



Architectural Review Board

Staff Report (ID # 7819)

Report Type: Action Items **Meeting Date:** 3/16/2017

Summary Title: 275 Cambridge Avenue

Title: PUBLIC HEARING/QUASI-JUDICIAL: 275 Cambridge Avenue [16PLN-00278]: Request for ARB Hearing of a Tentative Approval of an Architectural Review to allow a Steel Beam Trellis Structure Over a 20,645 Square Foot Area to Support a Solar Development on the Top Floor of an Existing City Parking Structure. Environmental Assessment: Exempt From CEQA per Guideline Sections 21080.35, 15303, and 15301 (Existing Facilities). Zoning District: Planned Community (PC-4127). For more information, contact the project planner Amy French at amy.french@cityofpaloalto.org

From: Hillary Gitelman

Recommendation

Staff recommends the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Community Environment (PCE) based on findings and subject to conditions of approval in Attachment A.

Report Summary

The subject application is for the installation of solar panel support structures atop an existing city parking garage. The application was reviewed administratively as a minor architectural review application consistent with a discussion previously held with the City Council. Anyone can request a hearing before the ARB of any minor application acted upon by staff. Such request was received for this application. No information was provided as to the reason for the request nor is such information required to be provided. This report provides background information for the ARB to consider as it reviews this project. Staff requests that the ARB focus on the project with respect to the Architectural Review (AR) findings used in the Tentative Approval letter (Attachment A). Any discussion as to whether or not these approval findings sufficiently address the project will be forwarded to the PCE Director.

Background

The City and applicant have entered into a lease agreement to construct solar panels atop four city parking garages; two are located Downtown and two are located on Cambridge Avenue. The installations would provide solar generated energy into the City's power grid. This partnership was developed as part of the Clean Local Energy Accessible Now (Palo Alto CLEAN) program, a City effort to enhance the electric utility's supply reliability by providing 3MW of local solar generation through long-term feed-in tariff agreements. The Council had earlier directed that income from the City's lease to the provider will go to the Utilities Electric Fund to offset the cost of the CLEAN program.

On September 26, 2016, the City Council reviewed the plans for the solar panel array and structures for the four parking garages to make a determination that the projects were compliant with local regulations, including for some parcels, site specific regulations in Planned Community ordinances. The solar panels are exempt from local zoning, but the support structures are subject to design review.

The Palo Alto Municipal Code includes a provision for staff to administratively review and act on a project that is considered minor (see PAMC Section 18.76.020). These administrative decisions may be reviewed by the ARB if a request for hearing is submitted within a specified period of time. Such requests are scheduled for an ARB hearing and a recommendation forwarded to the PCE Director for action. The PCE Director's decision following the ARB recommendation may be appealed to the City Council.

Each of the four solar panel support structures were reviewed and approved by staff pursuant to the code provision described above. Staff received a single request letter for ARB hearings of the two projects located on Cambridge Avenue. The hearing request is attached (Attachment D). This report addresses the project located at 275 Cambridge Avenue.

Project Information

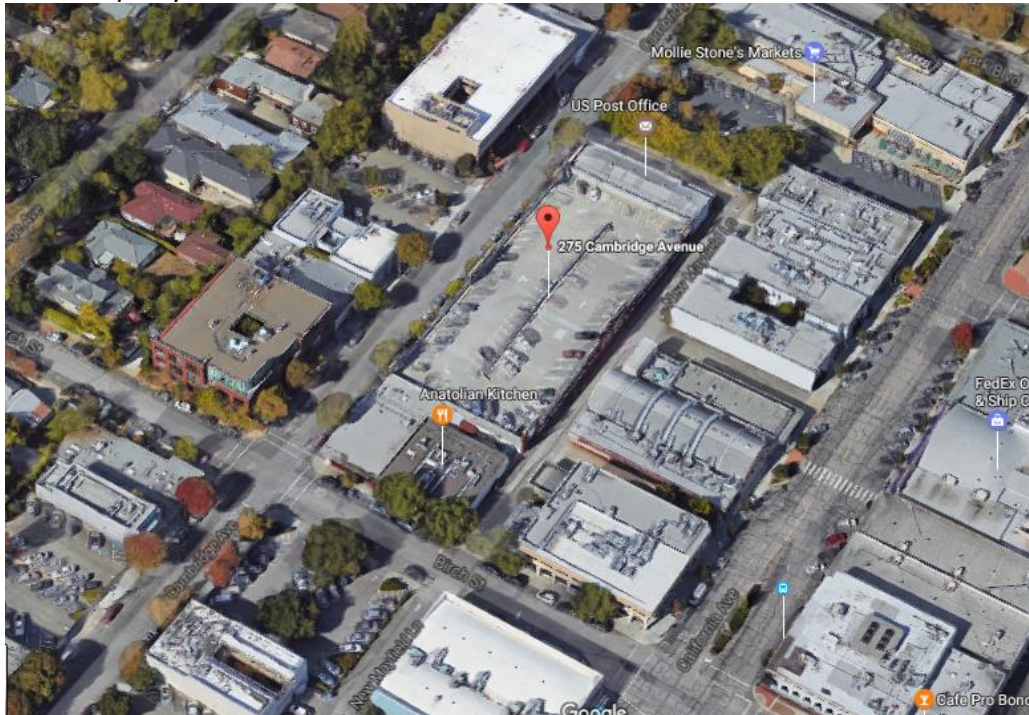
Owner:	City of Palo Alto
Architect:	Robert Laubach
Representatives:	Zach Rubin, MBL Energy
Legal Counsel:	NA

Property Information

Address:	275 Cambridge Avenue
Neighborhood:	California Avenue Parking Assessment District/Evergreen Park
Lot Dimensions & Area:	110' x 250'; 27,500 sf
Housing Inventory Site:	No
Located w/in a Plume:	No
Protected/Heritage Trees:	No
Historic Resource(s):	No
Existing Improvement(s):	Two story parking garage built in 1994

Existing Land Use(s):	Parking Garage
Adjacent Land Uses & Zoning:	North: Commercial Zoning CC(2)(R) West: Commercial Zoning CC(2)(R) East: Commercial Zoning CC(2)(R) South: Commercial Zoning CC(2)(R)

Aerial View of Property:



Source:

Land Use Designation & Applicable Plans

Zoning Designation:	Planned Community PC 4127
Comp. Plan Designation:	Community Commercial
Context-Based Design Criteria:	Not Applicable
Downtown Urban Design Guide:	Not Applicable
South of Forest Avenue Coordinated Area Plan:	Not Applicable
Baylands Master Plan:	Not Applicable
El Camino Real Design Guidelines (1976 / 2002):	Not Applicable
Proximity to Residential Uses or Districts (150'):	More than 150' to residential districts and uses
Located w/in the Airport Influence Area:	Not Applicable

Prior City Reviews & Action

City Council:	Council reviewed concept plans on September 26, 2016. The Council staff report is viewable at this link: http://www.cityofpaloalto.org/civica3/filebank/documents/53873 .
---------------	---

The Council meeting minutes are viewable at this link:
<http://www.cityofpaloalto.org/civicax/filebank/documents/54216>.

PTC, HRB, ARB:

None

Project Description

The two structures proposed atop the existing garage would extend to a maximum height of 27.9' above grade, allowing eight foot minimum clearance from garage top floor to underside of trellis. These I-beam structures, open on the sides, will be placed symmetrically and separated by a distance of 39 feet from each other; this open separation area will be at the center of the garage. The structures will support the photovoltaic (PV) panels (not subject to ARB review) and will be painted a gray color to be approved on site prior to match the existing garage color. The structures will not extend beyond the existing garage footprint. The project would not result in a loss of existing parking spaces within the California Avenue Parking Assessment District.

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested:

- Architectural Review (AR): The process for evaluating Architectural Review applications is set forth in PAMC 18.77.070. AR applications that are tentatively approved by staff may be requested to be heard by the ARB. ARB recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board's recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial.

Analysis¹

Neighborhood Setting and Character

The site, currently developed with a 1994 parking structure, is located within the California Avenue Business District, which contains a mix of land uses and buildings constructed in different eras. The immediate area of this project does not have a unified design character; it is eclectic, with buildings constructed in different eras from the 1950's through 2015. The existing garage is adjacent to one-story buildings (post office and hair salon, corner of Cambridge and Birch) on both sides, and the garage backs up to an alley (New Mayfield Lane). Across Cambridge and New Mayfield Lane are one-, two-, and three-story buildings. The additional height of the two rooftop structures will not be incompatible with these surrounding buildings. The trellises will add light-filled, open "second story" elements that will respect and

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternative findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

complement the building's existing character. There are no listed historic resources in the immediate vicinity, and no addresses in the immediate vicinity were listed as potentially historic in the most recent survey (1998).

Zoning Compliance²

The existing Planned Community Ordinance (PC-4127) is attached to this report as Attachment F. The Council reviewed this PC ordinance and found that the proposed structures could be added to the existing garage without the need for approval of a PC amendment. A detailed review of the proposed project's consistency with applicable zoning standards has been performed. A summary table is provided as Attachment B. The proposed project complies with all applicable codes, or is seeking through the requested permits permission to deviate from certain code standards, in a manner that is consistent with the Zoning Ordinance.

Consistency with the Comprehensive Plan, Area Plans and Guidelines³

This project is taking advantage of the City's Clean Local Energy Accessible Now (Palo Alto CLEAN) program. The City and KOMUNA have entered into a lease agreement as a part of this program to enhance the electric utility's supply reliability by providing 3MW of local solar generation through long-term feed-in tariff agreements. The key policy applicable to this project is Comprehensive Plan Policy B-12, which encourages partnerships that provide community benefits and services that would not otherwise be made available.

The applicable Comprehensive Plan policies are noted in the approval letter (Attachment A). In addition, a Comprehensive Plan Table is provided as Attachment C. Other notable policies in support of this project and process are:

- process streamlining/simplification (Program B-5 and Policy B-16),
- provision of parking lot shade (Program L-75), and
- California Avenue Business District – maintain scale, character and function (Policy L-78).

The City has policy interests in this project; that is, to maximize the utility gain by covering as much of the deck as possible. As noted, the hearing requestor did not note any general or specific concern with the project in the request for hearings. The ARB's recommendation is needed as soon as possible, so the PCE Director's second decision letter can be executed and the appeal period can conclude. The ARB is requested to focus on the areas in which the ARB has review authority (not the PV panels). The ARB is requested to evaluate the project's approvability in terms of the findings for approval.

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is exempt from review under the

² The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

³ The Palo Alto Comprehensive Plan is available online: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

California Environmental Quality Act (CEQA) Sections 21080.35, 15303, and 15301 (existing facilities).

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Palo Alto Weekly* on March 3, 2017, which is 14 days in advance of the meeting. Postcard mailing occurred on March 3, 2017, which is 14 days in advance of the meeting.

Public Comments

As of the writing of this report, no project-related, public comments were received.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Recommend the PCE Director approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

Amy French, Chief Planning Official
(650) 329-2336
amy.french@cityofpaloalto.org

ARB⁴ Liaison & Contact Information

Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: 275 Cambridge Ave Parking Garage PV AR approval (PDF)
- Attachment B: zoning compliance table (DOC)
- Attachment C: comp plan table (DOC)
- Attachment D: Request for ARB hearing of project (PDF)
- Attachment E: Project Plans (DOCX)
- Attachment F: PC 4127 Ordinance (PDF)

⁴ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



CITY OF
**PALO
ALTO**

PLANNING & COMMUNITY ENVIRONMENT

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
650.329.2441

February 3, 2017

Robert Laubach
1698 Rogers Avenue
San Jose, CA 95112

Subject: 275 Cambridge Avenue, 16PLN-0278, Architectural Review

Dear Mr. Laubach:

The Architectural Review application for the project referenced below was conditionally approved by planning staff on behalf of the Director of Planning and Community Environment (PCE), as it was found to meet the applicable Findings set forth in Palo Alto Municipal Code (PAMC) Section 18.76.020(d).

275 Cambridge: Request by MBL Energy for Architectural Review of steel beam trellis structure over 20,645 sf area to support a solar development on the top floor of an existing City parking structure, Planned Community (PC-4127). The two trellis structures will extend to a maximum height of 27.9' above grade, allowing 8 foot minimum clearance from garage top floor to underside of trellis.

This PCE Director's decision shall become final 14 calendar days from the postmark date of this mailing unless a request for a hearing before the Architectural Review Board is filed pursuant to PAMC Section 18.77.070(b)(4). The hearing request must be submitted to the Planning Division prior to the end of the business day (on the 14th day). If no hearing is requested, building permits may be approved 15th day after the postmark date of this letter. This entitlement is effective for one year, within which time construction of the project must commence. An application for extension may be made prior to the one-year expiration. If you have any questions regarding this determination, please do not hesitate to contact me at amy.french@cityofpaloalto.org

Sincerely,

Amy French
Chief Planning Official

Cc: Zach Rubin via email

Attached: Findings and Conditions of Approval

ARCHITECTURAL REVIEW APPROVAL
275 Cambridge Avenue, File 16PLN-00278
FINDINGS FOR APPROVAL

The design and architecture of the proposed project complies with the Six Findings for Architectural Review set forth in Palo Alto Municipal Code Chapter 18.76 Section 18.76.020 effective as of January 12, 2017. **NOTE:** *Neither the electric vehicle charging stations, nor the modular solar panels forming the 346.5 kw system to be interconnected to the utility and generate clean energy back to the grid, are subject to Architectural Review; the panels, with 'manufacturer's white' undersides, will be installed with open air gaps between rows to allow light and air to penetrate the panel system at intervals and to not appear as a solid mass.*

(1) The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides. *The project is consistent with Finding #1 because:*

- The project complies with the land use and development standards of this PC.
- Project approval is consistent with applicable policies of the 1998 Comprehensive Plan:
 - *POLICY B-12: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services that would not otherwise be made available,*
 - *POLICY B-16: Encourage streamlining of City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes,*
 - *PROGRAM B-5: Simplify the design review process for small-scale changes to previously approved site plans and buildings,*
 - *POLICY L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces (this policy is reflected in AR findings),*
 - *PROGRAM L-78: Encourage the use of Planned Community (PC) zoning for parking structures Downtown and in the California Avenue area,*
 - *Policy L-48, high quality design and site planning, compatible with surrounding development and public spaces, and*
 - *Program L-75, 50% shade program.*

(2) The project has a unified and coherent design, that:

(a) creates an internal sense of order and desirable environment for occupants, visitors, and the general community; *The project is consistent with Finding 2(a), given that the trellis support columns will not impede access to existing parking stalls, and will allow for an open air style construction that will not impact the existing drainage of the garage;*

(b) preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant; *The project is consistent with Finding 2(b), given that*

- This area is not a designated historic district, nor does it have a unified design character. The area is eclectic with a variety of architectural styles from the 1950's through 2015.

- The existing parking structure does not contribute to any unique or potential historical character of the area and this additional structure would not change the status of the parking structure with respect to the area's character.
- There no listed historic resources in the immediate vicinity, and no addresses were listed in the most recent survey (1998) as *potentially* historic (none eligible for listing on the California Register of Historic Resources, nor the National Register of Historic Places); the trellis structure will not disrespect nearby older structures, nor alter the area's character.

(c) is consistent with the context-based design criteria of the applicable zone district;
Finding 2c is not applicable since the PC zone does not impose context based design criteria;

(d) provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations; *The project is consistent with Finding 2(d), given that the existing parking garage structure is viewable, and new open-sided trellis will be viewable from Cambridge Avenue;*

- The proposed two structures will support PV panels; these structures will be separated by a gap of approximately 39 feet at the center of the garage and will be open on the sides.
- The structures are adjacent to one-story buildings (post office and hair salon, corner of Cambridge and Birch) on both sides, and the garage backs up to an alley (New Mayfield Lane).
- Across Cambridge and New Mayfield Lane are one-, two-, and three-story buildings.

(e) may enhance nearby residential areas *by providing support for solar panels providing shade as an additional incentive for drivers to park their vehicles on the top floor of the garage rather than on nearby residential streets;* the framework allows placement of solar panels that will provide shade for parked vehicles on the top floor of the garage; the trellis structure would not impact neighborhoods in the vicinity. The parking facility may become more desirable for its primary use given the partial shading and lighting of the roof level parking spaces.

(3) The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area; *the project is consistent with Finding 3, given:*

- The project features the following design elements intended to be compatible:
 - I-beam structure to be painted a gray color (to be approved prior to painting) that will not draw unnecessary attention to the new structure and will not extend beyond the existing garage footprint.
 - Wiring will be concealed as much as possible.
- All materials used for the support structure will be an appropriate expression and compatible with adjacent and neighboring structures, by use of steel material painted a gray color to match the existing structure.

(4) The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.); *the project is consistent with Finding 4, given:*

- The project will not result in a loss of existing parking spaces within the California Avenue Parking Assessment District.
- The structure supporting the solar panels would have a finished height of 27.9' above grade. Council reviewed the project's aesthetics and the additional height on September 26, 2016, and concurred this is a 'minor' project eligible for staff level architectural review.

(5) The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained; *the project does not include a landscape design.*

(6) The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning; *the project is consistent with Finding #6 given:*

- Lighting is proposed at the underside of the new structure for safety.
- Following construction of the structure, access to the top floor of the garage for parking will continue; access to parking stalls will be interrupted for approximately 15 business days during construction (and a logistics plan was provided).
- The design concept is a wide-span style of structure, designed to provide the maximum amount of kilowatts per square foot of available parking garage deck.
- The rooftop structure will support solar panels that will provide renewable energy (the solar modules are not subject to Architectural Review).
- Electrical charging stations will provide sustainable charging for electric vehicles (not subject to Architectural Review).

ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL

275 Cambridge Avenue, File 16PLN-00278

Project Plans submitted December 13, 2016 included responses addressing comments of City Department Staff from Building, Public Works Engineering, Utilities Electrical. Please check 'concurrent review' comments from City staff for Building Permit 16000-03109.

Planning Division – Amy French

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans date stamped received December 13, 2016, entitled "PV FOR PARKING STRUCTURE 520 Webster St" on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT.** Meet any and all conditions of the Planning, Fire, Utilities, Public Works, and Building Departments (permit application 16000-03109).
3. **BUILDING PERMIT PLAN SET.** A copy of this approval with conditions shall be printed on the second page of the revised plans submitted for building permit.
4. **TREE PROTECTION FENCING.** Tree protection fencing shall be required to protect street trees that are to remain during construction.
5. **LIGHTING:** Lighting fixture cut sheets shall be submitted in conjunction with the Building Permit revised plans. Fixtures placed on the underside of the trellis structure or solar panels shall shield the light source from views from the public rights of way.
6. **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.
7. **PLANNING 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. A nighttime inspection of installed lighting will be required. Any revisions during the building process must be approved by Planning, including but not limited to; materials, fenestration and hard surface locations. Contact Amy French, to schedule this inspection.

Fire – Karl Schneider

8. **Comply with 2013 CBC section 503.1 exception #3'.**

ATTACHMENT D
ZONING COMPLIANCE TABLE
275 Cambridge Avenue / File No. 16PLN-00278

DEVELOPMENT STANDARDS FOR PC 4127 ZONE DISTRICT	ZONE DISTRICT STANDARD	PROPOSED PROJECT	CONFORMANCE
Minimum Building setback			
Front Yard (Cambridge Street.)	0 feet	No change from existing conditions	conforms
Rear Yard (New Mayfield Lane)	0 feet	No change “ “	conforms
Interior Side Yards (abutting CC(2) properties	0 feet	No change “ “	conforms
Interior side yard not abutting residential	0 feet	No change “ “	conforms
Maximum Site Coverage: Maximum site coverage equal to the coverage established by the most restrictive adjacent district (which is CC(2)) which is ‘none required’	No maximum	No change “ “	conforms
Maximum Height	50 feet for PC (site not within 150 feet of residential zone)	27.9’	conforms
Daylight Plane	No daylight plane requirement in PC	NA	conforms
Maximum Floor Area Ratio	Set by PC	No change (added structure not considered gross floor area)	conforms

ATTACHMENT E
COMPREHENSIVE PLAN TABLE

275 Cambridge Avenue / File No. 16PLN-00278

POLICY B-12: Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services that would not otherwise be made available	The project is a result of a lease agreement between the City of Palo Alto and KOMUNA as part of the Clean Local Energy Accessible Now (Palo Alto CLEAN) program, a City effort to enhance the electric utility's supply reliability by providing 3MW of local solar generation through long-term feed-in tariff agreements.
PROGRAM B-5: Simplify the design review process for small-scale changes to previously approved site plans and buildings	The installation of trellis structures to support solar panels was considered a small-scale change to a previously approved parking garage, and therefore the staff level review process was embarked upon.
Program L-75: 50% shade program	The solar panels supported by the structures subject to ARB review will provide shade for vehicles parked on the top deck of the garage
Policy L-28: Maintain the existing scale, character, and function of the California Avenue business district as a shopping, service, and office center intermediate in function and scale between Downtown and the smaller business areas.	The additional structures atop the garage would be consistent with the height of other buildings in the immediate area. The proposed structure atop the existing garage fits within this area within the California Avenue business district.
POLICY B-16: Encourage streamlining of City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes	Proceeding with Council direction on September 26, 2017 as a staff level AR was consistent with this policy to reduce time delays associated with the ARB process.
Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	See qualitative statement in ARB findings that implement this policy statement.
Policy L-70: Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.	The proposal does not indicate removal of the street trees. If trees are impacted by the installation, trees would be replaced with new trees in a supportive growing environment.
Policy L-73: Consider public art and cultural facilities as a public benefit in connection with new development projects. Consider incentives for including public art in large development projects.	The project is exempt from the City's public art requirement.
Policy L-75: Minimize the negative physical	The proposal is to add two structures to the top

impacts of parking lots. Locate parking behind buildings or underground wherever possible.	of an existing parking garage for the purpose of installing solar panels.
Policy T-1: Make land use decisions that encourage walking, bicycling, and public transit use.	The project will not discourage alternatives to automobile use.
Policy T-19: Improve and add attractive, secure, bicycle parking at both public and private facilities, including multi-modal transit stations, on transit vehicles, in City parks, in private development, and at other community destinations.	No additional bicycle parking is proposed with this project.
Policy N-17: Preserve and protect heritage trees, including native oaks and other significant trees on public and private property.	There are street trees along Cambridge Avenue. These trees are proposed to be protected during construction per City's code requirements.

Received

FEB 15 2017

Department of Planning
& Community Environment

Herb Borock
P. O. Box 632
Palo Alto, CA 94302

February 15, 2017

Ms. Amy French, Chief Planning Official
Department of Planning and Community Environment
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

BY HAND DELIVERY AND ELECTRONIC MAIL

REQUEST FOR ARCHITECTURAL REVIEW BOARD HEARING - 2 PROJECTS
275 CAMBRIDGE AVENUE (16PLN-00278)
475 CAMBRIDGE AVENUE (16PLN-00250)

Dear Ms. French:

Pursuant to Palo Alto Municipal Code Section 18.77.070(b)(4), I request a hearing by the Architectural Review Board on the proposed Director's decision for each of the following projects:

275 Cambridge Avenue (16PLN-00278)
475 Cambridge Avenue (16PLN-00250)

Please send me copies of any hearing notice, agenda, staff report, and environmental assessment or determination.

Thank you.

Sincerely,



Herb Borock

ATTACHMENT E

Project Site Plan

Hardcopies of project plans are provided to ARB Members.

The project plans are available to the public by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue. The conceptual site plan for this study session will be available on the below webpage

Directions to review Project plans online:

1. Go to: <https://palalto.buildingeye.com/planning>
2. Search for 'Project plans' and open record by clicking on the green dot
3. Review the record details and open the "more details" option
4. Use the "Records Info" drop down menu and select "Attachments"
5. Open the attachment named "Revised Conceptual Site Plan for March 16 2017 ARB Study Session"

ORDINANCE NO. 4127

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 275 CAMBRIDGE
AVENUE, PARKING LOT C-3, FROM PF AND CC(2) TO PC

WHEREAS, the Planning Commission, after duly noticed public hearing held November 18, 1992, and the Architectural Review Board, upon consideration at its meeting of October 15, 1992, have recommended that Section 18.08.040 [the Zoning Map] of the Palo Alto Municipal Code be amended as hereinafter set forth; and

WHEREAS, the City 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.

NOW, THEREFORE, 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 275 Cambridge Avenue, Parking Lot C-3 (the "subject property") from "PF Public Facility" and "CC(2) Community Commercial Combining" to "PC Planned Community". The subject property is shown on the map labeled Exhibit "A", attached hereto and incorporated herein by reference.

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

(a) The site is so situated, and the use proposed for the site is of such a characteristic that the application of general districts or combining districts will not provide sufficient flexibility to allow the proposed development in that, given the shallow site depth, a two-level parking garage cannot be feasibly constructed within the restrictions of other zoning classifications. The site development regulations of the PF zone, which limit site coverage to 30 percent with a 20-foot front setback and 10-foot side and rear yard setbacks would reduce the net dimension area of the site significantly, making development of a parking structure infeasible.

(b) Development of the site under the provisions of the Planned Community District will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts in that it allows for a project design which provides the maximum amount of public parking feasible on the site in a two-level structure. The overriding need for increased parking in the California Avenue Business District was documented through an analysis of parking supply and demand performed in 1988 as part of a Parking Structure Study which also analyzed the relative costs and benefits of alternate parking structure designs and locations. The conclusions of this report

were reviewed and received conceptual approval at public meetings held by the Planning Commission on June 27, 1990, by the Architectural Review Board on July 19, 1990, and by the City Council on December 2, 1991.

(c) The use and the site development regulations applicable within the district are consistent with the Palo Alto Comprehensive Plan, and are compatible with existing and potential uses on adjoining sites or within the general vicinity in that the project is an enlargement of an existing public parking facility, which will increase public parking available for the commercial uses in the area and will help to minimize the overflow of commercial parking within area neighborhoods, specific goals of the Comprehensive Plan (Transportation Element Policies 10, 10a and 11 and Programs 27 and 28).

SECTION 3. Those certain plans entitled "California Avenue Parking Structure", prepared by International Parking Design Inc., approved by the Architectural Review Board October 15, 1992, a copy of which plans is on file in the Planning Division office, and to which copy reference is hereby made concerning the full particulars thereof, are hereby approved as the Development Plan for the subject property, pursuant to Section 18.68 120. Said Development Plan is approved for the following uses, and subject to the following conditions:

(a) Permitted Uses. The use shall be limited to public parking.

(b) Conditional Uses. No conditional uses shall be permitted.

(c) Site Development Regulations. The improvements to the subject property shall consist of a two-level parking garage and site improvements (auto and pedestrian circulation, landscaping, lighting, bicycle parking and alley improvements, including repaving and lighting). All improvements and development shall be substantially in accordance with the approved Development Plan.

(d) Parking and Loading Requirements.

(1) During construction, the required exiting shall be maintained from all surrounding buildings, to the satisfaction of the Chief Building Official and Fire Department.

(2) The provisions of the project construction management plan (including traffic, vehicular and pedestrian, and loading controls) and interim parking plan, approved by the Planning, Transportation and Public Works Departments, shall be incorporated into the construction contracts, with implementation to be monitored by the Public Works Department on an ongoing basis throughout the construction process. Such plan shall reflect the following:

- (i) Cambridge Avenue will be open to two-way traffic at all times.
- (ii) No project related truck traffic will be permitted on California Avenue.
- (iii) Use of New Mayfield Lane and Nogal Lane will be restricted for limited periods of time during construction of the alley improvements. Alternate loading and garbage pickup areas will be provided during these times.
- (iv) All existing street trees to be retained shall be protected during construction.

(e) Special Requirements.

(1) The City shall install a public telephone on both levels of the parking structure.

(2) No building permits shall be issued for development of the subject property until a parcel map or certificate of compliance, as appropriate, removing lot lines and merging the four underlying parcels into one parcel is approved.

(3) The final drainage plan shall be designed so as to prevent drainage over the public sidewalk.

(4) The final plans showing proposed alignment of water, gas and sewer mains and services and electric lines within the subject property and in the public right-of-way shall be subject to the approval of the Water, Gas, Wastewater Engineering Division, and Light and Power Engineering Division and the Cross Connection Control Inspector.

(5) All sidewalks and unused driveways bordering the subject property shall be repaired and/or replaced in compliance with Public Works approved standards, including construction of five new handicap ramps. All existing street trees shall be protected during construction and new trees planted as part of the landscape plan to be approved by Planning Department staff.

(f) Development Schedule. Construction shall commence by November 1, 1993, and be completed within two years of that date.

SECTION 4. The Council find that this project will not have a significant environmental effect:

SECTION 5. This ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED: January 19, 1993

PASSED: February 8, 1993

AYES: ANDERSEN, FAZZINO, HUBER, KNISS, MCCOWN, ROSENBAUM, SIMITIAN, WHEELER

NOES:

NOT PARTICIPATING: COBB

ABSTENTIONS:

ABSENT:

ATTEST:

Glenn L. Young
City Clerk

APPROVED AS TO FORM:

Susan W. Case
Senior Asst. City Attorney

APPROVED:

John McCown
Mayor

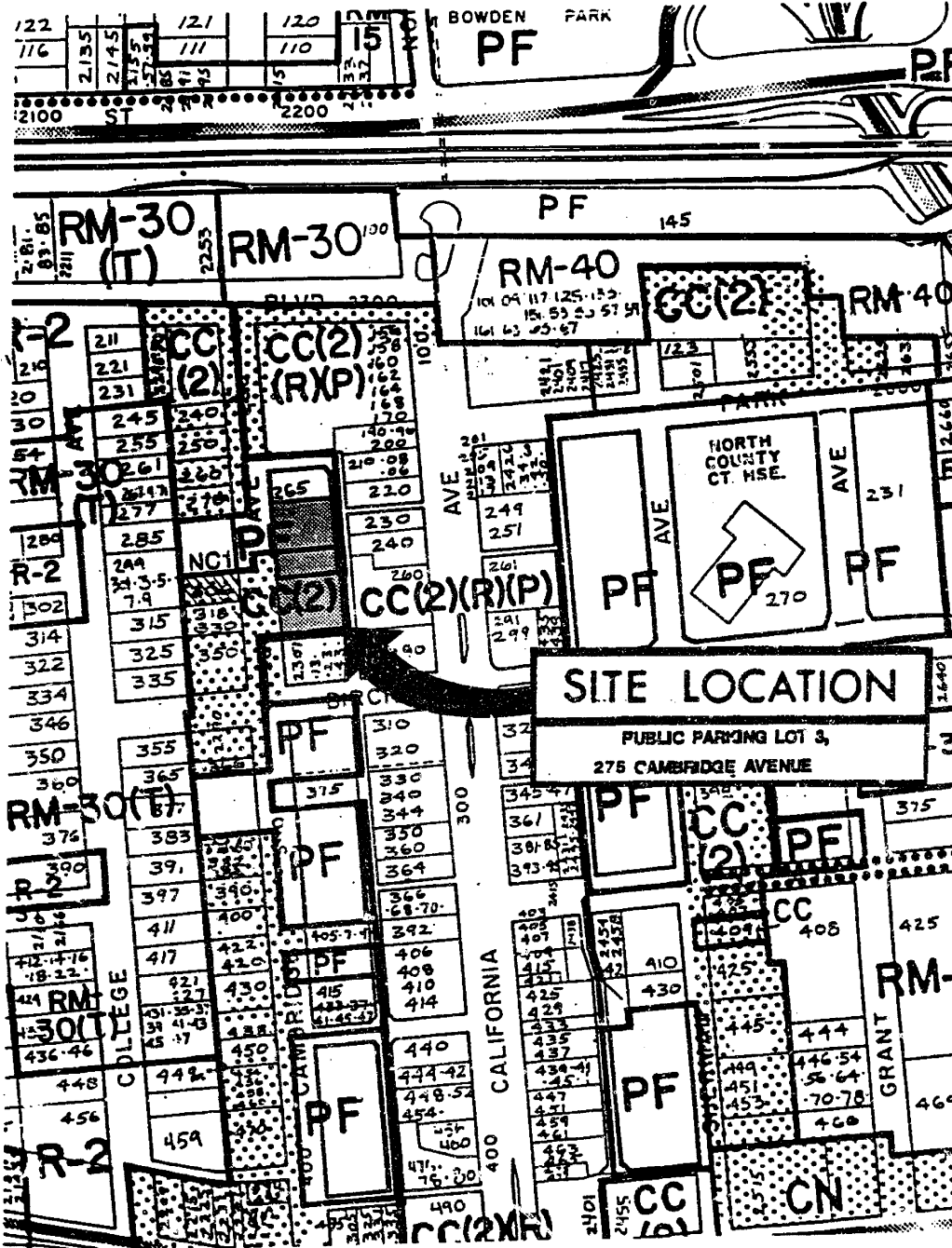
Glenn L. Young
City Manager

Kenneth R. Schreier
Director of Planning and
Community Environment

THIS DOCUMENT IS CERTIFIED TO BE AN
ORDINANCE ONLY PASSED BY THE COUNCIL
OF THE CITY OF PALO ALTO AND
THE RESOLUTION PASSED IN THE COUNCIL
CHAMBERS ON 02/16/93 (WITHIN 15
DAYS OF ITS PASSAGE)

"I certify (or declare) under penalty
of perjury that the foregoing is true
and correct."

3/5/93 Palo Alto, CA Malinda Schiller
Date & Place Signature



GRAPHIC ATTACHMENT
TO STAFF REPORT

DATE: 9/10/92

FILE NO. 92-ZC-12, 92-ARB-118, 92-EJA-26

PROJECT: ZONE CHANGE FROM PF AND CC(2) TO PC



NORTH