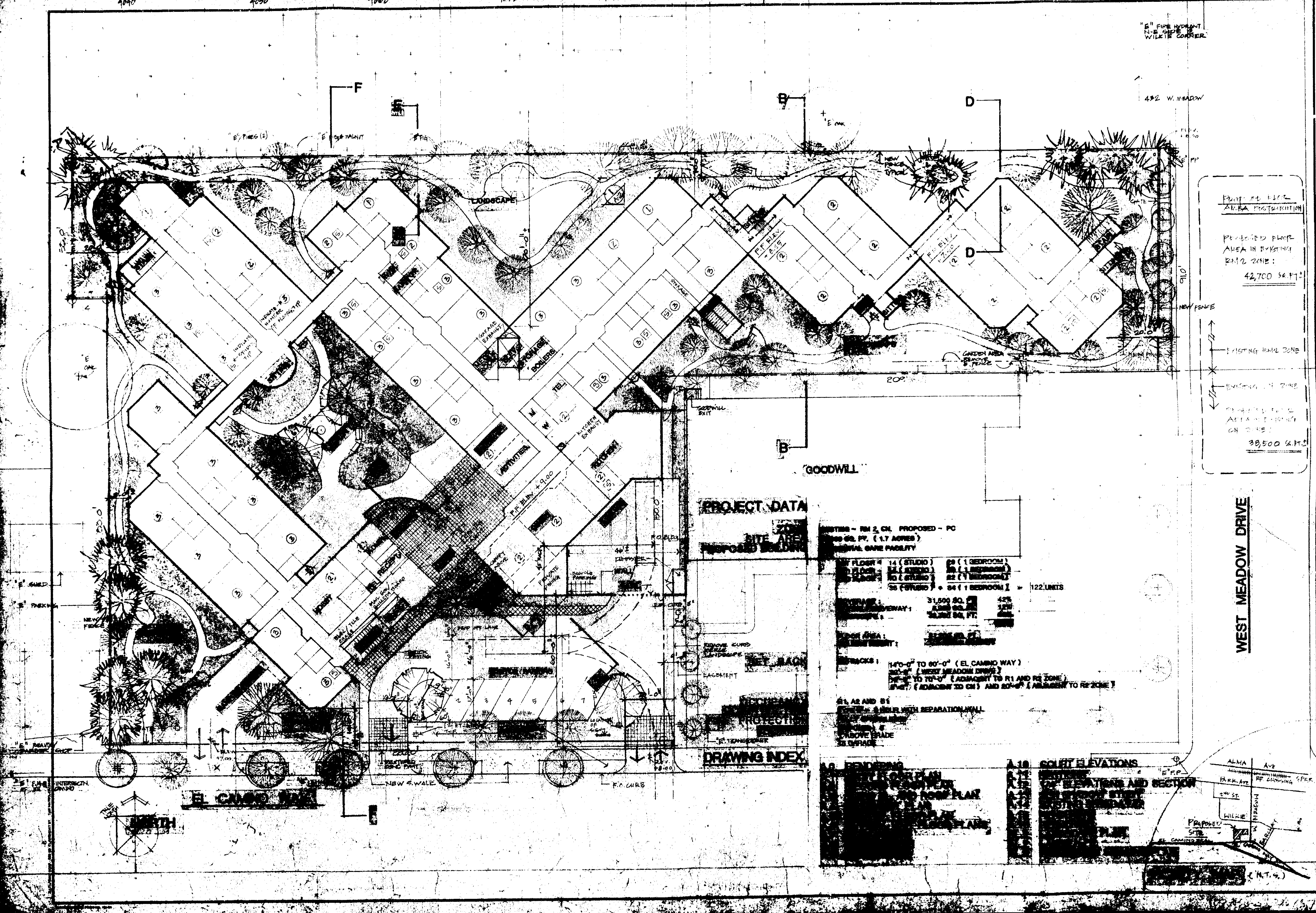


EXHIBIT 6

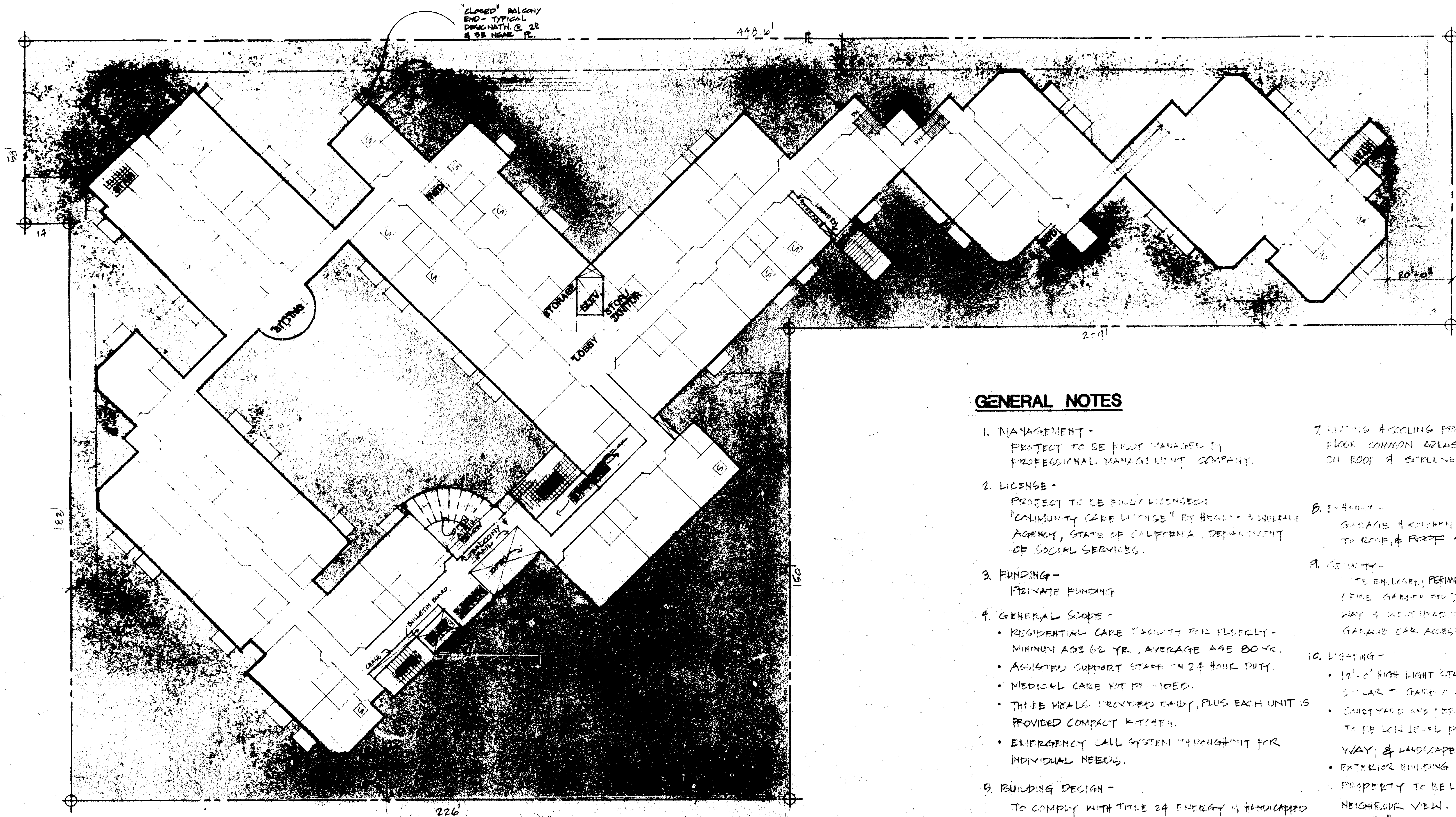
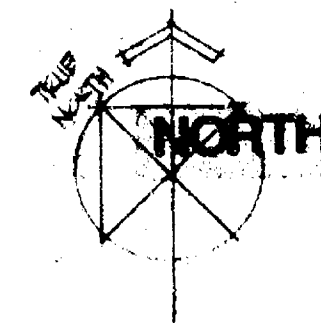


REVISED

AUG 13 1987  
87-AR-597  
87-208  
87-1A-23







### GENERAL NOTES

1. MANAGEMENT -  
PROJECT TO BE FULLY MANAGED BY PROFESSIONAL MANAGEMENT COMPANY.
2. LICENSE -  
PROJECT TO BE FULLY LICENSED:  
"COMMUNITY CARE LICENSE" BY HEALTH & WELFARE AGENCY, STATE OF CALIFORNIA, DEPARTMENT OF SOCIAL SERVICES.
3. FUNDING -  
PRIVATE FUNDING
4. GENERAL SCOPE -
  - RESIDENTIAL CARE FACILITY FOR ELDERLY - MINIMUM AGE 62 YR., AVERAGE AGE 80 YR.
  - ASSISTED SUPPORT STAFF 24 HOUR DUTY.
  - MEDICAL CARE NOT PROVIDED.
  - THREE MEALS PROVIDED DAILY, PLUS EACH UNIT IS PROVIDED COMPACT KITCHEN.
  - EMERGENCY CALL SYSTEM THROUGHOUT FOR INDIVIDUAL NEEDS.
5. BUILDING DESIGN -  
TO COMPLY WITH TITLE 24 ENERGY & HANDICAPPED REQUIREMENTS.  
SPECIFICALLY, 10% UNITS DESIGNED FOR WHEEL CHAIR RESIDENTS & 1ST FLOOR.
6. HEATING -/HOT WATER:  
RESIDENTIAL UNITS TO BE HEATED W/ INDIVIDUAL BASE BOARD UNITS W/WATER CIRCULATG.  
FROM GAS FIRED BOILER - HOT WATER SIMILAR.  
(NO COOLING PROPOSED FOR UNITS)
7. HEATING & COOLING PROPOSED FOR GROUND FLOOR COMMON AREAS, UNITS TO REMAIN. ON ROOF & SCREENED W/ 4' TYP. SCREEN.
8. EXHAUST -  
GARAGE & KITCHEN EXHAUST TO BE DUCTED TO ROOF, & ROOF SCREENED, 4'± HT.
9. SECURITY -  
TO BE ENCLOSED, PERIMETER FENCE. GATE FOR EMERGENCY (FIRE GARDEN ETC.) TO BE PROVIDED AS FL. CANING WAY & WEST HEADING STE.  
GARAGE CAR ACCESS BY OVERHEAD GATE.
10. LIGHTING -
  - 12'-0" HIGH LIGHT STANDARDS @ FRONT ENTRY DRIVE: SIMILAR TO GARAGE - FENCING - LOW CUT OFF TYPE.
  - COURTYARD AND PERIMETER LANDSCAPE AREAS: TO BE LOW LEVEL PROTECTAL 3'-4" HIGH FOR PATH WAY; & LANDSCAPE LIGHTING.
  - EXTERIOR BUILDING LIGHTING ADJACENT TO R-1 PROPERTY TO BE LOW LEVEL - SHIELDED FROM NEIGHBORHOOD VIEW.
  - LIGHT ON BY CLOCK - "OFF" BY SOLAR CELL.
11. CORRIDORS -
  - HANDRAILS @ ALL CORRIDORS & PUBLIC SPACES
  - NO SLIPPERY WALKING SURFACES IN RESIDENT AREA.





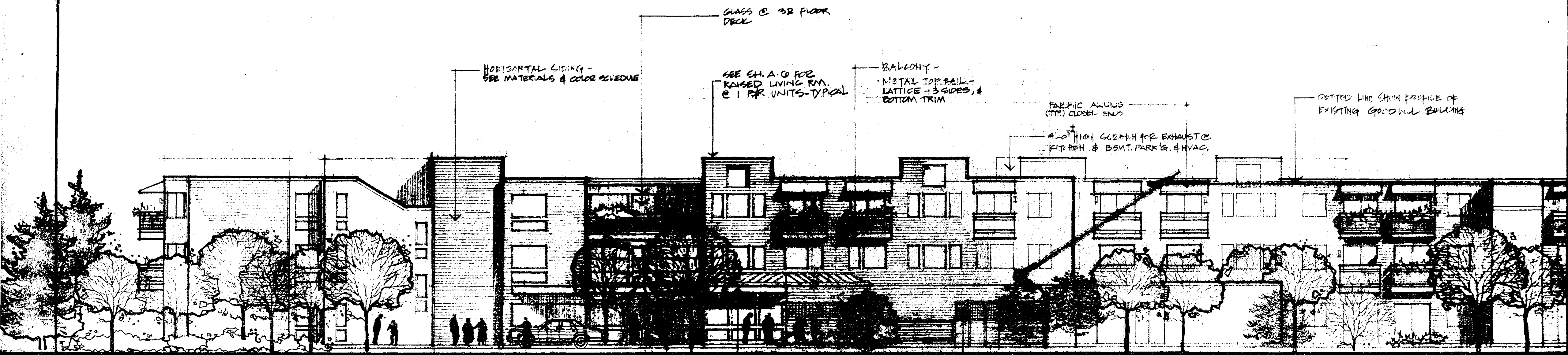








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14, MAY '81	
15, JUNE '81	
9, JULY '81	



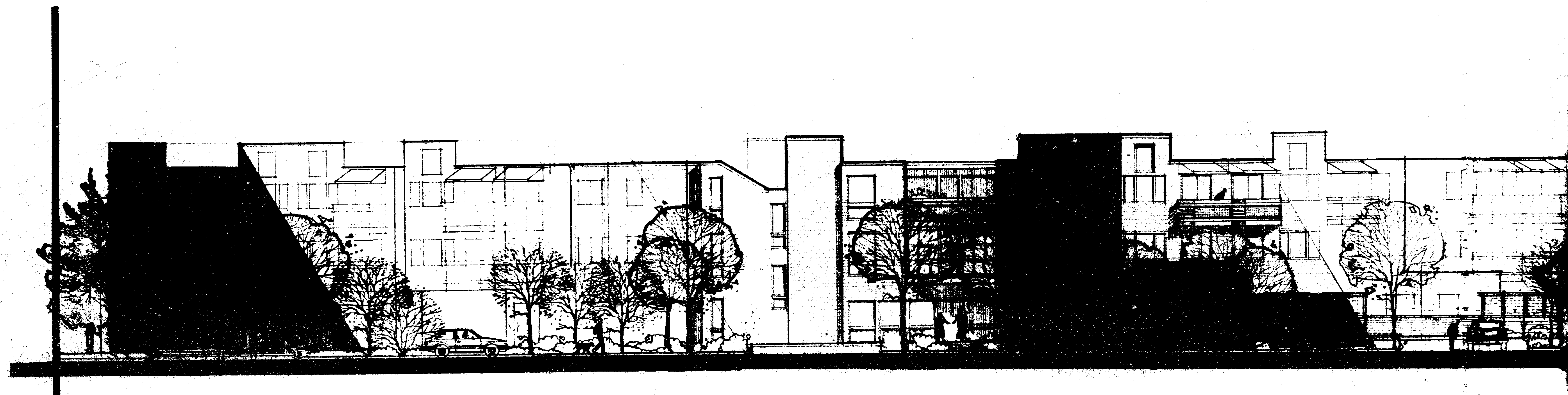
**SOUTHEAST ELEVATION** 1/8"=1'-0"

SERVICE AREA SCREENING  
BY GATE.  
HORIZ. SIDING & LATTICE  
TO MATCH FENCING & PAVING.  
  
EXTENDED COVERED  
CANOPY @ ENTRY  
DROP OFF COURT



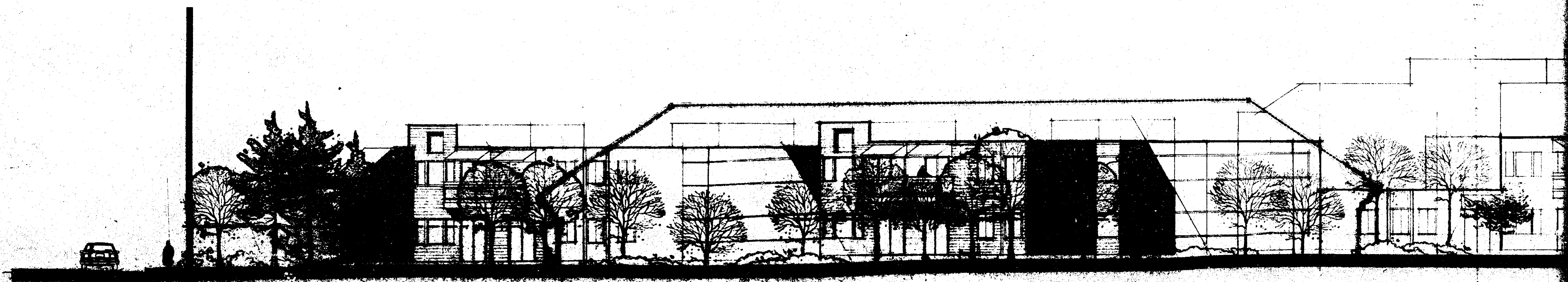
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1000 E. CALIFORNIA AVE. PALO ALTO, CALIF. 94301





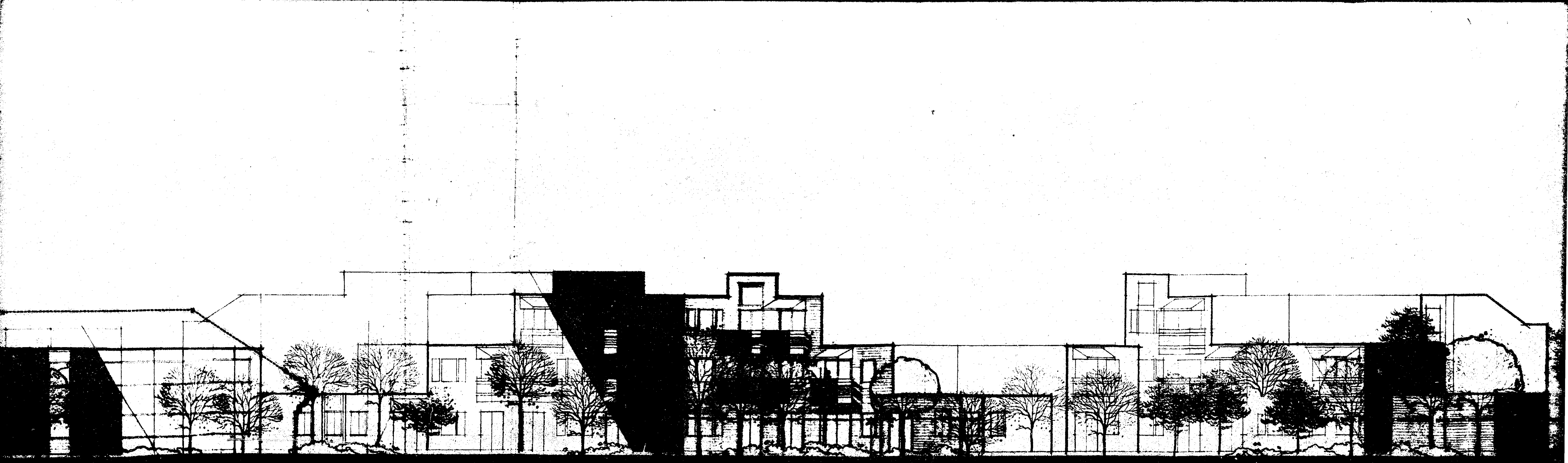
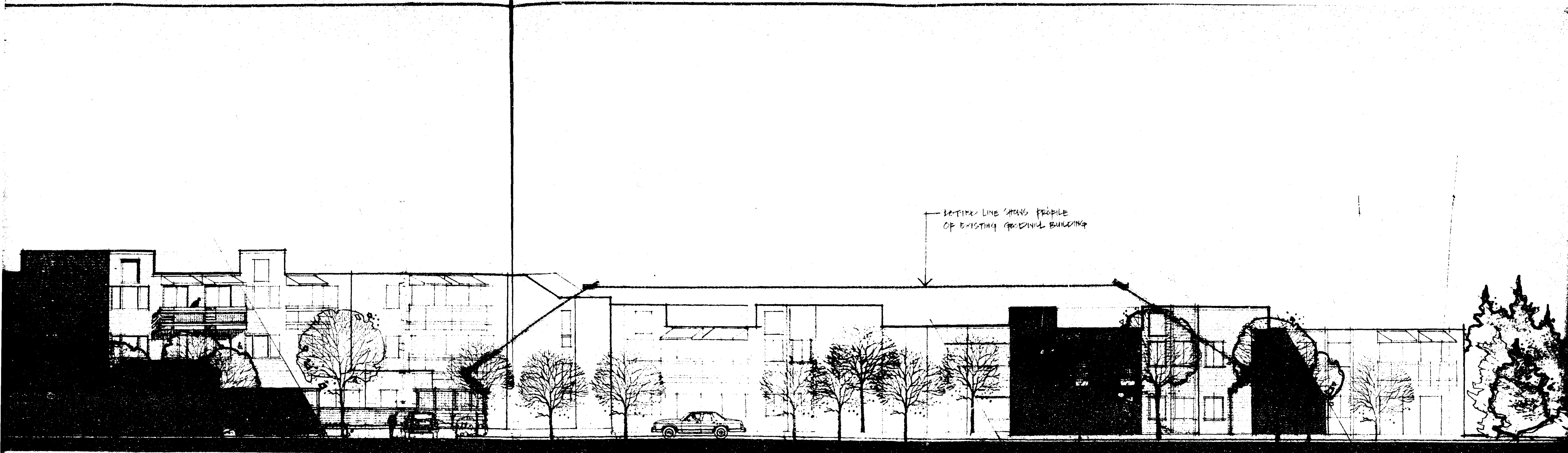
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

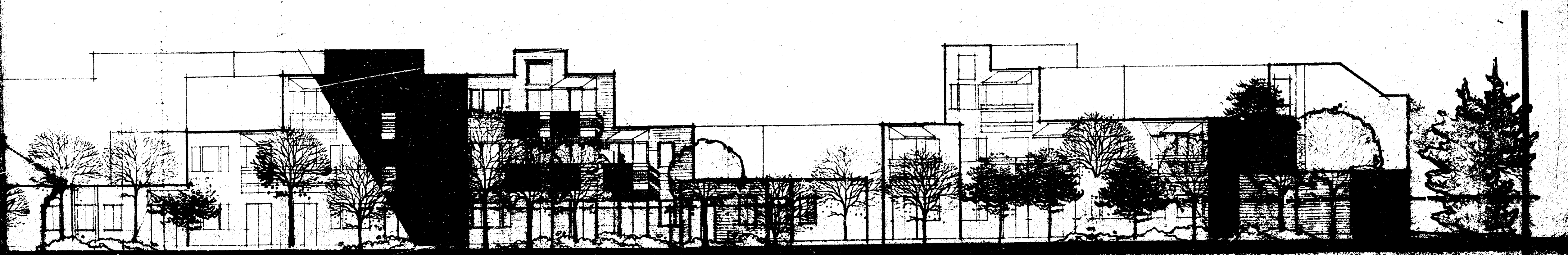
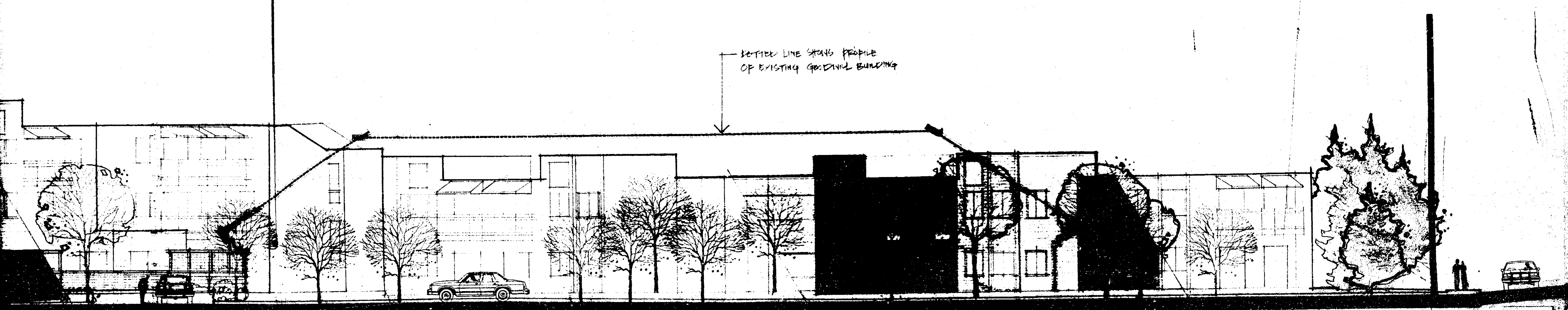


FENCE (TYPE)

11/11/11



14 MAY 81  
 LINE 27  
 JULY 81

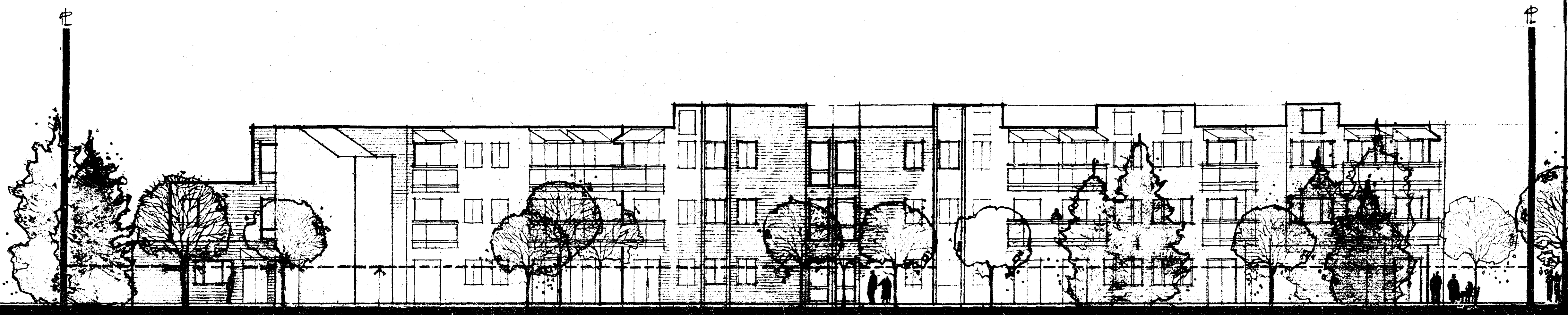


7' HIGH FENCE (TYP)

NOTE: ALSO SHOWING  
 DESIGN FOR THE  
 FOR THE...  
 PLANNING

INITIAL  
 AND CLIPPING

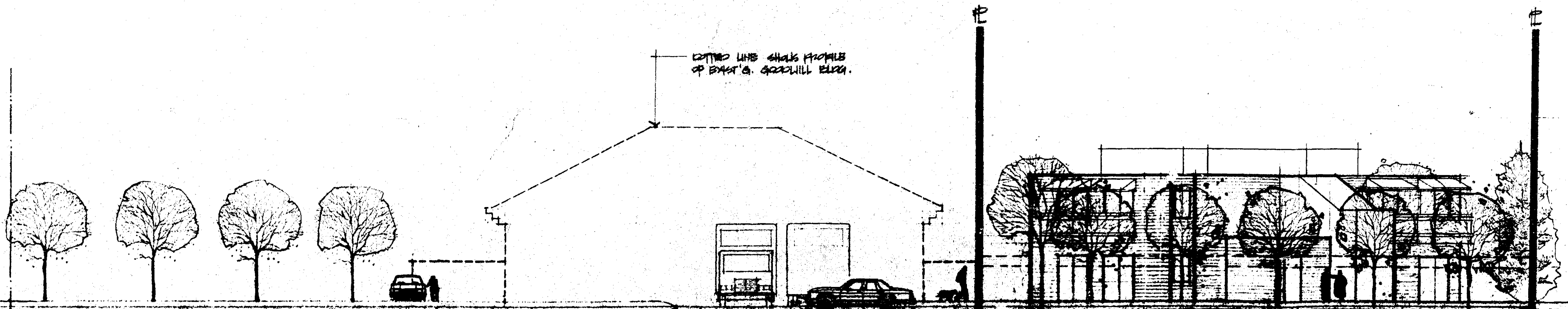
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9 JULY 87	



WEST ELEVATION

7' FENCE

DOTTED LINE SHOWS PROFILE  
OF EXIST'G. GOODWILL BLDG.



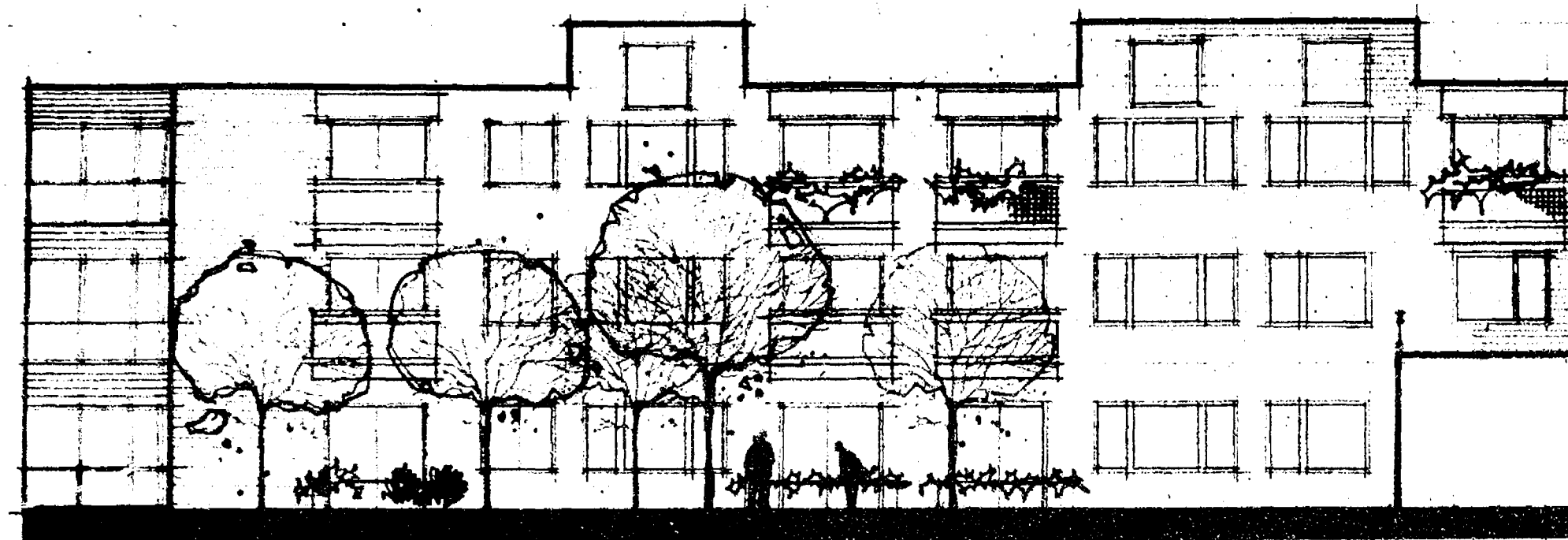
EAST ELEVATION

PALO ALTO RESIDENTIAL

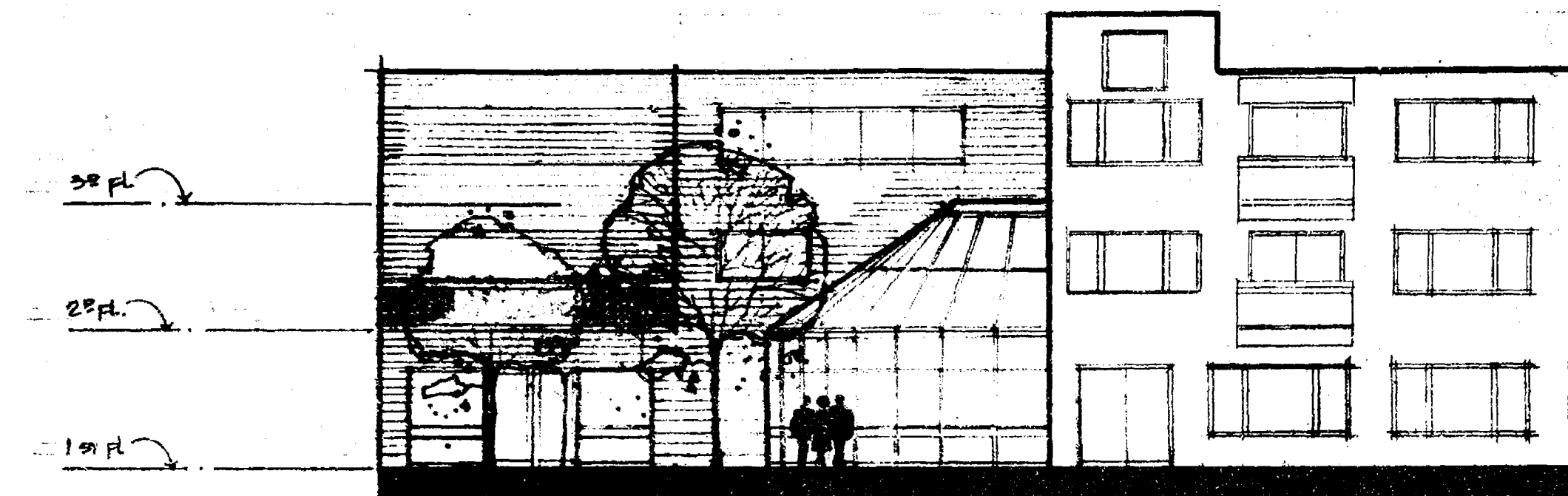
ELEVATIONS

DATE	10-10
SCALE	1/4" = 1'-0"





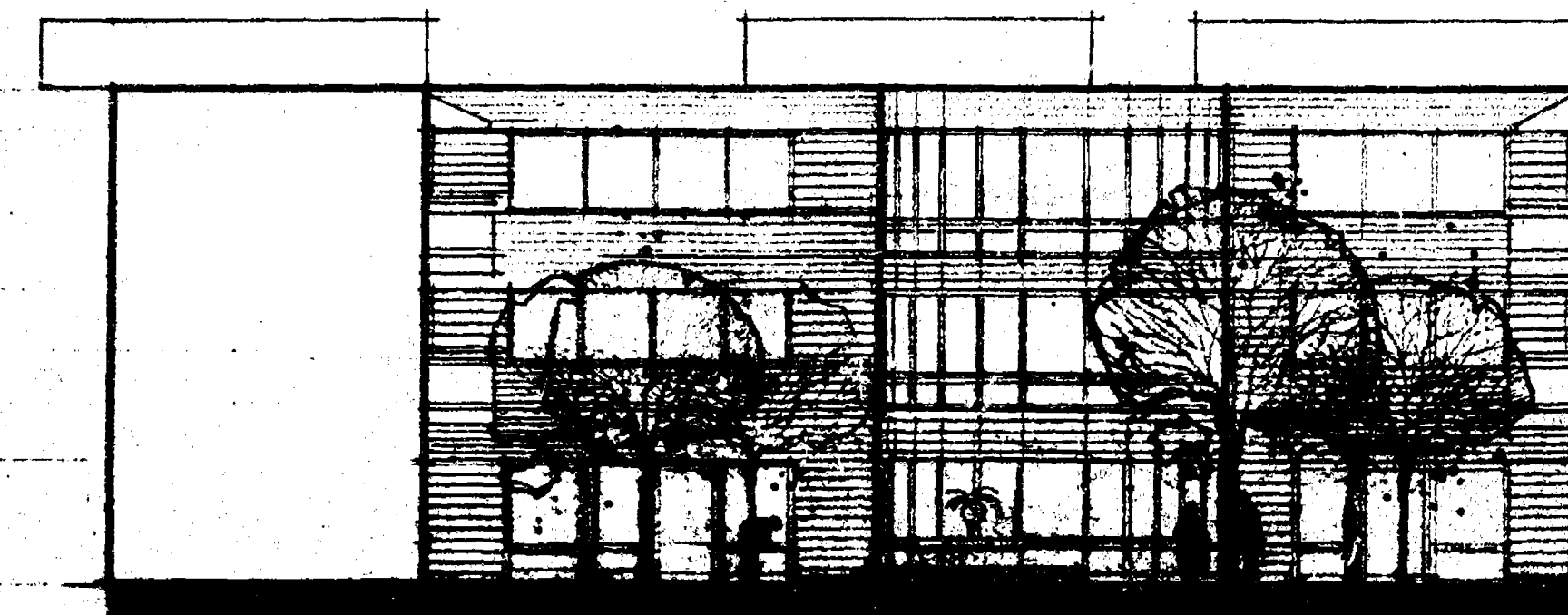
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

REVISION	DATE
15. JUNE 80	
9. JULY 80	

PALO ALTO RESIDENTIAL CARE FACILITY  
 15. JUNE 80  
 9. JULY 80

PALO ALTO RESIDENTIAL  
 CARE FACILITY  
 PALO ALTO, CALIFORNIA

COURT ELEVATIONS
DATE
SCALE 1/8" = 1'-0"
DRAWN
CHECKED
DATE

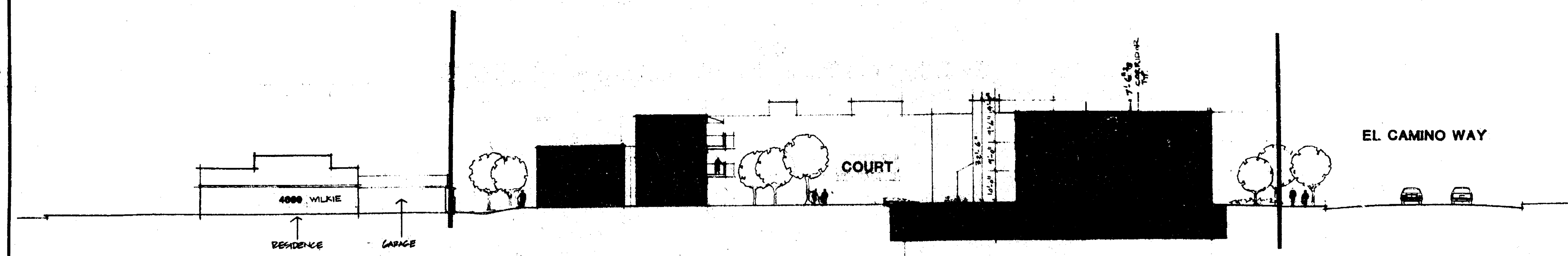
14, MAY '81  
15, JUNE '81

Back

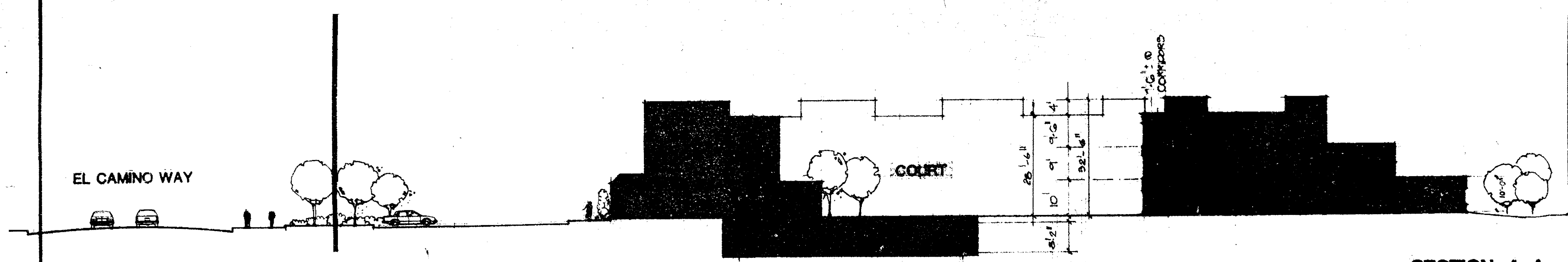
PALO ALTO RESIDENTIAL  
CITY

SECTION

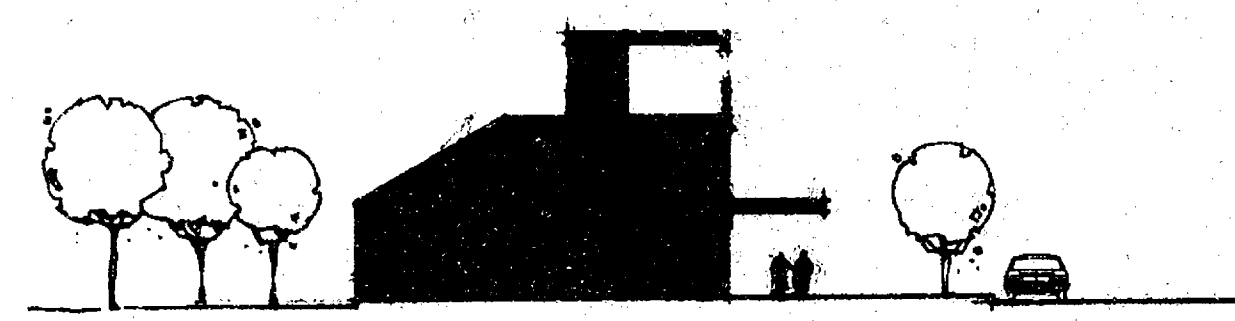
10, APR '81  
10, APR '81



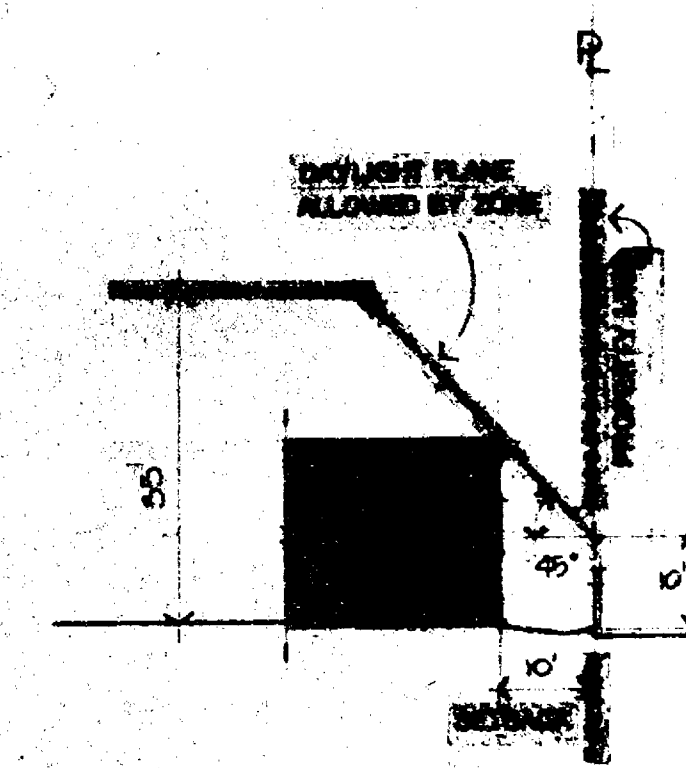
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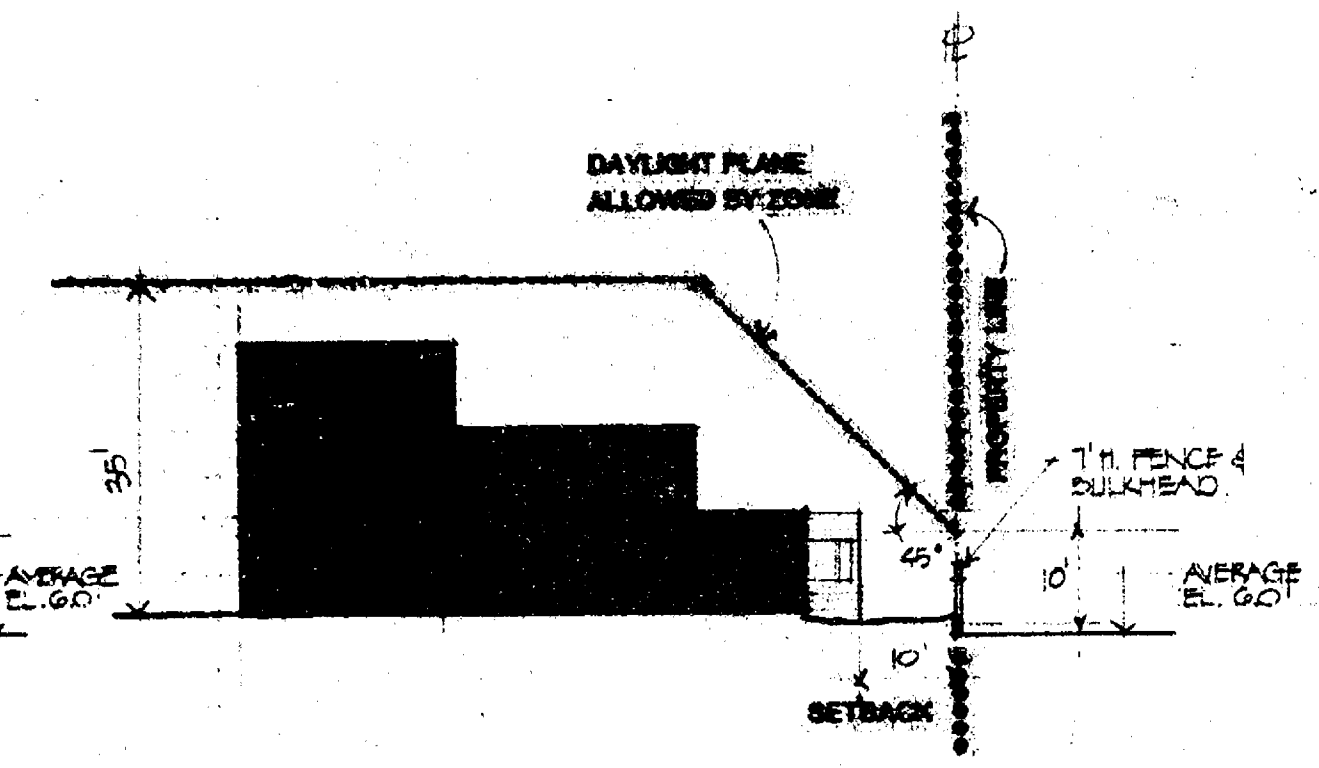
SECTION A-A



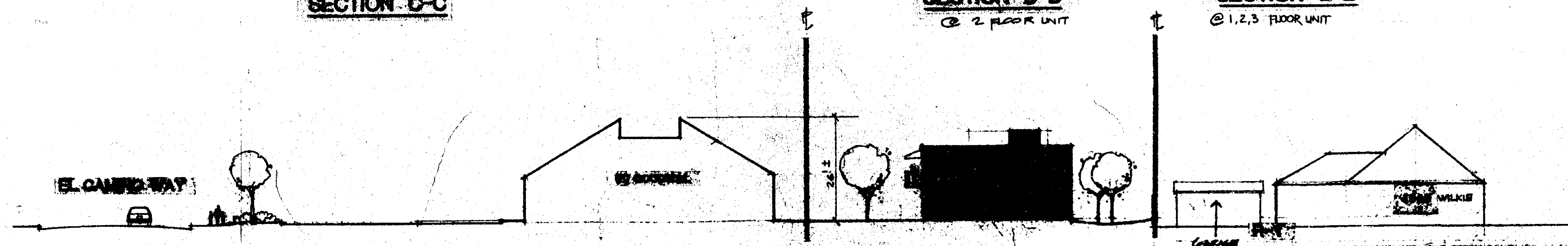
SECTION C-C



SECTION D-D  
@ 2 FLOOR UNIT



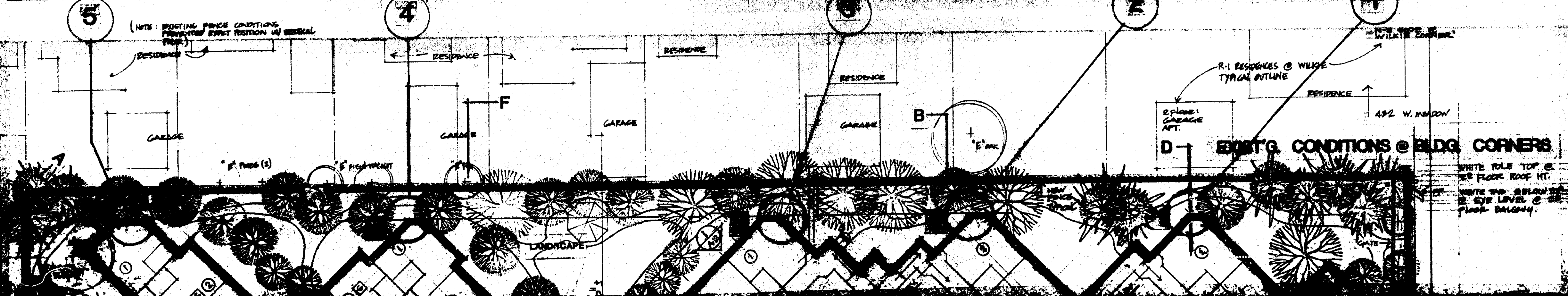
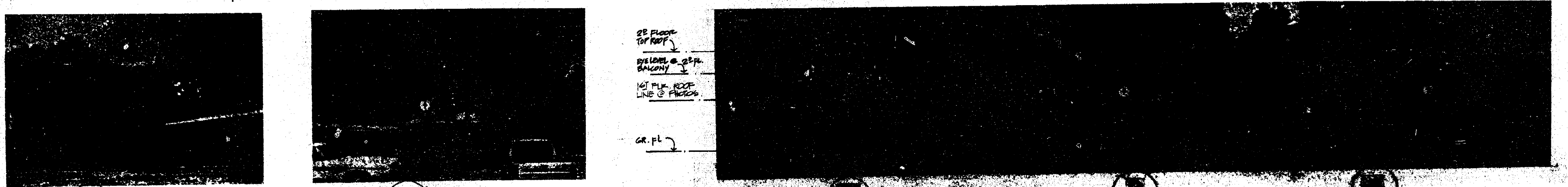
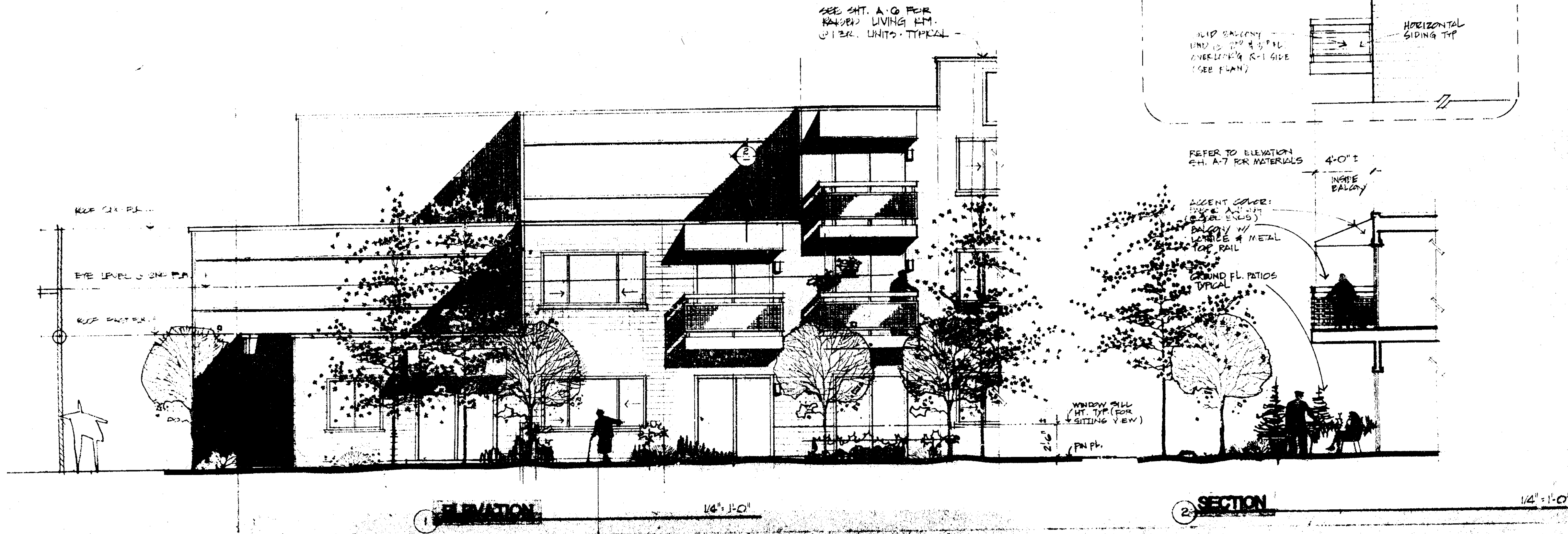
SECTION E-E  
@ 1, 2, 3 FLOOR UNIT



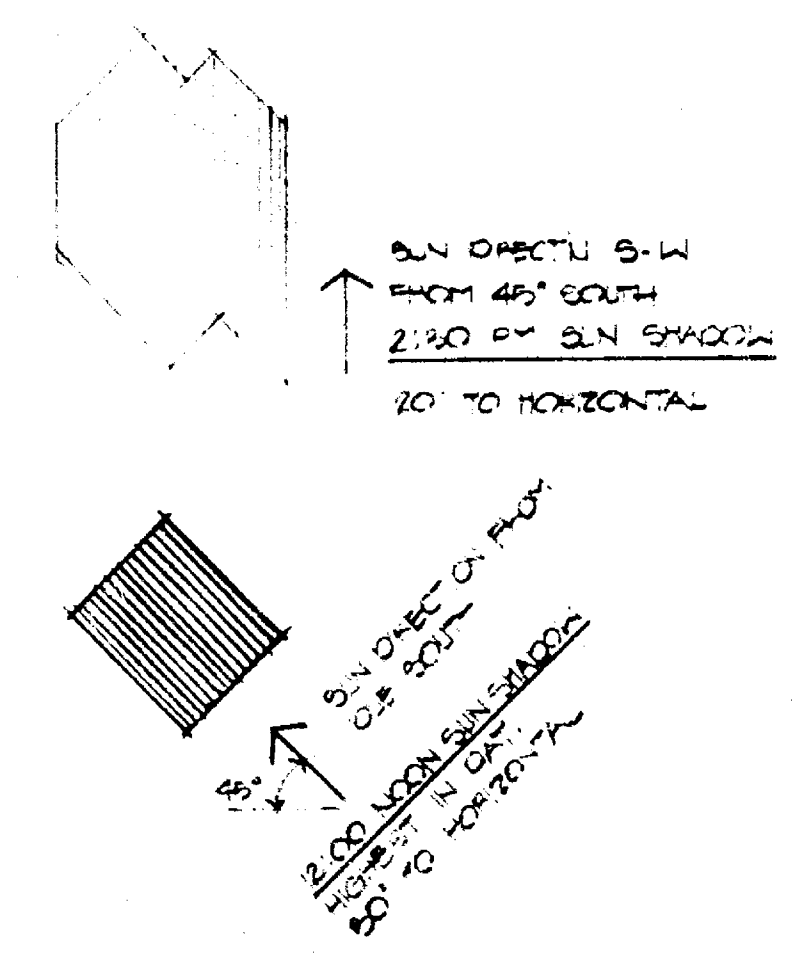
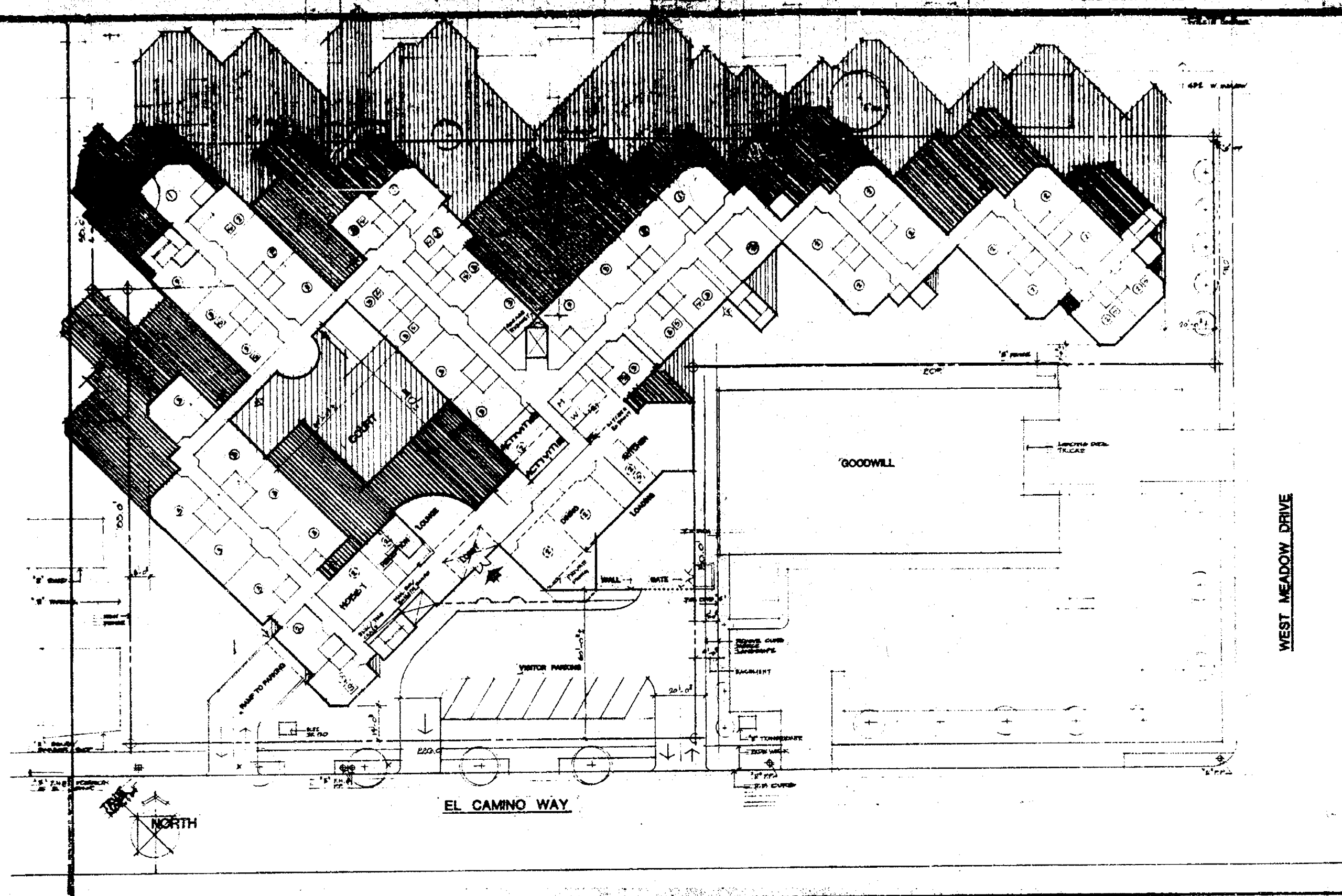
SECTION



REVISIONS	BY
15, JUNE '87	
9, JULY '87	

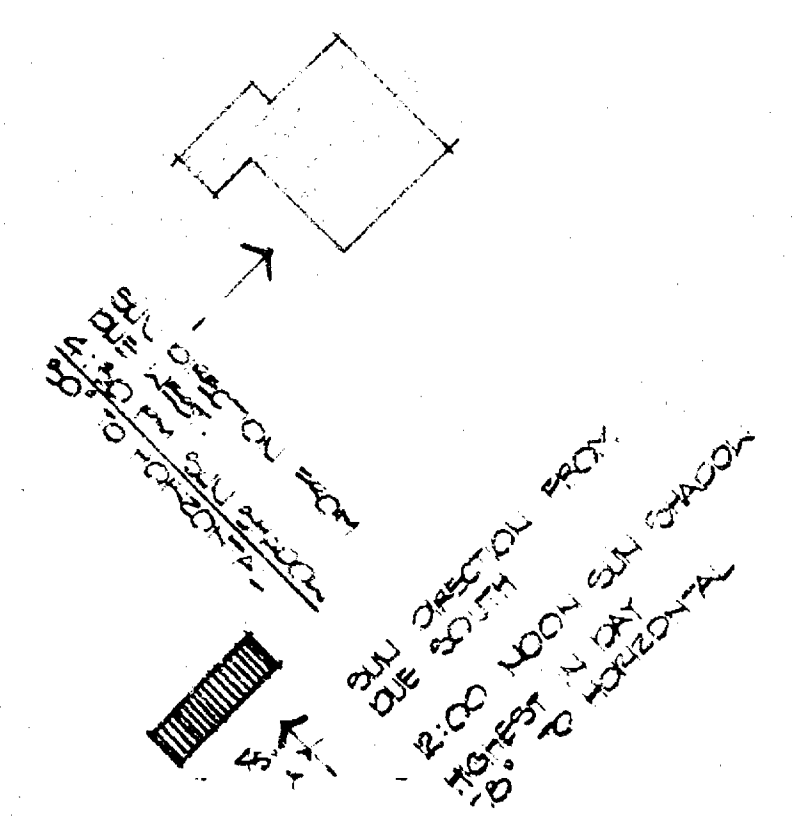
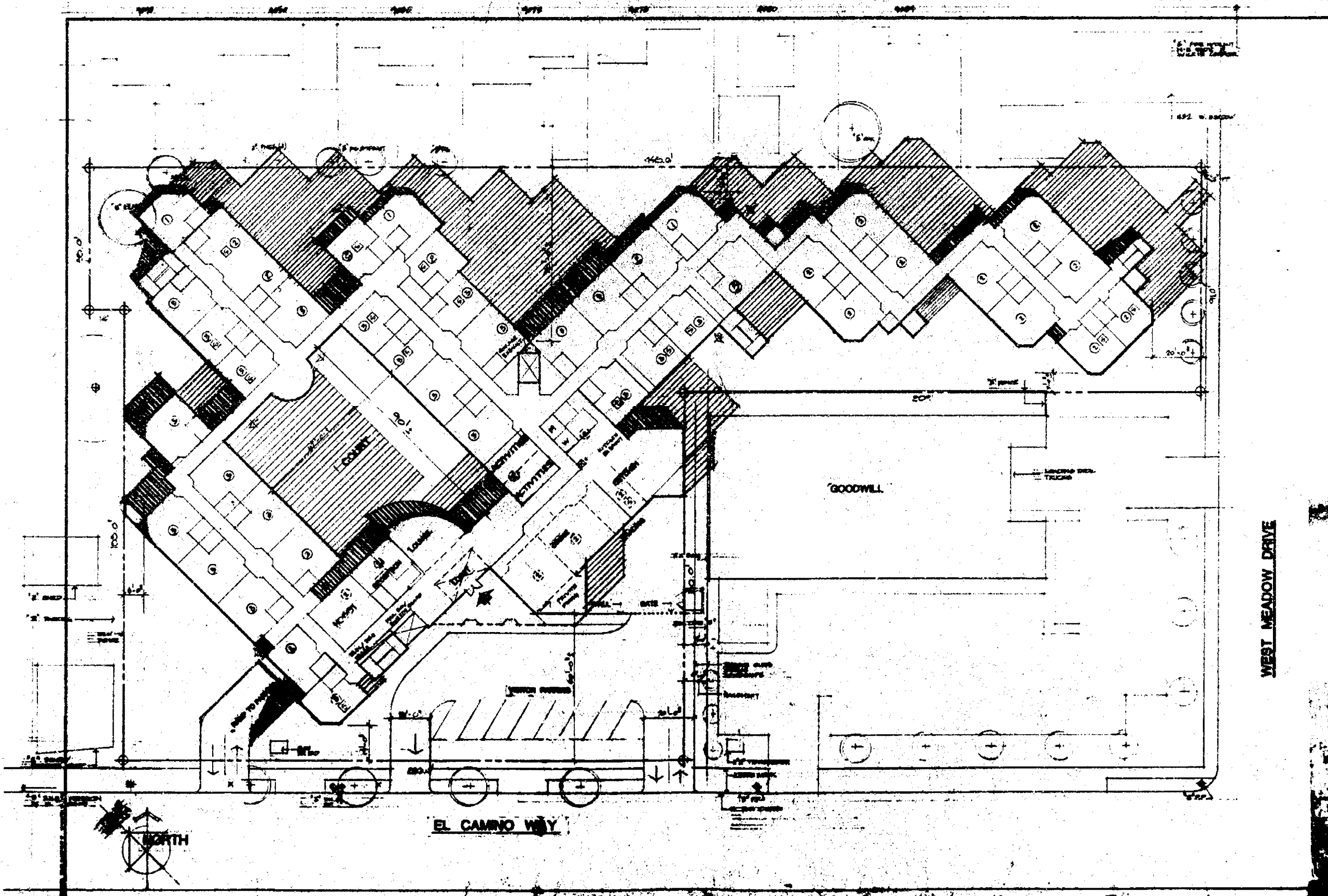


PLO ALTO RESIDENTIAL  
 CAFE FACILITY  
 4075 EL CAMINO WAY PALO ALTO, CALIFORNIA  
 1/4" ELEVATION SECTION  
 SCALE: AS SHOWN  
 A-12



DEC 21  
NOON & 2:30 PM

LONGEST DAY  
HIGHEST SUN  
RSE 12:00 AM  
SET 4:25 PM



JUNE 21  
NOON & 4:30 PM

LONGEST DAY  
HIGHEST SUN  
RSE 5:00 AM  
SET 7:00 PM (ADD 1 HR FOR DST TIME)

REVISIONS	BY
15, JUNE 87	
9, JULY 87	

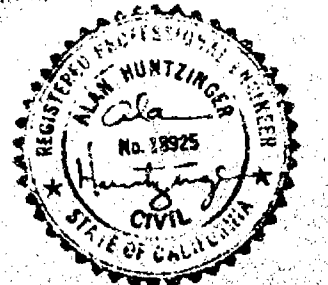
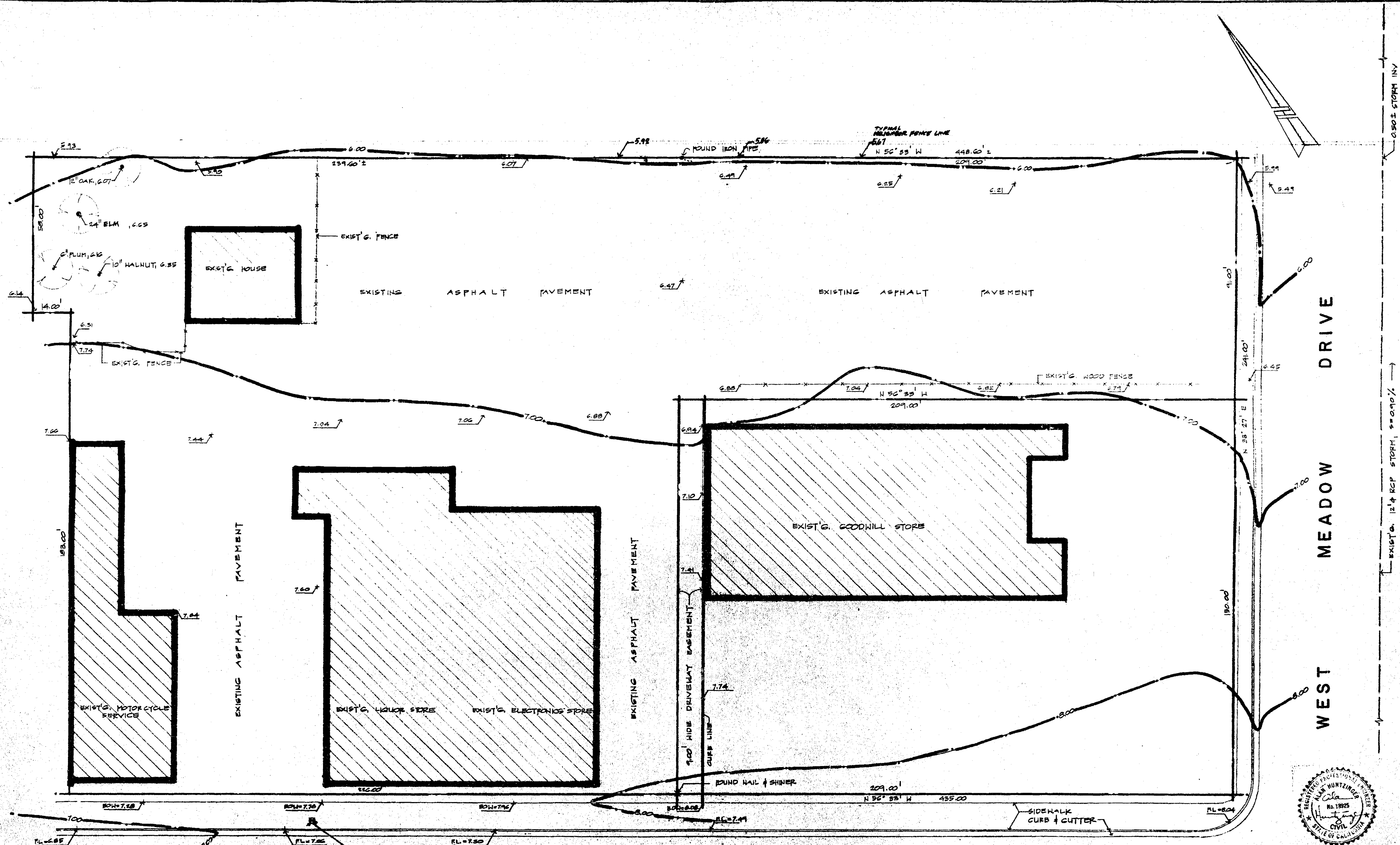
**PALO ALTO RESIDENTIAL CARE FACILITY**  
4075 EL CAMINO WAY, PALO ALTO, CALIFORNIA

**SUN SHADOW STUDY**

DRAWN BY: *[Signature]*

DATE: 20 APR 87  
SCALE: 1/2" = 1'-0"  
JOB:   
SHEET:   
A-1

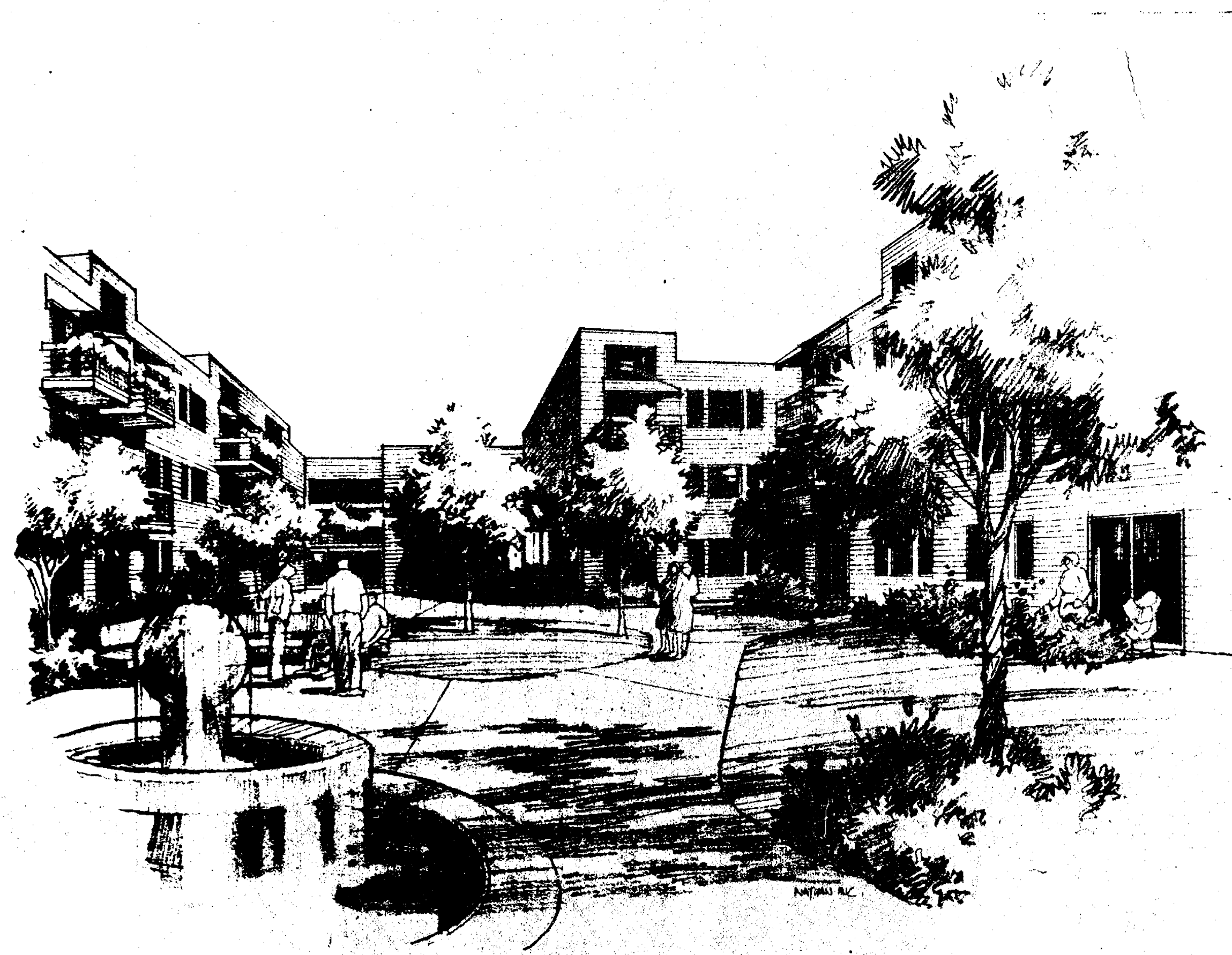


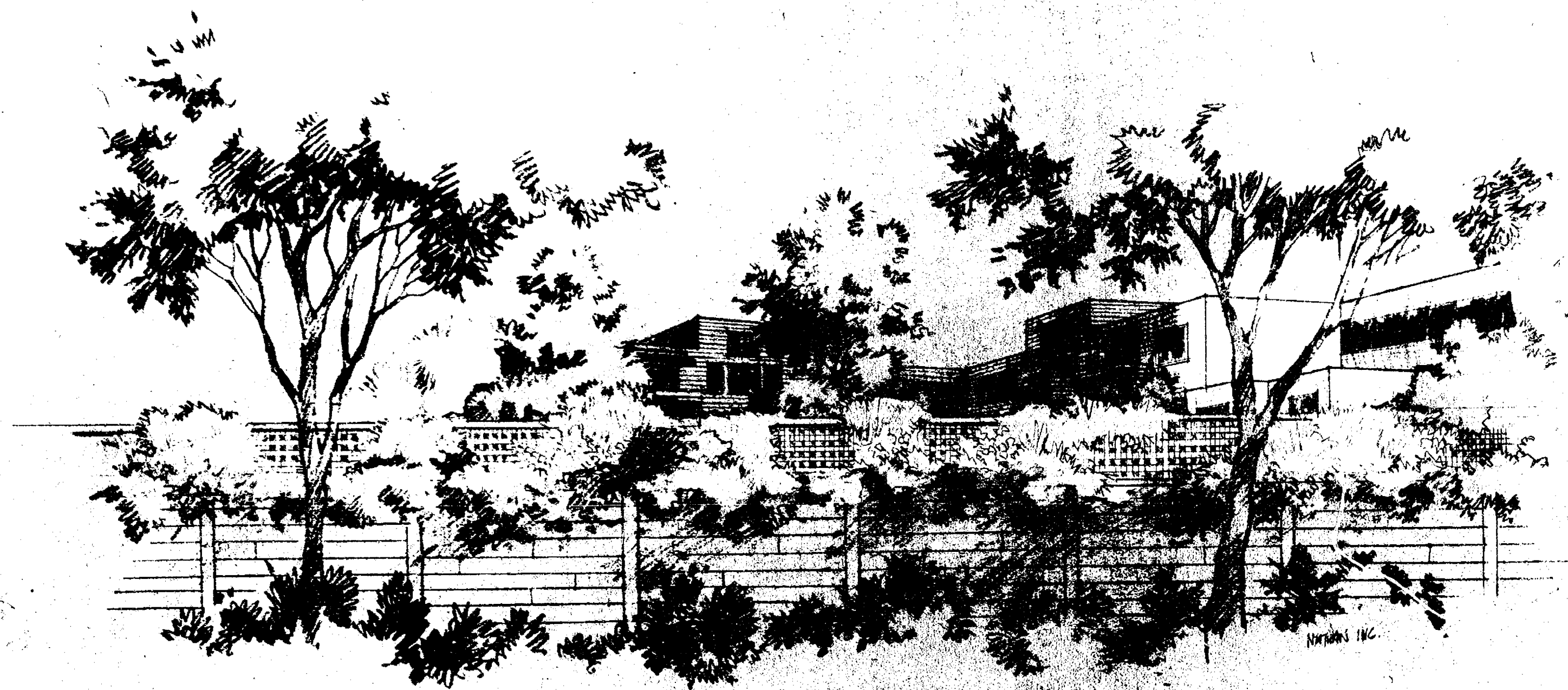


**NOTE:**  
 TOPOGRAPHIC - ELEVATIONS ONLY BY AG & H.  
 CIVIL ENGINEERS. BUILDINGS LOCATED BY ARCHITECT.  
 BUILDINGS SHOWN FOR GENERAL INFORMATION ONLY,  
 AS ALL WILL BE REMOVED WITH CONSTRUCTION,  
 EXCEPT FOR 'GOODWILL STORE'.  
 THIS IS NOT A BOUNDARY SURVEY. PROPERTY  
 LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY  
 LINES SHOULD BE ESTABLISHED IN FIELD PRIOR TO  
 ANY CONSTRUCTION.

**LEGEND:**  
 F.L. INDICATES FLOWLINE  
 B.O.W. INDICATES BACK OF WALK

<b>AC&amp;H - CIVIL ENGINEERS</b>	
PALO ALTO (415) 327-3900	SAN JOSE (408) 284-4000
TOPOGRAPHY	
PALO ALTO RESIDENTIAL CARE FACILITY	
SCALE: 1/8" = 1'-0"	APPROVED BY: [Signature]
DATE: 10.11.81	REVIEWED: [Signature]
4075 EL CAMINO WAY, PALO ALTO, CALIFORNIA	







# LANDSCAPE PLAN

TRUSS ALONG THIS PROPERTY LINE WILL BE SELECTED TO  
TRAVERSE VARIETY IN THICKNESS AND SIZE AND TO PROVIDE  
EASILE ACCESS OF DR. SLIGHTLY FROM NEIGHBOURS.  
THOSE TRUSSES SHALL BE MODIFIED TO MEET GROWING  
REACHING 20 TO 30' IN 10 YEARS. SIZE AT MOUNTAIN  
WILL BE 7' TO 12' HIGH BY 2' TO 3' WIDE.

**JONES / PETERSON  
ASSOCIATES, INC.**  
LAWYERS OF AMERICAN SOCIETY OF LAWYERS (AMERICAN BAR ASSOCIATION)

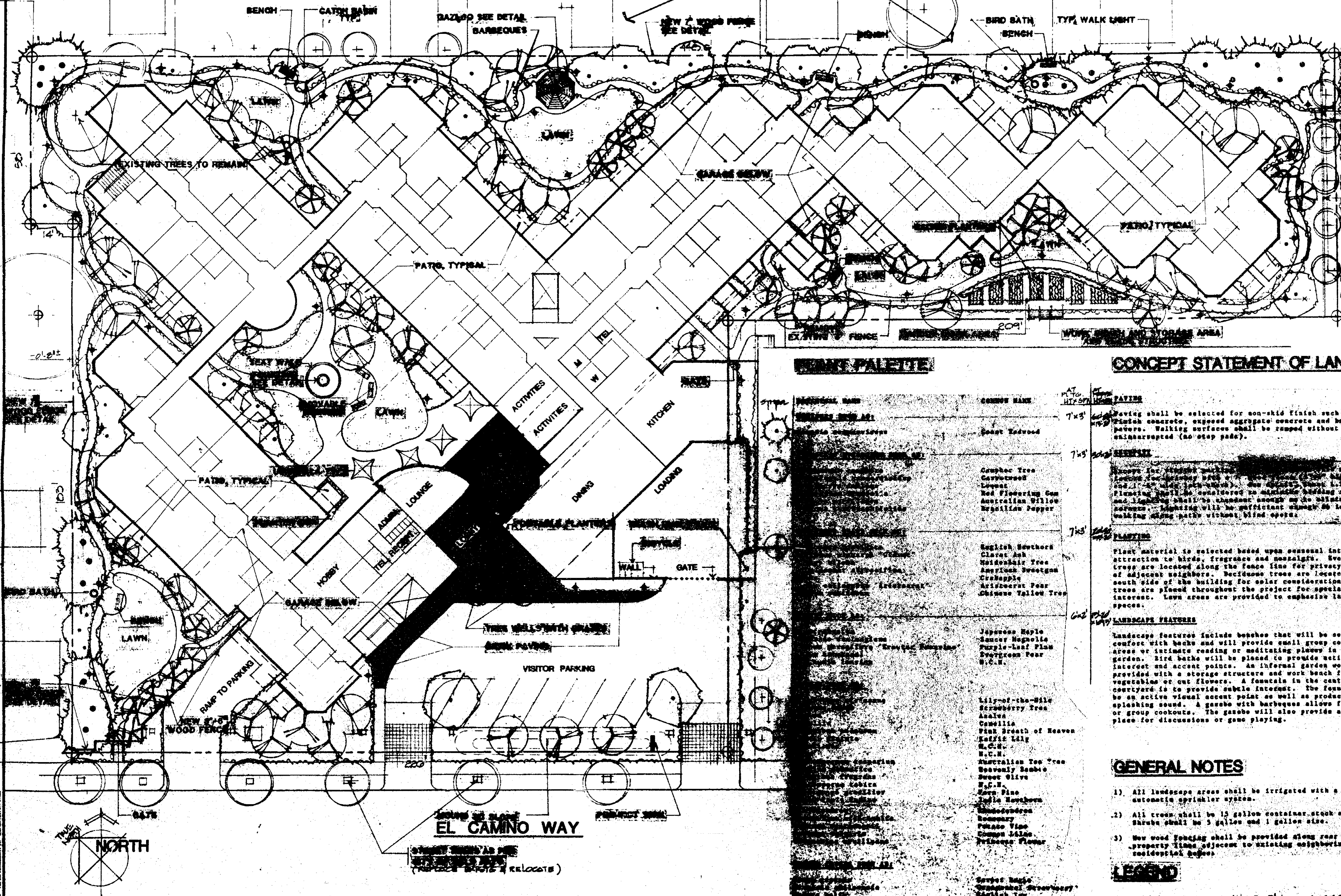


814 Second Ave. Architect • 404 E. Center Way • Palo Alto Ca. 94301 • 415 858 8810

**PALO ALTO PRESIDENTIAL**

# LANDSCAPE

**AL-1**



# PALETTE

SCIENTIFIC NAME	COMMON NAME
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	East Endwood
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	Caupher Tree
<i>W. winterburnii</i>	Carvotree
<i>W. winterburnii</i>	Liquid
<i>W. winterburnii</i>	Red Flowering Cam
<i>W. winterburnii</i>	Australian Willow
<i>W. winterburnii</i>	Brazilian Pepper
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	English Hawthorn
<i>W. winterburnii</i>	Claret Ash
<i>W. winterburnii</i>	Haidenhair Tree
<i>W. winterburnii</i>	American Sweetgum
<i>W. winterburnii</i>	TreShapple
<i>W. winterburnii</i>	Antidromet Pear
<i>W. winterburnii</i>	Chinese Yalied Tree
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	Japanese Maple
<i>W. winterburnii</i>	Saucesy Huguella
<i>W. winterburnii</i>	Purpleleaf Plant
<i>W. winterburnii</i>	Swetgreen Pear
<i>W. winterburnii</i>	S.C.N.
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	Lily-of-the-Valle
<i>W. winterburnii</i>	Scruberry Tree
<i>W. winterburnii</i>	Acacia
<i>W. winterburnii</i>	Camellia
<i>W. winterburnii</i>	Pink Breath of Heaven
<i>W. winterburnii</i>	Jeffit Lily
<i>W. winterburnii</i>	S.C.N.
<i>W. winterburnii</i>	Australian Tea Tree
<i>W. winterburnii</i>	Spavently Bambie
<i>W. winterburnii</i>	Sweet Olive
<i>W. winterburnii</i>	S.C.N.
<i>W. winterburnii</i>	Yarn Pine
<i>W. winterburnii</i>	India Hawthorn
<i>W. winterburnii</i>	Hamamelidacea
<i>W. winterburnii</i>	Hamamelidacea
<i>W. winterburnii</i>	Hamamelidacea
<i>W. winterburnii</i>	Potato Vine
<i>W. winterburnii</i>	Common Lilac
<i>W. winterburnii</i>	Princess Flower
<b>WINTERBURN BURN ALI</b>	
<i>W. winterburnii</i>	Surpet Maple
<i>W. winterburnii</i>	Groundswell Strawberry
<i>W. winterburnii</i>	English Ivy
<i>W. winterburnii</i>	Agave's Beard
<i>W. winterburnii</i>	Pine Star Creeper
<i>W. winterburnii</i>	Star Shamrock
<i>W. winterburnii</i>	Star Shamrock

## CONCEPT STATEMENT OF LANDSCAPE ELEMENTS

**PAVING**

Paving shall be selected for non-skid finish such as salt  
treated concrete, exposed aggregate concrete and brick  
pavers. Walking surfaces shall be ramped without steps and  
uninterrupted (no step pads).

REPORT FOR VISITOR SERVICE  
The purpose of this report is to provide information to the visitor service staff regarding the high school students who are currently attending the program. The information is being provided to the visitor service staff so that they can be prepared to assist the students in the event of an emergency. The information is being provided to the visitor service staff so that they can be prepared to assist the students in the event of an emergency. The information is being provided to the visitor service staff so that they can be prepared to assist the students in the event of an emergency.

**PLANTING**

Plant material is selected based upon seasonal interest, coloration, height, fragrance and non-invasive. Evergreen trees are located along the fence line for privacy screening of adjacent neighbors. Deciduous trees are located to the south side of the building for solar consideration. Accent plants are placed throughout the project for special interest. Lawn areas are provided to emphasize target species.

### LANDSCAPE FEATURES

Landscape features include benches that will be selected for comfort with backs and will provide small group conversation areas or intimate reading or meditating places in the garden. Bird baths will be placed to provide active interest and accent points. An informal garden work area is provided with a storage structure and work bench for growing vegetables or cut flowers. A fountain in the center courtyard is to provide subtle interest. The fountain will be an active visual accent point as well as produce a gentle splashing sound. A garden with barbecues allows for family or group cookouts. The garage will also provide a gathering place for discussions or game playing.

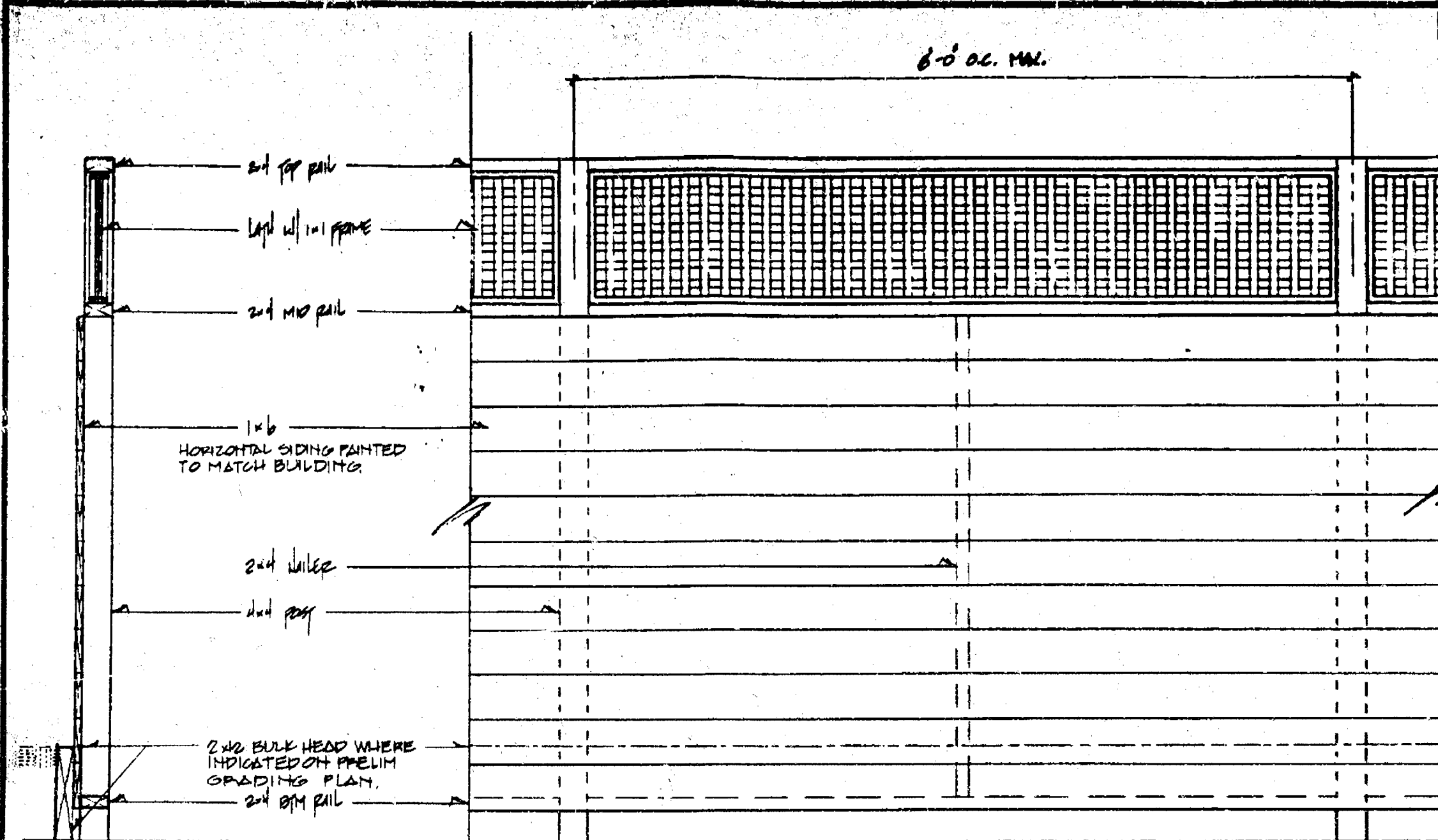
### GENERAL NOTES

- 1). All landscape areas shall be irrigated with a fully automatic sprinkler system.
- 2). All trees shall be 15 gallon container stock or larger. Shrubs shall be 5 gallon and 1 gallon size.
- 3). New wood fencing shall be provided along rear and side property lines adjacent to existing neighboring residential lots.

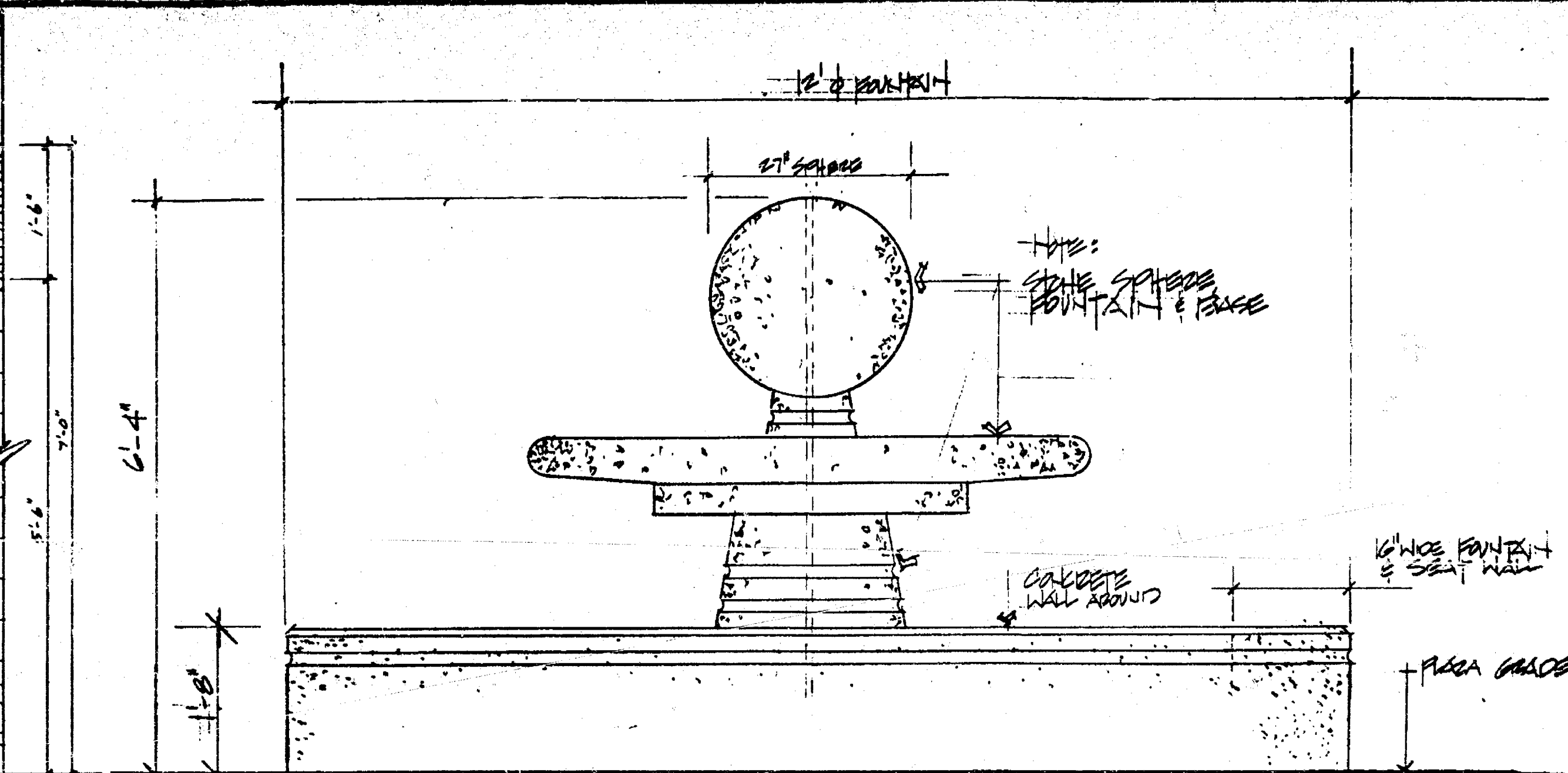
**LEGEND**

◆ WALK LIGHT 'HADO' LOW SPEED

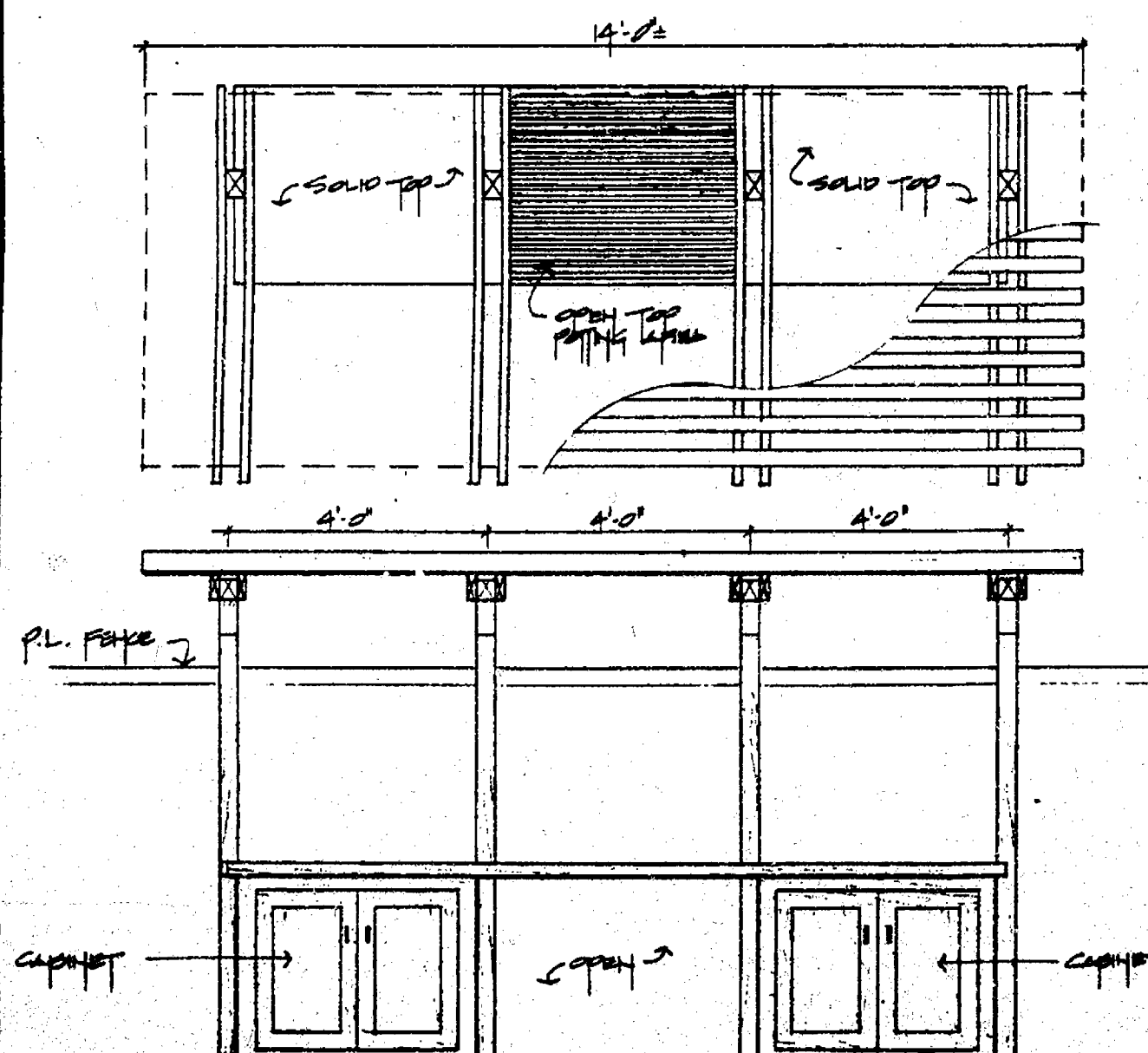




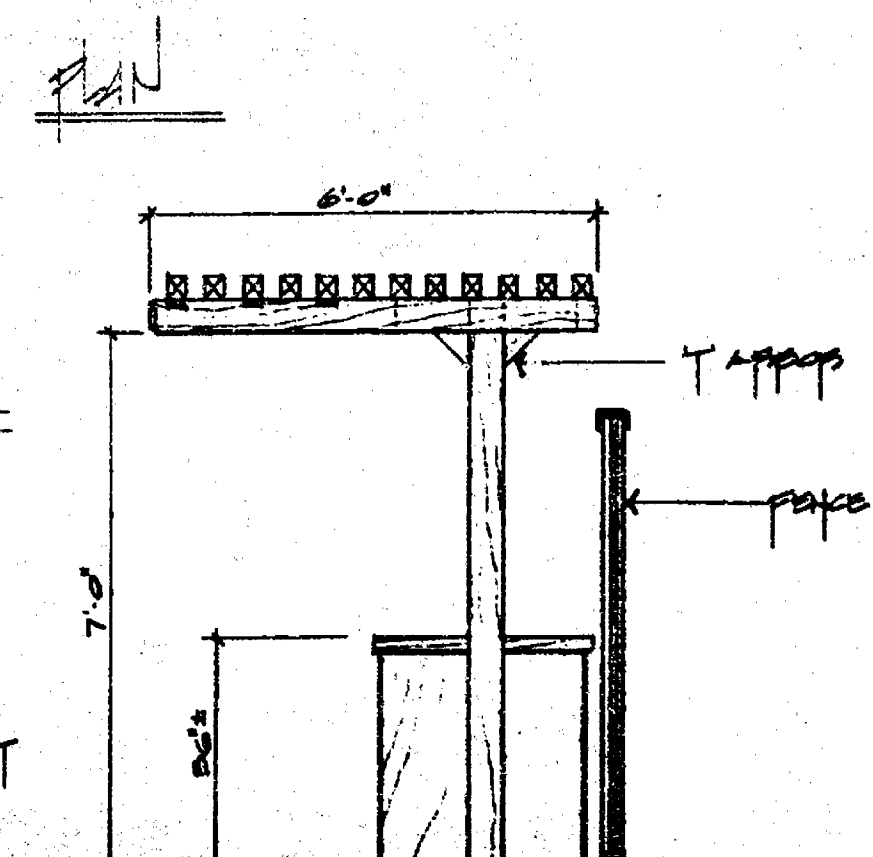
PROPERTY LINE FENCE  
SCALE: 1" = 1'-0"



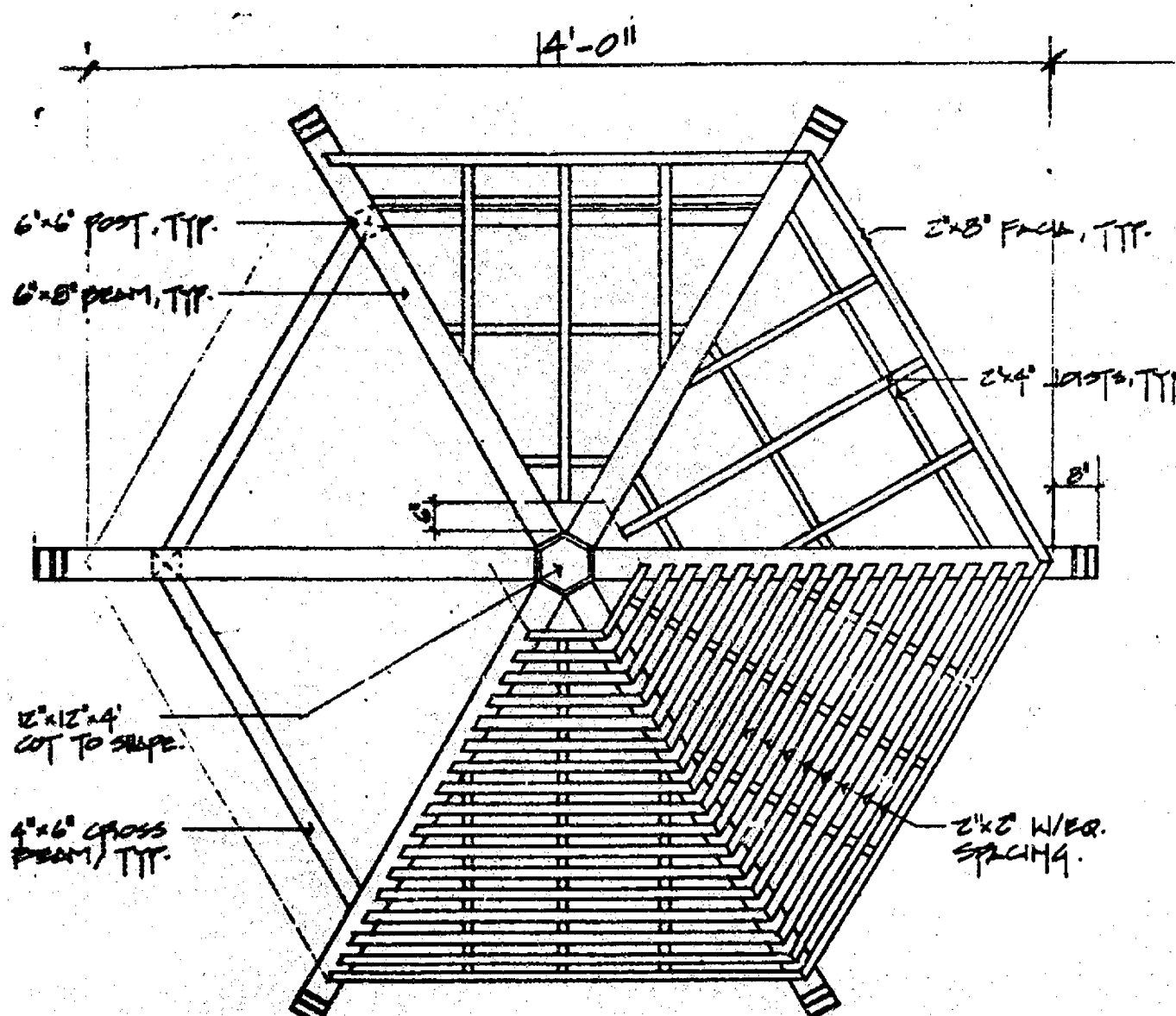
FOUNTAIN ELEVATION  
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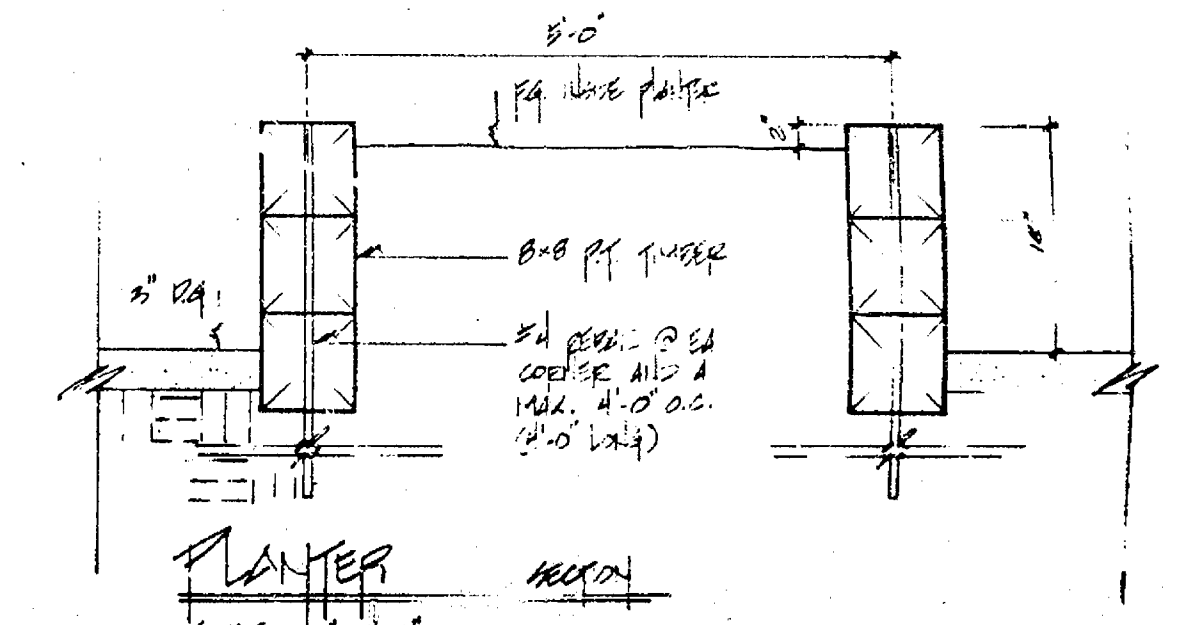
POTTING BENCH AREA  
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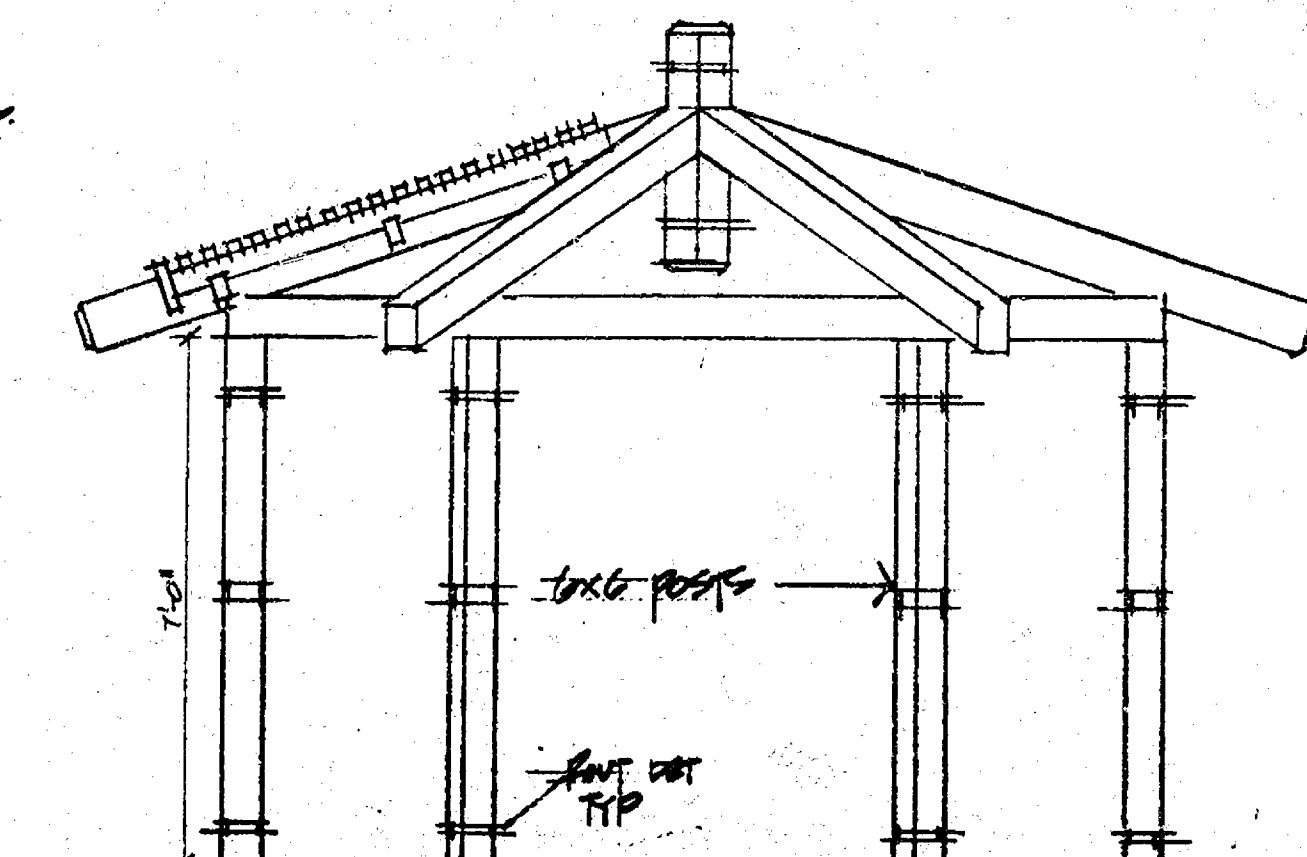
SECTION



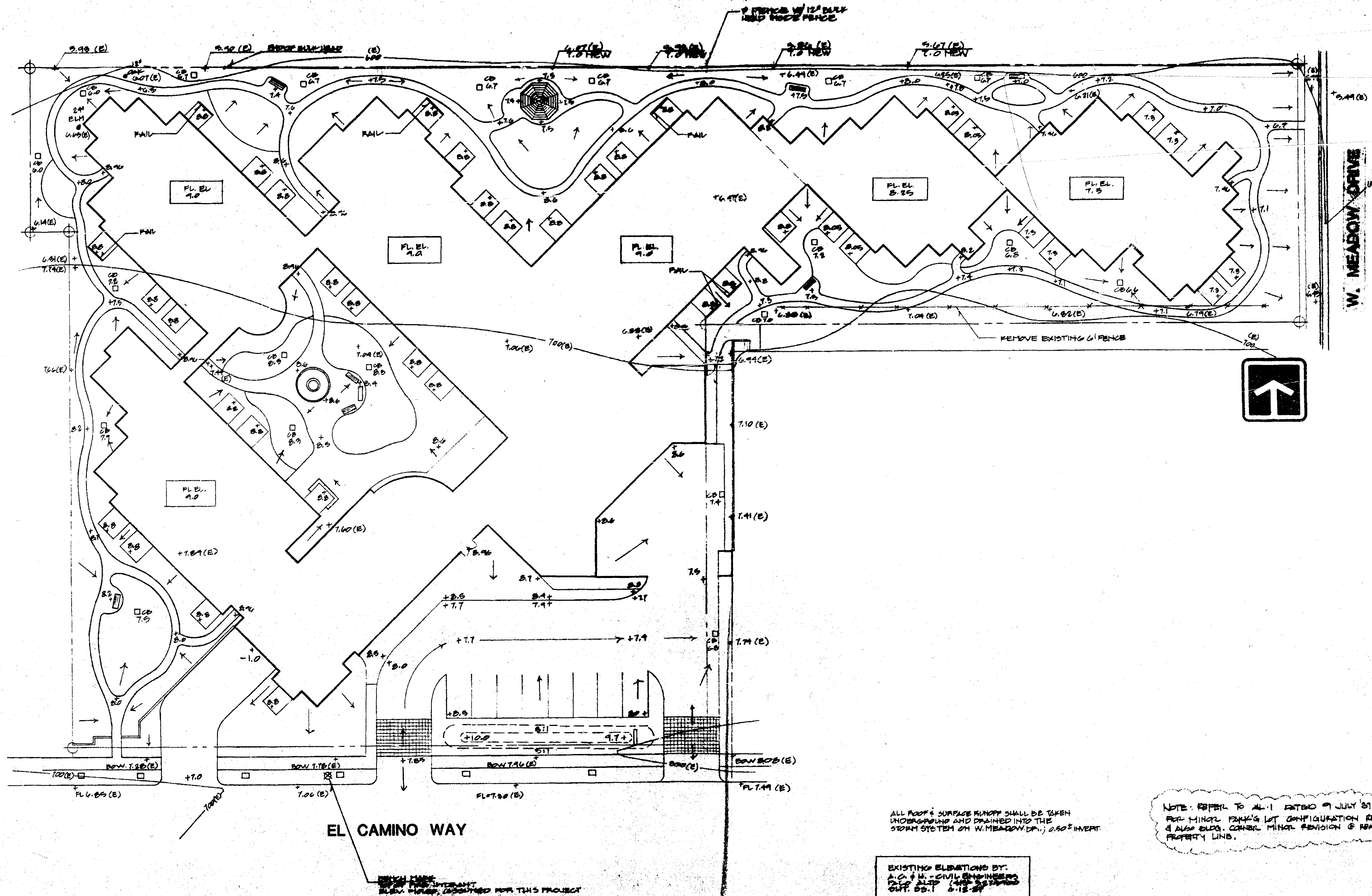
GAZEBO PLAN  
SCALE: 1/2" = 1'-0"



PLANTER  
SCALE: 1" = 1'-0"



GAZEBO SECTION  
SCALE: 1/2" = 1'-0"



ALL ROOF & SURFACE RUNOFF SHALL BE TAKEN UNDERGROUND AND DRAINED INTO THE STORM SYSTEM ON W. MEADOW DR., 0.50' INVERT

EXISTING ELEVATIONS BY:  
A.C. & W. - CIVIL ENGINEERS  
P.L.D. & D. (A.E.C. LICENSED)  
DATE: 05.1 6.12.81

- LEGEND**
- FL INDICATES FLOW LINE
  - BOW INDICATES BACK OF WALK
  - 7.0 (E) INDICATES EXISTING ELEVATION
  - 7.5 (E) INDICATES SURFACE WATER FLOW
  - 7.9 (E) INDICATES PROPOSED ELEVATION



**JONES / PETERSON ASSOCIATES, INC.**  
SERVICES OF ARCHITECT, ENGINEER & LANDSCAPE ARCHITECT  
1000 BAYVIEW AVENUE, SUITE 100, PALO ALTO, CALIF. 94301

**PALO ALTO RESIDENTIAL CARE FACILITY**  
4075 EL CAMINO WAY PALO ALTO, CALIFORNIA

**REVISION**

NO.	DATE	DESCRIPTION
1	05.1 6.12.81	EXISTING ELEVATIONS BY: A.C. & W. - CIVIL ENGINEERS

**REVISION**

NO.	DATE	DESCRIPTION
1	05.1 6.12.81	EXISTING ELEVATIONS BY: A.C. & W. - CIVIL ENGINEERS

ROLL

#6



CITY OF  
PALO ALTO  
CITY CLERK'S  
OFFICE



BA

SU

BA

FILMED BY

MICROFILM, INC.

ANNYVALE, CA

END

