



# Architectural Review Board

## Staff Report (ID # 9498)

**Report Type:** Subcommittee Items **Meeting Date:** 9/6/2018

**Summary Title:** 3877 El Camino Real: Subcommittee Review of Revisions

**Title:** 3877 El Camino Real [14PLN-00464]: Subcommittee Review of a Previously Approved Project That was Conditioned to Return With Project Changes Related to Lighting, Landscaping, Hardscaping and Sizing of Commemorative Plaque. Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Section 15061(b)(3) That the Project is not Subject to CEQA Because the Proposed Revisions Will not Have a Significant Effect on the Environment. Zoning Districts: CS (Service Commercial) and RM-30 (Medium Density Multiple-Family Residence District). For More Information Contact the Project Planner Sheldon S. Ah Sing at sahsing@m-group.us

**From:** Jonathan Lait

### Recommendation

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

1. Discuss and provide direction or approve project revisions.

### Background

On September 18, 2017, the City Council approved the Site & Design and Design Enhancement Exception applications for the subject site. The City Council considered previous recommendations from the Planning & Transportation Commission (March 8, 2017) and the ARB (May 18, 2017). An adopted condition of approval required certain project elements return to the ARB Subcommittee. The following are the items that were requested to return to the ARB Subcommittee and the applicant's response to the ARB's comments:

#### Architecture Review Condition:

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

The owner or designee shall provide details on the wall pack lighting used in the project in particular at the first floor of the mixed-use building along the area within the building overhang.

#### Applicant's Response:

- The applicant proposes TLED-NFS wall-packs by Barron Lighting Group on the first floor of the mixed-use building at the overhang location. The applicant also proposes the use of McGraw Edison Impact Elite LEDs for the front location of the mixed-use building at the first floor.

#### TLED-NFS



#### Locations



#### McGraw Edison



#### Locations



#### Staff's analysis/Feedback:

- The Board had concerns regarding the proposed wall-pack lighting creating glare and shining outward instead of downward in the area under the recessed portion of the mixed-use building. The proposed wall-pack lighting would shine downward. Also, proposed within the recessed area, are dimmable recessed ceiling lights. The project's photometric plan depicts the recessed area as being well-lit in comparison to other areas where the lighting levels dissipate from the source.

Architecture Review Condition:

The owner or designee shall provide updated landscape plans that incorporate native plantings that would improve the habitat for native birds and animals.

Applicant's Response:

- The revised landscape plans show various types of trees, shrubs and groundcover and identifies which ones are native plant material that would provide good habitat for birds and animals.

Staff's analysis/Feedback:

- There were concerns from the Board regarding the original selected plants and whether those fit into the plant communities of Palo Alto. The revised landscape plan includes plant material that is native to the area and attracts wildlife. In total, the landscape theme appears to fulfill the requirements of native plants and plants that provide habitat for animals. Staff seeks direction from the Subcommittee on whether these revisions are sufficient.

Architecture Review Condition:

The owner or designee shall revise the plans to provide detail on the hardscape proposed for the project.

Applicant's Response:

- The applicant proposes 24" x 24" x 2" CalArc pavers by Stepstone, Inc. The pavers would be installed over compacted base rock and sand layer to comply with the architect's drainage solution particularly over the podium slab areas. Color selections include three earth tone shades. Samples will be provided at the meeting for the Subcommittee's consideration.

Staff's analysis/Feedback:

- The concern for the Board was the project includes a large podium area and it was not clear at the initial time the Board reviewed the project what material was proposed. Staff seeks direction from the Subcommittee based on the samples provided at the meeting.

Architecture Review Condition:

The owner or designee shall revise the plans to increase the size of the commemorative plaque to a minimum 16 inches by 24 inches.

Applicant's Response:

- The applicant proposes a 16" x 24" plaque on a bench within the plaza area.

Staff's analysis/Feedback:

- The concern for the Board was to ensure that the plaque was a certain size that was appropriate and proportionate to the plaza area. The applicant's proposal is consistent with the Board's recommendation.

A video recording of the Board's last meeting on this project is available online: <https://www.youtube.com/watch?v=Tay6Ssk7q0o&start=510&width=420&height=315>

The Board is encouraged to provide direction to staff and the applicant as to whether the proposed changes are sufficient or require further refinement.

**Report Author & Contact Information**

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**ARB<sup>1</sup> Liaison & Contact Information**

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**Attachments:**

- Attachment A: Project Plans (DOCX)

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<sup>1</sup> Emails may be sent directly to the ARB using the following address: [arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)

## Attachment A

### **Project Plans**

Hardcopies of project plans are provided to Board members. These plans are available to the public online and/or 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: <http://bit.ly/PaloAltoProjects>
2. Scroll down the page and click “view approved projects”
3. Scroll down to find “3877 El Camino Real” and click the address link
4. On this project specific webpage you will find a link to the project plans and other important information

#### **Direct Link to Project Webpage:**

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=2488&TargetID=319>