Report Type: Subcommittee Items  
Meeting Date: 1/16/2020

Summary Title: 180 El Camino Real: Market Plaza Subcommittee

Title: 180 El Camino Real [19PLN-00129]: Subcommittee Review of a Previously Approved Project that was Conditioned to Return with Project Changes Related to the Landscape Plan, Corner Markers for Outdoor Market/Seating Areas, Site-Plan Circulation Shown to Maintain 8 Foot Clearances, Facade Wooden Slat Details, Bicycle Rack Specifications, and Bollard Details. Environmental Assessment: Categorically Exempt from the Provisions of the California Environmental Quality Act (CEQA) per Guideline Section 15301 (Existing Facilities). Zoning District: CC (Community Commercial). For More Information Contact the Project Planner Samuel Gutierrez at Samuel.Gutierrez@cityofpaloalto.org.

From: Jonathan Lait

Recommendation
Staff recommends the Architectural Review Board (ARB) Subcommittee confirm the project revisions satisfy the six items of the Planning and Development Services (PDS) Director’s Project Approval Condition #6.

Background
On September 12, 2019 the PDS Director conditionally approved the subject project. At the ARB’s recommendation, the PDS Director imposed Condition of Approval #6, requiring certain project elements return to the ARB subcommittee. A video recording of the ARB’s last meeting on this project is available online: http://bit.ly/180ECRmpv. The ARB is encouraged to confirm that the proposed project changes satisfy Approval Condition #6. Below are the six items of Condition of Approval #6 requiring ARB Subcommittee review:
   a. The landscape plan for the project area.
   b. Corner markers for the outdoor market/seating areas that are artfully installed within the Market Plaza.
c. The site-plan circulation shown to maintain an eight-foot clearance is maintained within the Market Plaza area walkways.
d. The wooden slats details for the facades.
e. Bicycle rack specifications and details.
f. Bollard details and photometrics if illuminated.

The Applicant’s responses to the above six items are provided in the same order below:

**Item a, landscape plan:**
- Sheet A103 & A400 – The planting variety is reflected on the Hardscape/Landscape plan, with four intended planting types. The specified plants are a mix of Hakonechloa grass – all gold, purple heuchera, succulents, and purple sage.

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>Native/Non-Native</th>
<th>Suitable Habitat</th>
<th>Water Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hakonechloa Grass</td>
<td>Non-Native</td>
<td>No</td>
<td>Medium</td>
</tr>
<tr>
<td>Huechera</td>
<td>Native</td>
<td>No</td>
<td>Medium</td>
</tr>
<tr>
<td>Succulents</td>
<td>Mixture</td>
<td>No</td>
<td>Low to Medium</td>
</tr>
<tr>
<td>Purple Sage</td>
<td>Mixture</td>
<td>Yes</td>
<td>Low to Medium</td>
</tr>
</tbody>
</table>

- Note that the Succulents and Purple Sage selections must be native species; staff directed the applicant to provide updated sheets for the ARB Subcommittee review.

**Item b, corner markers:**
- Sheet A103 - Brass corner markers are indicated at the outer extremities of Sigona’s patio area and are to be embedded in the concrete

**Item c, site plan circulation:**
- Sheet A102 - An eight-foot-wide clear path indicated as the extents of the blue arrow graphic and noted accordingly on the plan

**Item d, wooden slat details:**
- Sheet A600 – Wooden slat details are provided in a revised detail indicating “Knotwood” is utilized to create a wood slat look with the use of lightweight aluminum product

**Item e, bike rack specifications:**
- Sheet A103 & A800 – Three bike racks have been added for a total of six bike spaces.

**Item f, bollard details and photometrics:**
- Sheet A102, A800, & ES100 - A note has been added to indicate all bollards are existing to remain, all internally illuminated. Specifications are added on Sheet A800 as
reference only. The illumination from the bollards is accommodated in the photometric study.

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Attachments:
- Attachment A: Applicant Response Letter (PDF)
- Attachment B: Project Plans (DOCX)

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\(^1\) Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org
November 18, 2019

Dear ARB Subcommittee:

Below is a response to the subcommittee comments received for the renovation work at the Market District at Stanford Shopping Center in Palo Alto, California. These are in response to the approved ARB package dated 09/05/2019.

SHEET A102

1. Provide 8 foot clear path circulation
   a. An eight foot wide clear path indicated as the extents of the blue arrow graphic and noted accordingly on the plan

2. Bollard details – photometrics if needed
   a. A note has been added to indicate all bollards are existing to remain, all internally illuminated. Specifications are added on Sheet A800 as reference only. The illumination from the bollards is accommodated in the photometric study.

SHEET A103

1. Corner markers for the outdoor market/seating areas that are artfully installed within the Market Plaza.
   a. Brass corner markers are indicated at the outer extremities of Sigona’s patio area and are to be embedded in the concrete

2. Show new bicycle racks over near Schaub’s (lower left corner). Plan may need to be expanded slightly to capture add five racks.
   a. Three bike racks have been added for a total of six bike spaces. Any additional need to address potential non-compliance issues concerning the number and/or location of bike racks within the Shopping Center are currently being reviewed as part of the Macy’s Men’s Redevelopment Project. If changes and/or additions are required to said bike racks, then they are to be addressed/coordinated via that project directly.

3. Show existing aluminum bench seating near Schaub’s
   a. Aluminum bench has been added and noted as existing.

4. Add note pointing to PLT-02 plants shown for reference only. Do we know what will be planted in the specific planters? If so reference. If a mix of the proposed species, please reference on the plan and in the formal response letter.
   a. Note has been added to PLT-02 as reference only. The specified plants are a mix of hakonechloa grass – all gold, purple heuchera, succulents, and purple sage.

5. Under each proposed species, indicate if it is or is not native, also indicate it is low water use.
   a. Planting variety has been included on the Hardscape/Landscape plan to include the four intended planting types:
      i. Hakonechloa Grass - All Gold
         • Medium water usage and is native to Japan
      ii. Huechera

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- Medium water usage and is native to Southeastern USA
  
  iii. Succulents
  - Low to medium water usage and includes native and non-native species
  
  iv. Purple Sage
  - Low to medium water usage and includes native and non-native species

6. Update bollards call-outs to indicate which are illuminated or which are simply a post.
   a. All bollards are existing to remain, all internally illuminated. Specifications are added on Sheet A800 as reference only. The illumination from the bollards is accommodated in the photometric study.

7. Note tree grate lighting to be adjusted to provide smooth transition where provided (typ.).
   a. Note has been added, all tree grates are ADA and high-heel compliant including location of light wells.

SHEET A400

1. Update various elevations to show location of planters w/ plant material.
   a. Elevations have been updated to indicate free standing planters with specified plant material graphically.

SHEET A600

1. Wood slat details
   a. A revised detail and product (Knotwood) is utilized to create a wood slat look with the use of a lightweight aluminum product. See additional product information in supplied booklet.

SHEET A800

1. Note tree grate lighting to be adjusted to provide smooth transition where provided.
   a. Note has been added, all tree grates are ADA and high-heel compliant including location of light wells.

2. Add illuminated bollard detail (existing).
   a. All bollards are existing to remain, all internally illuminated. Specifications are added as reference only. The illumination from the bollards is accommodated in the photometric study.

3. Bicycle rack specifications and details
   a. Three bike racks have been added for a total of six bike spaces. All other bike racks are existing to remain, specifications are added as reference only. Any additional need to address potential non-compliance issues concerning the number and/or location of bike racks within the Shopping Center are currently being reviewed as part of the Macy’s Men’s Redevelopment Project. If changes and/or additions are required to said bike racks, then they are to be addressed/coordinated via that project directly.

SHEET ES100

1. Photometric plan to include bollards if illuminated
   a. The photometric plan has been updated to include the existing integrated illuminated bollards
Hardcopies of project plans are provided to Subcommittee members. These plans are available to the public online and/or by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

**Directions to review Project plans online:**

2. Scroll down to find “180 El Camino Real (Market Plaza)” and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

**Direct Link to Project Webpage:**