



# Architectural Review Board

Staff Report (ID # 7629)

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**Report Type:** Action Items **Meeting Date:** 2/2/2017

**Summary Title:** 567 Maybell Avenue: 16 Single Family Residential Units

**Title:** PUBLIC HEARING / QUASI-JUDICIAL. 567 Maybell Avenue [15PLN-00248]: Consideration of a Major Architectural Review to Allow the Demolition of Four Single-Family Residences and the Construction of 16 two-story single-family residences with basements. Environmental Assessment: Consistent with Previously adopted Mitigated Negative Declaration for the project. Zoning Districts: R-2 and RM-15. For More Information, Please Contact Contract Planner Sheldon Ah Sing at sahsing@m-group.us.

**From:** Hillary Gitelman

## Recommendation

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

1. Conduct a public hearing and continue the public hearing to a date uncertain.

## Report Summary

Applicant proposes to demolish four existing single-family residences and construct 16 two-story single-family residences with basements on a 2.47-acre site. The project site was subject to a previous tentative map action that established the subdivision. The project is subject to architectural review findings and single-family design criteria. A Mitigated Negative Declaration has previously been prepared for the subdivision application, which anticipated this housing development; no further environmental documentation is necessary.

Standard findings for consideration and conditions are included with this report, including special conditions related to reducing the paving area for driveways along Maybell Avenue; the relocation of the detached garage for Lot 14; the elimination of an architectural element for Lot 15; and the reduction in roof-pitch for the first level of the Spanish style units.

## Background

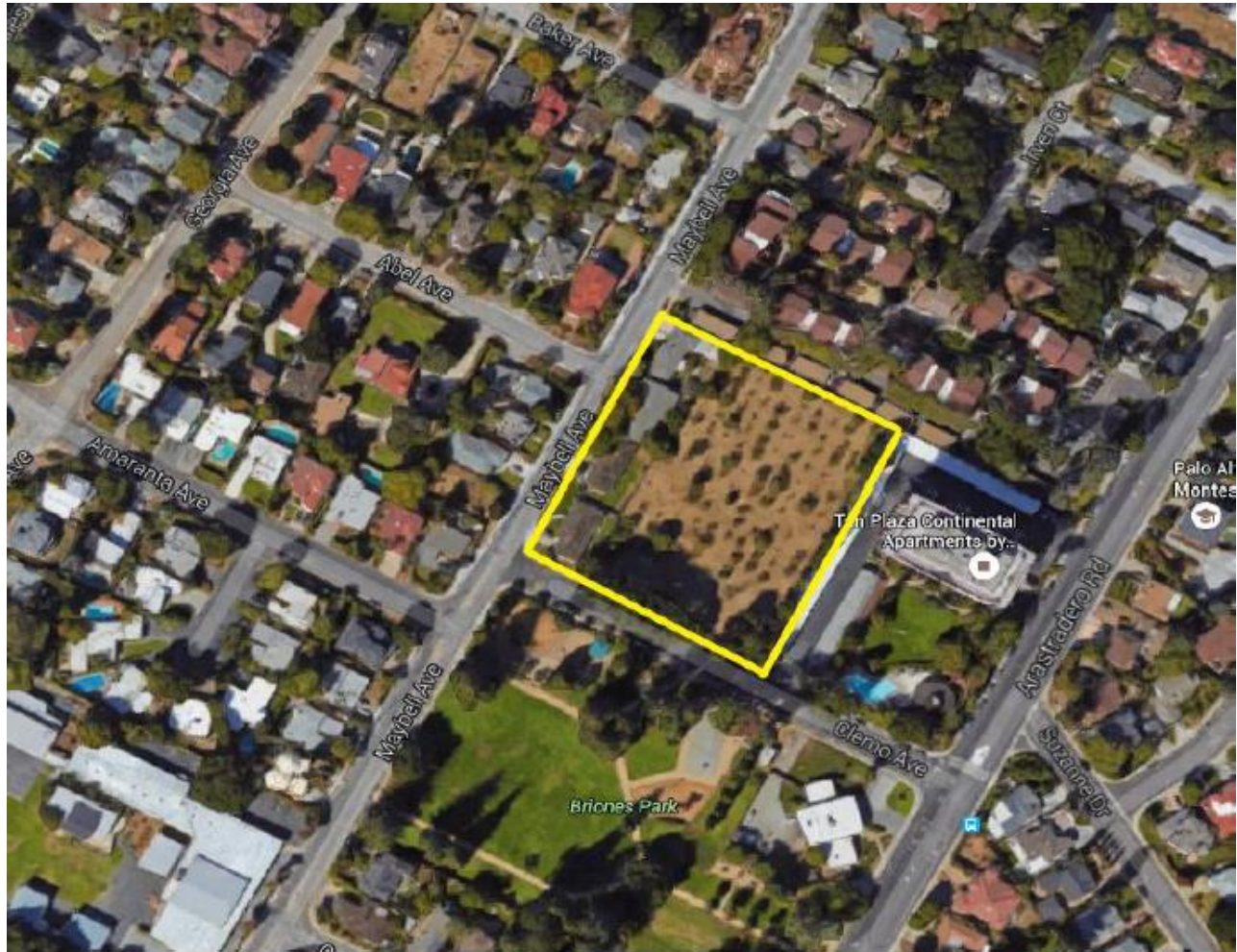
City of Palo Alto  
Planning & Community Environment  
250 Hamilton Avenue  
Palo Alto, CA 94301  
(650) 329-2442

Project Information

Owner:	Golden Gate Homes, LLC
Architect:	Studio S Squared Architecture, Inc.
Representative:	Ted O'Hanlon
Legal Counsel:	Not applicable

Property Information

Address:	567 Maybell Avenue
Neighborhood:	Green Acres
Lot Dimensions & Area:	326 ft x 316 ft (2.47 acres)
Housing Inventory Site:	Yes – 26 Units (Maximum Yield based on Current Zoning)
Located w/in a Plume:	No
Protected/Heritage Trees:	Yes (29 Oaks)(four to be relocated on-site with others retained in place)
Historic Resource(s):	None
Existing Improvement(s):	Four single-family, single-story detached dwellings constructed between 1953 and 1968.
Existing Land Use(s):	Vacant and housing.
Adjacent Land Uses & Zoning:	North: PC-2656 (Multi-Family Residential) West: R-1 (Single-Family Residential) East: PC-2218 (Multi-Family Residential) South: PF (Briones Park)
Aerial View of Property:	



Source: Google Maps, December 2016

#### Land Use Designation & Applicable Plans

Zoning Designation: R-2 Low Density Residential (0.81 acres)/RM-15 (1.65 acres)

Comp. Plan Designation: SF Single-Family Residential & MF Multi-Family Residential

Context-Based

Design Criteria: Yes. However, not applicable to Single-Family Development

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'): Immediately adjacent to residential uses and districts.

Located w/in the Airport Not Applicable

Influence Area:

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#### Prior City Reviews & Action

City Council:	June 20, 2016. Approval of Tentative Map <a href="http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52772">http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52772</a> <a href="http://midpenmedia.org/city-council-93/">http://midpenmedia.org/city-council-93/</a>
PTC:	May 25, 2016. Recommendation of approval to City Council of Tentative Map. <a href="https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52513">https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=52513</a> <a href="http://midpenmedia.org/planning-transportation-commission-33/">http://midpenmedia.org/planning-transportation-commission-33/</a>
HRB:	None
ARB:	None

### **Project Description**

The applicant proposes to demolish four existing single-story single-family residences. Consistent with the previously approved tentative map that subdivides the property into 16 lots and a private street. The applicant further proposes to construct 16 two-story single-family residences with basements. Five units will replace the existing four units along Maybell Avenue with four units sharing two separate driveways. The interior of the site will have a private street entrance from Clemo Avenue providing both ingress and egress for the 11 units. The project also includes a finished sidewalk along Maybell Avenue eliminating the paving gap that currently exists.

The design concept includes a mix of contemporary and Spanish style architecture themes with a transitional style theme that creates a bridge between the contemporary and Spanish styles. While multiple units may share an architectural theme, no two units share the same architectural design. Each unit has two parking spaces.

#### Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and 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. The findings to approve an AR application are provided in Attachment B.

### **Analysis<sup>1</sup>**

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<sup>1</sup> 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

### Neighborhood Setting and Character

The 2.46-acre site is relatively flat; a portion of the property is zoned R-2 (0.81 acres) and includes four single-family dwellings that front Maybell Avenue. Another portion of the property is zoned RM-15 (1.65 acres) and is vacant (former orchard) that fronts Clemo Avenue.

The property is bounded by two to three-story multi-family dwellings to the north; an eight-story residential tower to the east; Briones Park to the south, and single-family residences to the west. The property is located within the vicinity is Juana Briones Elementary School, Terman Middle School, Gunn High School, the City's Fire Station #5 and other single-family neighborhoods. Clemo Avenue has no vehicular access to Maybell Avenue, however, pedestrian and bicycle access is allowed.

The proposed two-story buildings complement the adjacent structures within the vicinity. There is no dominant architectural style within the area, which includes some original homes and renovated sites. The project adds to an already eclectic mix of styles.

The size and scale of the proposed residences in is appropriate to the scale of other single family residences in the neighbor and the layout of homes is compatible with the surrounding community.

### Zoning Compliance<sup>2</sup>

Although, the project site is zoned R-2 and RM-15, the application was reviewed, consistent with applicable regulations, to the R-1 development standards since the project proposes single-family development.

A detailed review of the proposed project's consistency with applicable zoning standards is included in a summary table is provided in Attachment D. The proposed project complies with all applicable codes in a manner that is consistent with the Zoning Ordinance.

### Consistency with the Comprehensive Plan, Area Plans and Guidelines<sup>3</sup>

The subject property has a Comprehensive Plan Land Use designations of "Single-Family Residential" and "Multi-Family Residential" that support residential uses. Single-Family residential uses are consistent in both designations. A detailed review of the proposed project's consistency with applicable Comp Plan standards has been performed. A summary table is provided in Attachment C. On balance, the proposed project is consistent with the Comprehensive Plan.

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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.

<sup>2</sup> The Palo Alto Zoning Code is available online: [http://www.amlegal.com/codes/client/palo-alto\\_ca](http://www.amlegal.com/codes/client/palo-alto_ca)

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

### Housing Element

The site is included in the 2015-2023 Housing Element inventory of housing sites, which indicates a maximum yield of 27. While the project would provide fewer units than the number specified in the Housing Element, the Element's inventory contained a buffer in excess of the city's State allocation to account for projects such as this. Attachment C provides details on compliance with the Comprehensive Plan. Moreover, the City Council last year approved the subdivision map for the subject site that authorized the 16 lot subdivision.

### Multi-Modal Access & Parking

A Traffic Impact Analysis (TIA) was completed for the tentative map that includes a project description that is consistent with the architectural review request. The TIA was previously evaluated by the City's Transportation Division and this evaluation was included in the PTC report in May 2016.

Five units are proposed along Maybell Avenue with four units sharing two driveways and one unit possessing its own. A private street entrance on Clemo Avenue would provide both ingress and egress for the 11 units on the interior of the site. There is no direct vehicular access from Clemo to Maybell (however, emergency vehicles do have access), so the vehicular traffic on Clemo will need to traverse Arasterdero Road to get to El Camino Real or Foothill Expressway.

The project site is within the vicinity of Briones Elementary School, Terman Middle School and Gunn High School. Maybell Avenue, Clemo Avenue and Arastradero Road are considered walking and biking routes to these facilities. With these institutions, Maybell Avenue experiences heavy pedestrian bicycle usage during the mornings and afternoons when the schools are in session.

The project includes construction of a sidewalk along the Maybell Avenue frontage, which would eliminate an existing gap between the site to the north and Clemo Avenue. The inclusion of this sidewalk will help make the site more pedestrian accessible.

No bicycle parking is required for single-family uses, however, bicycles could be parked in the garage, within the house or somewhere else on the property.

### Consistency with Application Findings

The project is subject to two sets of findings. Architectural Review findings are pursuant to PAMC Section 18.76.020 and Context-Based findings are pursuant to PAMC Section 18.16.090(b). These findings are included in Attachment B for consideration.

There are aspects of the project that staff believes should be modified and has incorporated conditions of approval requiring these changes. Specifically, Lots 2 and 3 as well as Lots 4 and 5 share a curb-cut to Maybell Avenue. As proposed, Lots 3 and 5 include significant paving in the front yard to maintain turning movements out of the street-facing garages. The amount of paving seems excessive and could be reduced if the homes on Lots 3 and 5 were placed closer to the north property line. Condition number 3a and b, requires this home be placed within no



closer than 9.5 feet of the north property line and the front yard paving to be reduced to the maximum extent feasible as determined by the Director of Planning and Community Environment.

In another instance, Lot 14 mostly mirrors Lot 9 (opposite the Lot), however, the detached garage is placed along the north property line, which is adjacent to the front yard of Lot 13. There is room on the property to place the garage along the east property line. Understandably, the lot would have a reduced rear yard, however, that is not uncommon with newer single-family developments to have small rear yards. In addition, Briones Park is a close distance away.

Staff proposes two other conditions; one requires the elimination of an architectural roof element for Lot 15. The roof connector on the second floor (front) which shapes the opening through the roof shall be removed because it does not provide any structural integrity or strengthen the architectural identity of the style. Another condition requires the reduction in roof-pitch for the upper level of the Spanish style units to achieve consistency with the lower roof pitch. In the Spanish vernacular, the roof pitch is lower.

### **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 was previously evaluated in a Mitigated Negative Declaration when the Tentative Map component was approved by the City. The project description in addition to the subdivision included the site development of 16 single-family dwelling units. The project description anticipated the units having basements and that the project would meet the minimum requirements of the City's Zoning Ordinance. Notwithstanding the previously completed environmental review, staff will incorporate standard conditions of approval related to basement dewatering, construction logistics plan and similar conditions to minimize construction related impacts.

### **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 January 20, 2017, which is 12 days in advance of the meeting. Postcard mailing occurred on January 23, 2017, which is 10 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. Continue the project to a date (un)certain; or

**Report Author & Contact Information**

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**ARB<sup>4</sup> Liaison & Contact Information**

Jodie Gerhardt, AICP, Planning Manager  
(650) 329-2575

[jodie.gerhardt@cityofpaloalto.org](mailto:jodie.gerhardt@cityofpaloalto.org)

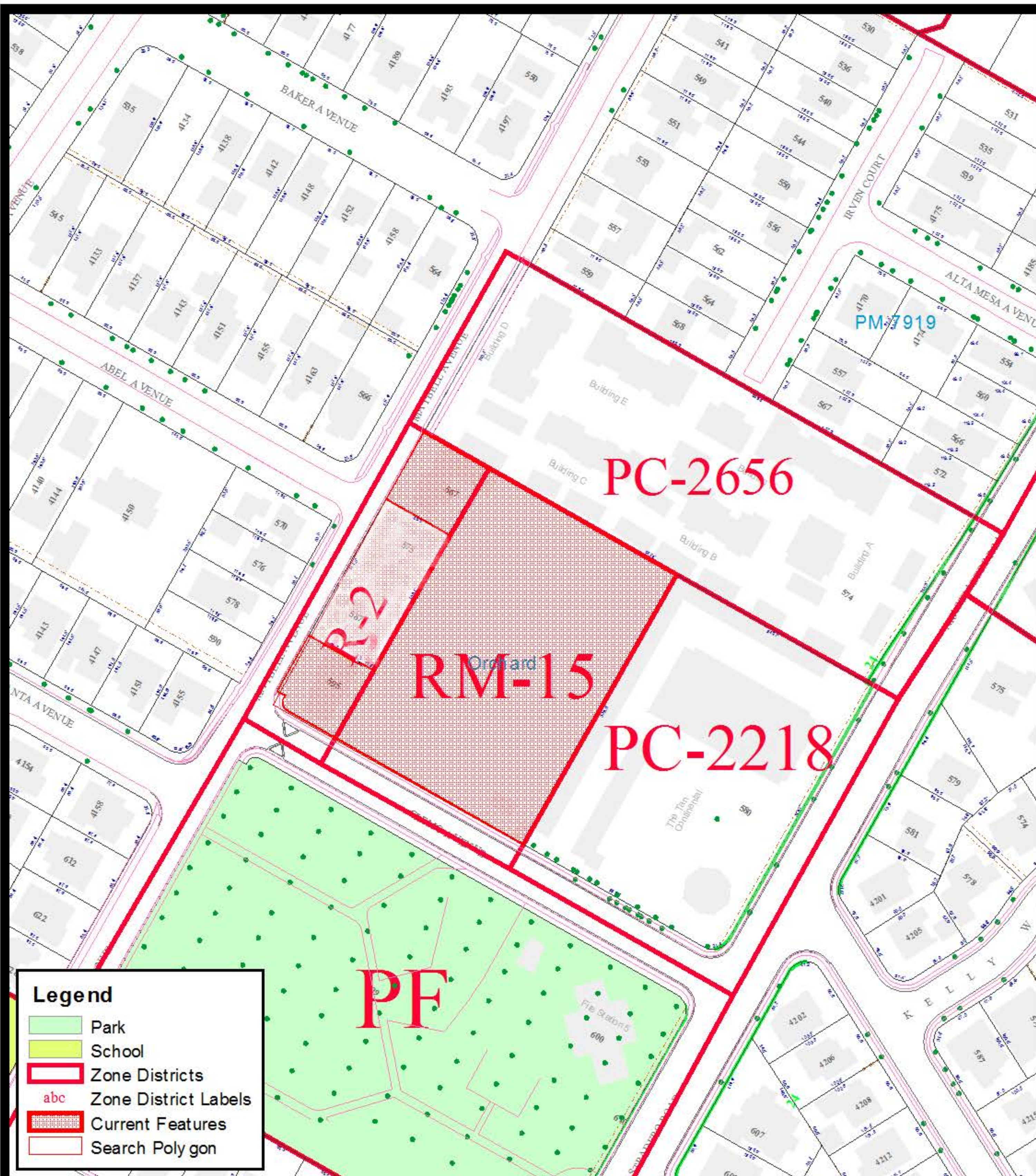
**Attachments:**

- Attachment A: Location Map (PDF)
- Attachment B: Findings for consideration (DOCX)
- Attachment C: Comprehensive Plan Analysis (DOCX)
- Attachment D: Zoning Comparison Table (DOCX)
- Attachment E: Project Plans (DOCX)

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<sup>4</sup> Emails may be sent directly to the ARB using the following address: [arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)





The City of  
Palo Alto



Location Map  
567 Maybell Avenue  
15PLN-00248

This map is a product of the  
City of Palo Alto GIS





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**ATTACHMENT B**  
**ARB FINDINGS FOR CONSIDERATION**

567 Maybell Avenue  
15PLN-00248

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The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC.

**Finding #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.

**Finding #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,
- 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,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

**Finding #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.

**Finding #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.).

**Finding #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.

**Finding #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 subject to the Individual Review findings contained within Palo Alto Municipal Code Section 18.12.1110(d):

**Finding:** Neither the director, nor the city council on appeal, shall grant an individual review approval, unless it is found that the application is consistent with the individual review guidelines.

## ATTACHMENT C

### COMPREHENSIVE PLAN TABLE

567 Maybell Avenue / File No. 15PLN-00248

<b><i>Comp Plan Goals and Policies</i></b>	<b><i>How project adheres or does not adhere to Comp Plan</i></b>
The Comprehensive Plan land use designation for the site is Single-Family Residential and Multi-Family Residential.	The project proposes single-family residences.
<b><i>Land Use and Community Design Element</i></b>	
<b>GOAL L-1:</b> A Well-designed, Compact City, Providing Residents and Visitors with Attractive Neighborhoods, Work Places, Shopping Districts, Public Facilities, and Open Spaces.	The project is a compact single-family use development near the El Camino Real corridor.
<b>POLICY L-6:</b> Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.	The project does not provide a good transition between the R-2 district and the adjacent multiple family district since single-family units are located adjacent to a multi-story building site.
<b>GOAL L-3:</b> Safe, Attractive Residential Neighborhoods, Each With Its Own Distinct Character and Within Walking Distance of Shopping, Services, Schools, and/or other Public Gathering Places.	The project eliminates a sidewalk gap along Maybell Avenue, which is a heavily travelled corridor during the mornings and afternoons when the nearby schools are in session. The site is also adjacent to a public park.
<b>Policy L-12:</b> Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.	The project as conditioned provides a variety of architectural styles, and is consistent with the surrounding development patterns. In addition, as conditioned the project is internally consistent.
<b>POLICY L-15:</b> Preserve and enhance the public gathering spaces within walking distance of residential neighborhoods. Ensure that each residential neighborhood has such spaces.	The project does not provide any public gathering places, however, the project is adjacent to a public park. The project eliminates a gap along Maybell Avenue that will ensure safe walking to the park.
<b>POLICY L-17:</b> Treat residential streets as both public ways and neighborhood amenities. Provide continuous sidewalks, healthy street trees,	The project eliminates a sidewalk gap along Maybell Avenue, which is a heavily travelled corridor during the mornings and afternoons

benches, and other amenities that favor pedestrians.	when the nearby schools are in session. The site is also adjacent to a public park.
<b>POLICY L-48:</b> Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	As conditioned, the project includes a variety of architectural styles using high-quality materials. The proposed units are consistent with the surrounding single-family development.

**ATTACHMENT D**  
**ZONING COMPARISON TABLE**  
567 Maybell Avenue, 15PLN-00248

**Table 1: COMPARISON WITH CHAPTER 18.12 (R-1 DISTRICT)**

<b>Regulation</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum/Maximum Site Area, Width and Depth		2.46 acres	
Minimum/Contextual Front Yard	20 feet or the average setback (18.12.040(e))	20 feet	20 feet
Rear Yard	20 feet	12 feet	20 feet
Interior Side Yard	6 feet	6 feet	6 feet
Street Side Yard	16 feet	14 feet	16 feet
Special Setback	Not Applicable	Not Applicable	Not Applicable
Max. Building Height	30 feet or 33 feet for a roof pitch of 12;12 or greater <sup>(3)</sup>	20 feet	Varies, but 28 feet is the tallest
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle <sup>(6)</sup>	Not Applicable	Complies
Rear Yard Daylight Plane	16 feet at rear setback line then 60 degree angle <sup>(6)</sup>	Not Applicable	Complies
Max. Site Coverage	35% with an additional 5% for covered patio/overhangs (42,863 sf)	9 %	29% (32,017 square feet)
Max. Total Floor Area Ratio	45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf	0.09:1	37% (40,708 square feet)
Max. House Size	6,000 sf	2,400 square feet	2,550 square feet max
Residential Density	One unit, except as provided in 18.12.070	Complies	Complies

(3) R-1 Floodzone Heights: Provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.

(6) R-1 Floodzone Daylight Plane: Provided, if the site is in a special flood hazard area and is entitled to an increase in the maximum height, the heights for the daylight planes shall be adjusted by the same amount.

**Table 2: CONFORMANCE WITH SECTION 18.12.060 and CHAPTER 18.52 (Off-Street Parking)  
for Single Family Residential Uses**

<b>Type</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Vehicle Parking	2 parking spaces per unit, of which one must be covered	8 spaces	32 total spaces with 16 covered
Bicycle Parking	None	n/a	n/a



## Attachment E

### **Project Plans**

Hardcopies of project plans are provided to ARB Members. These plans are available to the public by visiting the Planning and Community Environmental Department on the 5<sup>th</sup> floor of City Hall at 250 Hamilton Avenue.

#### **Directions to review Project plans online:**

1. Go to: <https://palalto.buildingeye.com/planning>
2. Search for "567 Maybell" 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 **"2016.12.16 MayBell Project Plan Set"**