



Architectural Review Board

Staff Report (ID # 9957)

Report Type:	Subcommittee Items	Meeting Date: 2/7/2019
Summary Title:	3128 El Camino Real: Subcommittee Review of Trellis, Landscaping, Benches and Building Color	
Title:	3128 El Camino Real [17PLN-00462]: Subcommittee Review of a Previously Approved Project That was Conditioned to Return With Project Changes Related to Trellis Design, Landscaping, Benches and Building Color. Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15303 (New Construction). Zoning District: CS (Commercial Service). For More Information Contact the Project Planner Adam Petersen at apetersen@m-group.us	
From:	Jonathan Lait	

Recommendation

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

1. Discuss and provide direction or approve project revisions.

Background and Analysis

On December 20, 2018, the Director of Planning and Community Environment approved the subject project. At the Board's recommendation, a condition was imposed that required certain project elements return to the ARB subcommittee. Below are the items that were requested to return to the subcommittee and the applicant's response to the ARB's comments:

Architecture Review Condition:

ARB Subcommittee: Prior to issuance of building permits, the applicant shall return to the ARB subcommittee for approval of the following items, to the satisfaction of the Director of Planning and Community Environment:

1. Bench Details – The applicant shall provide details of proposed benching in front of El Camino Real, including arms and backs of benches.
2. Landscape Plan – The applicant shall provide an updated landscape plan, with landscaping cresting the top of the low brick walls facing El Camino Real, paving details of the cement in front of the brick walls, paving material and texture of the surface under the proposed benches, and enhanced use of native indigenous, drought tolerant plantings.
3. Trellis Design – The applicant shall provide an updated trellis design that accounts for elevation changes from the sidewalk to the building, provides the necessary way-finding, and integrates with the building design. The applicant shall include a detail and material sample of the proposed covering on the top of the trellis.
4. Materials and Colors – The applicant shall provide a lighter building color on the stucco.

Applicant's Response – Bench Details:

- The applicant has provided bench details in a cut sheet attached to the project plans. The benches, labeled as the Madison Bench, include arms and backs. The benches are comprised of ipe wood attached to a steel frame. The applicant also proposes installing scored concrete under the benches, with the same texture and color as the sidewalks. These areas measure approximately 10 feet in length and seven feet (7') in width. The benches are six-feet (6') in length and two-feet (2') in width. They will be located one-and-a-half feet (1.5') from the rear of the concrete pad and approximately three-feet (3') from the back of the sidewalk, as shown in the plan set.

Applicant's Response – Landscape Plan:

- The applicant has revised the landscape plan and now proposes Muhlenbergia Rigens (deer grass) behind the brick wall. With a wall height of 36-inches, the Muhlenbergia Rigens will exceed the height of the wall because the plant grows to a height of four feet (4') to five feet (5'). The applicant has also revised the landscape plan by including California blue sage, blue grama, and monkey flower in the area between the patio dining and sidewalk. The landscape plan, stamped by a licensed Registered Landscape Architect, indicates plants are regional, indigenous, and drought resistant.

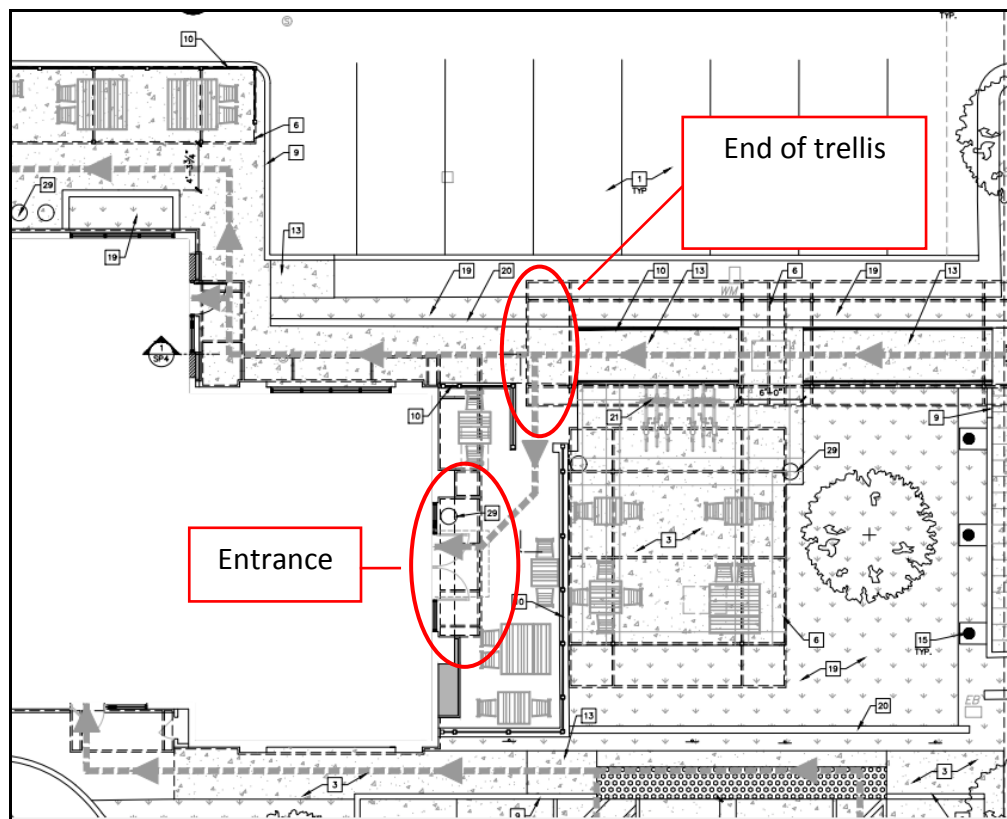
The applicant proposes colored concrete paving beneath the brick walls. The colored concrete paving is proposed to be Scofield integral color SG 160-4 brick red, with a smooth finish. Staff would appreciate the ARB's comments on this color choice.

Applicant's Response – Trellis Design:

- The applicant has provided an updated trellis design that accounts for changes in elevations. The trellis from pathway leading from the sidewalk along El Camino Real to the building is broken into two components. The trellis at the edge of the street measures nine-feet six-inches (9'-6") in height from the ground to the ceiling of the trellis. The end of the first trellis has a height of eight feet (8') from the ceiling of the trellis to the pathway. This trellis is the same height as the trellis over the patio dining

area. The second trellis, closer to the building, is taller than the first portion of the trellis, and finishes with a height of nine feet at the rear of the pathway.

To integrate the trellis and provide way-finding, the applicant proposes that the rear trellis over the pathway is the same height as the metal eyebrow around the building. This trellis also terminates over the edge of the patio dining area, which is adjacent to one of the two entrances as shown in the image below:



The applicant has provided a detail of the covering on top of the trellis in the plan set.

Applicant's Response – Building Color:

- The applicant has revised the building colors and proposes a taupe color on a majority of the stucco portions of the building. An “iron mountain” grey color is proposed as an accent around the drive through windows, and the corrugated metal siding on the upper portion of the building is a grey “cityscape” color. The project response letter includes photos of color schemes from adjacent buildings as a basis for compatibility with the proposed colors.

A video recording of the Board's last meeting on this project is available online: <http://midpenmedia.org/architectural-review-board-74-1262018/>

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

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Attachments:

- Attachment A: December 6, 2018 ARB Excerpt Minutes (DOCX)
- Attachment B: Applicant's Response Letter (PDF)
- Attachment C: Project Plans (DOCX)

¹ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



ARCHITECTURAL REVIEW BOARD EXCERPT DRAFT MINUTES: December 6, 2018

City Hall/City Council Chambers
250 Hamilton Avenue
8:30 AM

Present: Chair Wynne Furth, Vice Chair Peter Baltay, Board Members Alexander Lew, Osma Thompson and Robert Gooyer.

Absent: None.

- 1. PUBLIC HEARING / QUASI-JUDICIAL. 3128 El Camino Real [17PLN-00462]: Recommendation on Applicant's Request for Approval of a Minor Architectural Review to Allow the Remodel of an Existing McDonalds Restaurant. Scope of Work Includes: Remodel of Exterior Facade, Landscaping, Signage, and Outdoor Seating. Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15301a (Existing Facilities) Zoning District: CS (Commercial Service). For More Information Contact the Project Planner Adam Petersen at apetersen@m-group.us**

Chair Furth: Concerns the McDonald's at 3128 El Camino Real. It is a request that we review a minor architectural change, the remodeling of the existing McDonald's restaurant includes remodeling of the exterior façade, landscape, signage and outdoor seating. It's exempt from provisions of the California Environmental Quality Act. The property owner is Stanford University. The architect is Stantec Architecture, Inc. They are listed as landscape architects, as well. Has everybody visited the site?

Vice Chair Baltay: Yes.

Board Member Lew: Yes.

Board Member Thompson: I did not have a chance to. I know that place pretty well.

Chair Furth: Pardon me?

Board Member Thompson: I pass by it all the time.

Chair Furth: Yes, okay. All of us have seen it, and everybody but Board Member Thompson has viewed it specifically for this application. Does anybody have any conversations to disclose in connection with this project? Seeing none, staff?

Adam Petersen, Project Planner: Good morning, Chair Furth, members of the Architectural Review Board. I'm Adam Petersen from the Planning and Community Environment Department. I'm here today to present the project at 3128 El Camino Real. This is minor architectural review related to the McDonald's there. This item was heard by the Architectural Review Board at the November 1, 2018, hearing. The Board had comments related to enhancing the landscaping on the site, providing additional shading, bringing the building to the build-to line at the back of the sidewalk, enhancing the pedestrian

environment along El Camino Real, giving details about the seating area and configuration, the railings and the trash can on site, and also, use of the corrugated metal siding around the building. As was noted, the project is located at 3128 El Camino Real. It's surrounded by a mixture of uses, commercial and office uses. You can see the project is circled here, squared in red. The landscaping plans that the applicant has proposed, again, as you can see, the previous landscape plan consisted primarily of a lawn area at the front of the building with a Japanese maple. This is the seating area, about four tables here. The applicant has made some changes to the landscape plan. They have retained the Japanese maple. They've removed the lawn area and they've replaced the lawn with succulents, flax and blue grama plants. They've also, in the initial plans, proposed planters along the edge of the sidewalk, and then, planters adjacent to this side dining area on the side of the building. The applicant did extend a covered walkway trellis to the back of the sidewalk. They brought this out. And then, the trellis is also over the two dining areas, one in front of the building, and then, one on the non-drive-through side of the building. The trellis does have a covering on the top. It's an aluminum covering with perforated metal panels to allow for some light filtration and some shading. The reason why it's semi-covered, or I refer it to as semi-permeable, is because if you cover it, it would count to floor area, and it would increase their parking requirement on the site. And the site is under-parked, given the City's parking standard for drive-through uses. This slide shows the covered trellis, again, extended to the back of the sidewalk. It's aluminum. We have landscaping on the edge of this. This brings it, allows people to enter the site. This slide shows the dining area and the bike parking. In the upper left, we have the railings that are used consistently throughout the site. These are used down the pedestrian walkway from El Camino Real. They are also used around the pedestrian seating area on the non-drive-through side of the building. There is bike parking. There is a six-foot-wide access area to park your bikes. There's space for six bike parking places. These are located about 11 feet and 20 feet from building entries. The applicant also provided trash containers. There are two types of trash containers proposed to this site. The first is an aluminum bin, and that's number 6 on the board, or on your screen. That's proposed in the dining areas, or in the outside dining areas. The concrete is proposed more along the drive-through areas of the site. As you can see, this is the original proposal that the Board evaluated, with the corrugated metal siding. The applicant did extend that siding all the way down the edge of the building. And then, the other thing the applicant did is that they extended that to all elevations of the building. After publication of the staff report and some conversations with the applicant, there were some changes to the plans that were provided to the Board as a desk item. What the applicant did is that they did add benches along El Camino Real. You're going to see that in the applicant's presentation. They also widened the covered walkway that you're seeing here, the trellis over the walkway. They also increased the amount of coverage in the ceiling screen, I would say, in the covered trellis walkway, and there were some changes to the landscape plans that the applicant is proposing. With that, I would be happy to answer questions, or turn it over to the applicant.

Chair Furth: Any questions of staff? Seeing none, may we hear from the applicant?

Jim Shively, Stantec Architecture: Good morning, Chair Furth and board members and staff. Thank you very much.

Chair Furth: If you could introduce yourself, spell your name for our transcriber, and you will have 10 minutes.

Mr. Shively: Jim Shively, Stantec Architecture. [spells name] I've also got with me today Conrad Freeman, who is the owner/operator, and I've got Zorah Mariano, who is the project manager, and has a real good understanding of the hard numbers for the project. With that, I would like to start with, there were two issues that were brought to our attention shortly after noon yesterday. One was the benches and enhancing the pedestrian experience out front, and also, the landscaping was cited as an issue, the fact that they weren't incorporating the native landscaping. Both issues have been addressed, and as I go through the slides, I'll speak to those. If we look at this, okay, you're going to see on this landscape plan the two benches that are out front. We've centered those on the three flag poles. We also wanted to soften the surface there, so we've left decomposed granite around the benches there. We did continue the landscaping out on this adjacent side in front of the McDonald's placard, so the landscaping was

removed from this area, just knowing that we would have pedestrian traffic and children playing around the benches. The other thing we wanted to take advantage of... And I'm here to say that we are keeping those brick walls. All the walls that are there will remain. But there was a real seating opportunity in front, and our landscape architect was having some issues with the sliver of space that was left between the back of walking that wall. What we felt as a design team the best thing to do would be to add concrete. We don't like adding more concrete as a general rule, and I don't think you probably do either, but the reality of the situation is that that wall will be used for seating, and we encourage it. But, anything that I'm presenting here is open for discussion, and landscape in particular because I know there are concerns that we have. As far as the trellis goes, the two issues I heard yesterday were the height of them, the proportions of them, and the coverage of areas were concerns. The PowerPoint that you were shown earlier had the -- and bear with me, my vision here -- this is the primary outdoor dining area. What we had originally shown in your PowerPoint, it was bound by these two beam areas right here. What we've done now is added this element, and this element, which pretty much puts these side by side here. The existing wood trellis, which you've all seen, bottom clear height is 8-foot-6. What we are proposing for this front dining canopy area out here is 9 foot to bottom of structure, as well as 9 foot to bottom of structure over on the side one here. This, we're leaving at...No, it's actually been dropped. It's been dropped to 10 foot clear. That's what we... There's really a different purpose for this, this trellis. I took to heart last time I left here and discussed with the design team the fact that we were kind of divorced from the front here. It was important to make a connection from the building to the front and enhance our pedestrian experience on the project. What we've done is we used this linear, intentionally kept it narrow just for the...let me get my leader again here...intentionally narrow, just to define and mark that and accentuate the path that goes in there. Now, what we've got is a ramp condition here. We drop about two feet from back here, so inherently, it gets taller as it gets to the street. As I get to the perspectives, you'll see that it has been lowered, and it has been brought out to the front here. Also in the package that Adam handed out, there were two options as far as the grid goes. I call it the lid for the trellises. You're seeing right now, and it graphically is incorrect. It shows more of a translucent type material. There are two materials that I presented and handed out, that were in the handouts you got. One is a 55 percent open element. It's more of a traditional grid. You might find it in cadlocks, but it absolutely...I believe it's an inch and a half tall, and the orientation, we've intentionally run it parallel to the path of travel, will significantly block the sun. The other one is more of an architectural. Now, it's 75 percent open. It is used more in architectural settings. That, the detailing, you can just see the detailing in it that makes it more architectural. I spoke at great length with McNichols, they are a perforated metal manufacturer, and talked extensively about them. That product, the 75 percent perforated or open element, is being used on a lot of projects, exterior skins of buildings. Most recently, they installed the Denver Botanical Garden structure, is clad in the element. But we are open. I just wanted to provide the options and the percentages that were available there. This right here is the brick wall, and you can see where the planter has been taken out. It runs up the side here, and there is no planter there. We've got the two benches we've added. Here's the decomposed granite. You can see that the landscaping has been deleted. And then, we've got the wall on the other side over here that also will provide that wall. Right now, we're plus or minus 21 inches high, so it's a comfortable bench height. You can see on this, we did lower it, the corrugated metal, and this was plaster before. We've wrapped the corrugated metal around for the continuity on it. You can see right here that the trellis was dropped. We felt that it was important to maintain the height of that so it slips just over the awning on the building. That was our spring point for that trellis. This trellis beyond you can see is set at the lower elevation and matches the awning element. That's from the interior there, you can see it. And this one is not dropped. It will come down, and this edge of this canopy has been added to slide over. These, although it looks like they are separated by a greater distance, the distance is plus or minus 18 inches from edge to edge, so there will be continuity of shadows cast in this entire area. Here is the drive-through. You can see the enlarged canopy here. And another view of it. We did put the bike racks in, took that to heart. We have two lockers in back, and we have the six racks out front that are right here. We've got a total capacity of eight for the bicycles. We have this railing. Last time, we were retaining some of the pipe rail. We have modified that. All of it will be consistent on site. All railing will be this style right here. And I believe that's the highlight of the revisions. I have to leave you with this statement. We appreciate your comments, and we want to work with you. We're not digging in here at all. Thank you very much for your time.

Chair Furth: Thank you. I believe we have no public comment cards. Anybody wish to speak on this matter? Okay, if you could stay for just a minute. Oh, would you like to speak on the McDonald's matter? No? All right. Does staff [sic] have any questions of the applicant? Vice Chair Baltay.

Vice Chair Baltay: Good morning. I have a quick question for you about the patio area outside the dining room. When I went out there the other day, it seems to me there's about a 12-inch grade difference between the landscaped area, what's underneath the majority of the new trellis, and the actual seating area. And when I'm looking at your perspectives, it seems to show that it's all the same level. Are you raising the patio outside, the landscaped area? I just don't understand what I'm missing.

Mr. Shively: I'm going to refer to the project manager on this.

Vice Chair Baltay: Please do. Thank you.

Chair Furth: Excuse me, could you re-introduce yourself and spell your name for our transcriber?

Zorah Mariano, Stantec Architecture: My name is Zorah Mariano. [spells name]

Chair Furth: Thank you.

Ms. Mariano: The intent was to keep two different levels of patio areas. We do have a section, if you go back to the site plan, the (inaudible) site plan...? [locating slide] There are two paths of travel from the sidewalk, and they are right at that.... This immediate point is the access to here, and anyone that would want to come from this area would have to come back down to the ramp and over to this section here.

Vice Chair Baltay: Excuse me. Okay. I understand that. When I'm looking at this image presented to us, and several of these images here, I don't know if I'm missing something, but it sure looks to me like it's all intended to be one level. I want to just understand what your intent really is.

Ms. Mariano: It is not. It is intended to be two levels.

Vice Chair Baltay: In this image, there are two different seating planes?

Ms. Mariano: Yes.

Vice Chair Baltay: Thank you.

Chair Furth: Any other questions of the applicant?

Board Member Thompson: I do.

Chair Furth: Board Member Thompson.

Board Member Thompson: Going back to the trellis material, there is no sample here for the trellis, what that shading is, correct? And you said...

Chair Furth: The applicant is indicating that indeed there are no samples.

Board Member Thompson: I'm sorry, yes. Sorry. Could you go back and just explain the ones that you are thinking about, that are translucent, and then, a certain percentage perforated.

Mr. Shively: In the handout that Adam distributed, it should be after the renderings. There should be six renderings. Then there will be two sheets of a McNichols cut sheet, the specifications, as well as an isometric of those materials.

?: (inaudible)

Mr. Shively: Yes. There's two of those.

Board Member Thompson: Okay, so, they are both metal.

Mr. Shively: Yes.

Board Member Thompson: And what was the reason to go from wood to aluminum? Was it for the height?

Mr. Shively: More of a contemporary look.

Board Member Thompson: I see.

Mr. Shively: Right now, it's a heavy timber, and we wanted to go with a more contemporary line on the building. It seemed appropriate.

Board Member Thompson: Sorry, I just have one more question. These two cut sheets kind of talk about the structure that it is, but is there a flat element that is going to go on top of that?

Mr. Shively: That...

Ms. Mariano: Those are actually the, the elements for the top of the structure. The main structure of the trellis will be steel posts with aluminum frame, and aluminum grating, or the architectural grating.

Board Member Thompson: Okay, so these are the infill, even though...

Mr. Shively: Yes.

Board Member Thompson: ...they kind of look like...

Mr. Shively: They'll set on top. What you're seeing up there is there are intermediate members that in the photo run right-left, that are smaller steel tubes. We're thinking they're going to be probably 3 by 4 inches deep. The larger ones are going to be at the posts structurally. A structural engineer is obviously going to look at this. The design, though, was intended, you can see the c-channel on the trellis element itself, the outboard steel members. If you look at the white awning in the background, you'll see that that's a c-channel also. We were playing up the forms, but wanted to make it a different element, so painted it the gray that you'll find on other portions of the building.

Board Member Thompson: Sorry, a few more questions. Sorry, I apologize I wasn't here for the last time this was reviewed, so, a couple more questions. The awnings, the white awnings and the metal trellis, those are all new and added to this part? Or was the white awning already...?

Mr. Shively: No, the white awning is new.

Board Member Thompson: Okay. Okay.

Mr. Shively: The complete exterior is new, with the exception of some of the surfaces, which receive paint or the new materials. That would be on the elevations that were submitted.

Board Member Thompson: Okay, thank you. Sorry, one last question. You said you added more concrete in your presentation. Could you explain exactly where that is?

Mr. Shively: The concrete we added was out front, and it was a maintenance issue. It wasn't a strong-arm, let's concrete this site. We wanted to soften it up. In Adam's PowerPoint, there would have been a landscaped strip here. It was about 12 inches deep, so the planting, unlike the planting back here, it doesn't get the heavy traffic, so we've maintained that thin planter there with the native grasses, which was our landscape architect's suggestion. This one, we've removed it. We felt it would have taken a beating and would have been a maintenance issue. But if the Board would like to see landscaping in there, we can do it. We could put the decomposed granite in there, pretty much like we've got over here at the benches, if we wanted a variation in materials. We are open for suggestions on that one. But that was the intent behind removing that and adding the concrete.

Board Member Thompson: All right, thank you. That is all my questions.

Chair Furth: Anybody else have questions? Just to clarify, then. The proposal is to put concrete between the brick wall and the sidewalk...

Mr. Shively: Yes.

Chair Furth: ...and still retain landscaping behind it.

Mr. Shively: Yes, absolutely.

Chair Furth: Thank you. Any other questions of staff or anybody else before we start deliberating? Does staff have any comments you wish to make? Seeing none, all right. Board Member Lew, why don't you start?

Board Member Lew: Thank you for your presentation. I can recommend approval of the project. And I did want to follow up on the corrugated metal. Last time, I think you mentioned another McDonald's project that was near a cannery district, and I did want to add that your project, this project, is actually across the street from Palo Alto's cannery, old cannery district, which has lots of corrugated metal. I think it actually will help fit in with the existing context of the neighborhood. I can support the project. I think the trellises look good. And I did want to point out, I think that there is an electrical vault along the sidewalk. It's in the planter now, so you may have issues with putting in the 12-foot effective sidewalk. I would encourage you to work with staff to see if, you know, there may be issues, and you may need to make it transition there, down to a narrow sidewalk, depending on the cost. Because this is a minor project, right?

Ms. Gerhardt: It is a minor project. Jodie Gerhardt, Current Planning Manager. It is a minor remodel project, but on the Midas Tires further down El Camino, we have a similar situation, and we required them to move any utilities or redo Christy boxes and things of that nature. I think we've been pretty strict on the 12 feet.

Board Member Lew: Okay. Thank you for that. Okay. And then, so, I can recommend approval. I'll see what my other board members think about the project. I would say, there are a couple comments for staff. On page 24 of the packet, which is on Findings, #2, I think you've got something there on plants, and the plants should go under #5. You've got some plant stuff under #5 already. I think it's just a cut-and-paste issue there. Yeah, page 24. In the first paragraph. And then, my second comment is that, I think I would like the concrete paving color and texture, (inaudible) finish, or whatever, to be submitted to staff.

Chair Furth: Board Member Gooyer.

Board Member Gooyer: Yes. I agree. I can approve the project the way it's presented. I think the trellises help a great deal. I'm also glad to see that apparently you dropped the trellises to the 9 and the 10 feet. At least in the renderings, they looked awfully tall, which I was going to recommend you lower those. The way it's shown like this, I can approve it as shown.

Chair Furth: Thank you. Board Member Thompson.

Board Member Thompson: Hi there. Again, I apologize for not being here on the first hearing, so, sort of getting used to this a little bit more. In terms of the project, I feel like there are a few things that could maybe be improved on. Currently, when it comes to the trellis, a wayfinding, the way that it's laid out right now, if I'm looking at the render that we're all looking at right now, it looks like the front door is right at the end of that first run of the trellis, and it seems like that's not the case. You actually have to sort of take a right, and then take a left, and then take another left to get to the door. I wonder that, in terms of wayfinding, it might be better suited to the building to actually have that trellis run all the way from street to door, so that there is a very clear path of travel for people who are trying to get to the front door. I can sort of imagine people coming to the end of that first trellis and not really knowing where they need to go spatially, just because the architecture stops and changes material. I would recommend that that path of travel from start to entry...Because I feel like that could cause a lot of confusion, to get in and out. Also regarding the trellis, these cut sheets that you've provided are helpful, but the renders that are accompanying them look basically identical. I realize that that won't be the case, so, if this project were to come back, you know, either formally or as a subcommittee, I feel like this material that you're using for the trellis is not really well-defined. It's sort of hard to understand exactly what the feel will be underneath there. I did see an image really briefly of the first one, where there was a wood trellis. In terms of the feel, with everything, it almost felt like it had a better aesthetic than this metal trellis. I understand you're going for something contemporary. There are a lot of wood contemporary trellis styles, as well. You are using a, I guess, what is it called? E-wood, on the front of the building. It might have a nice relationship to continue that motif. Okay, that's on the trellis. The other wayfinding elements, like the location of the bike parking, also seems not intuitive. Unless I had already seen a bike parked over there, I wouldn't know that that's where I would need to put my bicycle. I do appreciate having the bike parking, something that's in public view, and I think that front plaza is a good place, but I wonder if there might be a more intuitive location, rather than something that's sort of tucked against the side. You know, we're not seeing signage. Maybe there's wayfinding, or something. It's kind of, a little hard to find the bike parking, so, something that might be more in clear view, something where everybody's eyes are on it, but also visible from the street. It might just be a simple rotation of what you're looking at. I think that could be improved on. In general, I mean, aesthetically, I don't know how critical to be. A McDonald's has so many different shapes and forms, sort of all over the states. I can really only judge this for what it is, and in the area that I know it to be. In general, the colors, in my opinion, seem too dark. A darker building accumulates more heat. It's sort of less efficient for the building. Again, I would recommend having something that's maybe, that considers different colors. I know dark is contemporary, and the accents are nice. I like the wood material that you have there. But for the gray that is otherwise extremely pervasive for the rest of the building, I think energy efficiency-wise, I don't know that it's the best solution. And even aesthetically, I don't know that it's the best solution. Those are all my comments for now.

Chair Furth: Board Member Baltay.

Vice Chair Baltay: Good morning. Thank you for your presentation. I have two concerns at present that prevent me from recommending approval on this project. Big picture. The building really should be pedestrian-friendly and welcoming from El Camino, and I don't find that I can see either of those in this project. My concern has to do with the landscaping and the trellis design relating to the patio. In more detail, there is a grade change of about 2 1/2 feet, at least according to your grading drawings, between the street and the restaurant building entrance, which will affect how the trellis works. If it's 10 feet at one point, it will be over 12 feet at the other, which is, in my opinion, too tall at the street. It's not welcoming, it's forbidding. If it's 10 feet or 9 feet at the street, it will be too low at the entrance. What this strikes me as, is that you, it was designed more as a flat plain, and that wasn't really considered, and I think it has to be. It struck me very strongly, standing out there, that the grade change between the two dining areas -- the smaller one next to the building and the larger one in the landscape area in front of it -- are separate spaces, and they are by fact that you have about a 12-inch grade change there. When I look at your rendering, I'm sorry, but I don't see that. I see one flat area, which looks lovely, but it's not real. And it needs to be. I'm afraid I think the trellis needs to be thought about in enough detail

that it really functions as an outdoor area. And that's important because that's what makes the restaurant look attractive from the street, which is what we're after with our El Camino Real guidelines. Additionally, as Board Member Thompson was alluding to, I think the detailing of the trellis is not as attractive as it could be. I don't find it integrated with the building. It seems to come in higher than the other canopy on the edge of the building. It doesn't really connect you all the way to the entrance. It seems more like an afterthought, or like something the design board told you to do, rather than an integrated part of the building. Maybe that would be okay if it were on the side or it weren't so critical, but this is the face of your building. This is what you see as you walk by, as you drive by, as the community interacts with this McDonald's. This trellis, this landscaped area in the front, what we see, and it doesn't feel like it's been designed as tightly as it ought to be. I'm still confused also whether you have a perforated metal screening at the top, where you have the series of bar slats, which I think would be preferable because they provide better shade while still remaining open. But, to me, what's important is that the area underneath this trellis be comfortable to dine on and be attractive to look at, and I think certainly with perforated metal, it won't be comfortable underneath in the summer. It will be uncomfortable. And I think this industrial aesthetic doesn't quite cut it either. It just doesn't look right. On the landscaping, I also find that at least what's been presented to us seems to be too many succulents, too many dry grasses, and it's just not attractive. I think the idea of a decomposed granite bench area, at the foot of the bench on El Camino Real, also is, it just doesn't seem right somehow. That's what you put in a garden back in the woods more, and this should have maybe a different paving surface. I also think it's a shame to lose any kind of landscaping along the front of the bench, along the front of an existing brick wall. All these things are small, little things, or any one of them or two of them we can look past or try to get through a subcommittee, but in total, it feels to me, again, that the landscaping just isn't really put together as well. You have a really beautiful Japanese maple in the front, and I don't see any of these plants relating to that, or being part of the character of that tree or that plant. So, on those two counts, I found I just don't think this project is ready for being put forward. I think the trellis and outdoor dining areas need more work, and the landscaping needs more work. Thank you.

Chair Furth: Thank you. Thank you for your presentation, thank you for your revisions. First, I'd like to say that I think that this proposal is better looking than your existing building and use of the site. The site is interesting because it's framed by tall trees on the back, and you have significant, you do have a significant tree on the site. I'm pleased that you're not proposing to maintain lawn, and myself, I would support eliminating that little theoretical landscaping strip between the sidewalk and the low wall. But, as part of that, I think you need significant landscaping that will show over the wall from the street. Because one of the things we're concerned about is how does this look as you drive by, as well as how does it look when you walk by. I'm pleased with the benches, that does address our concern that we're trying to make the street more friendly to pedestrians, more attractive to them. I do think that we need some seating which has, if not backs, arms, so that people who have difficulty standing up and sitting down can lever themselves up. But that's a minor matter. I'd like to hear more from my colleagues on the issue...And I think it's pretty clear, even if it wasn't communicated clearly, that we're not talking about perforated metal. The proposals that you're showing us are grates. Is that...? Applicant is nodding and indicating that's correct. I'd like to hear a little bit more from my colleagues on the, on the trellis. Looking at the drawings, they look pretty good to me, but I understand the drawings aren't necessarily accurate. And this is not a new building. This is a minor aesthetic remodel, so... But, we don't want something that could be better and isn't, and we don't want anything that doesn't meet our basic standards. If I could hear a little bit more on that fact from my colleagues, I'd appreciate it.

Board Member Thompson: I was just going to chime in here. I've already spoken about the trellis, and I know we want to hear about what Board Member Lew and Gooyer have to say. While Board Member Baltay was speaking, I kind of noticed that the awnings that you have definitely do compete with the trellis, and there might be a really nice opportunity to have a really clean, contemporary look, where you have this horizontal element that kind of floats above you, and that is your wayfinding that goes around the building. There's kind of a real nice opportunity, you don't have to have all these bits and pieces that kind of change plane and cut into each other. That maybe there is something that can respond to the grade change, but also act as this kind of horizontal element that people will use to get around and be

under and move through and around your building. As it's designed right now, it does not work like that. I think there is an opportunity to make that work really well for the building.

Chair Furth: Thank you. Anybody else? Alex or Robert?

Vice Chair Baltay: Excuse me, Chair Furth. Could I ask the applicant a question about the height of the trellis?

Chair Furth: Yes.

Vice Chair Baltay: Is it possible -- to the applicant -- to tell us, what is the headroom height of the trellis, both at the street and at the entrance to the building?

Mr. Shively: The bottom of the trellis at the building, the arterial one, the long linear one?

Vice Chair Baltay: Yes, the one showing on this image right now.

Mr. Shively: That is 10 foot to the bottom of it, and if we've got a 2-foot-6 grade, 12-6.

Vice Chair Baltay: This elevation showing the street view, that's 12-foot-6 high right there.

Mr. Shively: Yeah.

Vice Chair Baltay: Thank you.

Mr. Shively: Yes.

Vice Chair Baltay: I put that to my colleagues, to be aware that this is twelve and a half feet tall out at the street.

Board Member Gooyer: Which I think is too tall.

Vice Chair Baltay: I do, too. And as I point it out, Robert, if you make it shorter at the street, you have a real problem at the entrance. It's not a simple, come-back-and-tweak-it kind of design.

Mr. Shively: Well, the first thing that jumps out at me would be -- and based on Board Member Thompson -- is that if we wanted to connect that outdoor dining awning to the main street awning, we could split that. Drop the one out front, and then, once you got to the landing and the ramp, then that trellis would transition higher at that point. We could step that, and as a way of wayfinding, the trellis would come into the structure -- there you see it. Once it gets past the bikes, it transitions to the left underneath the outdoor dining canopy, so it would be a contiguous trellis there at the same level.

Chair Furth: Thank you.

Board Member Gooyer: If you go with a set of floating trellises, then you can get away with doing that, having some variation on the various portions of it.

Vice Chair Baltay: Absolutely. I could see many ways it could be designed.

Board Member Gooyer: Right.

Chair Furth: I'm going to suggest that I think these are matters that could be resolved in subcommittee. I don't think that the trellis redesign needs to come before the entire Board, nor do I think any landscape tweaking needs to come before the entire Board. Is that acceptable?

Vice Chair Baltay: Yeah, I'd go along with that.

Board Member Thompson: Yeah, I think the trellis could probably come back. How do you and the other Board members feel about the color of the building being too dark?

Chair Furth: My concern is really the one you raised about energy efficiency. I don't have an aesthetic problem with it.

Vice Chair Baltay: I'm okay with it the way it is, Osma.

Board Member Gooyer: Yeah, me, too.

Chair Furth: Board Member Lew.

Board Member Lew: Okay, so, there are two gray colors, and I think one of them is very dark. I would maybe suggest that the subcommittee could compare the colors to the dark gray on the Equinox across the street, which I think actually looks handsome. You might think it's too dark, but it's something to compare it to. Also, with gray colors and stucco, the texture of the stucco affects the color. Because the heavier the texture that you get, the darker the color looks. It actually is significant when I've done tests on buildings. I'm okay if the trellis comes back to the subcommittee. Board Member Thompson, you had mentioned the bike parking location. I've gone to the site several times, and people are already parking where they are proposing the bike racks. That's where people...I've seen lots of people go in, and they actually...I've gone there twice by bike and I park my bike exactly where they are proposing the racks, so I think that people have figured out where they need to go. And the heat gain is a huge issue. I've tested it out on my house. The darker colors really do make a difference, but I think on this one, yeah, I'm not sure that I...Yeah, I'm actually okay with the gray. It's a very good point, though, on the heat gain. (inaudible) make a motion?

Chair Furth: The notes I have are that we recommend approval with referral to subcommittee on the redesign of the trellis, to reduce the height at street level, and better design the two dining areas. Redesign the trellises?

Vice Chair Baltay: Yes, I think it's important that the dining areas outside be integrated with the trellis design, so it's both the design of the dining areas and the trellis.

Board Member Thompson: And also the entry to the building.

Chair Furth: I think I said that.

Board Member Thompson: Okay, sorry, I missed that.

Chair Furth: If I didn't get...It doesn't matter what I said if it didn't get heard the way I intended. Okay. It would be redesign of trellis to better define and complement -- I can't think without writing -- the outdoor dining areas, lower the height at curb/sidewalk, and integrate with the main building. Review the stucco color in the context of the building, meaning structures across the way.

Board Member Thompson: Yeah, and on that...

Chair Furth: And to minimize solar gain with the palette they're working on. Go ahead.

Board Member Thompson: I guess a question for the rest of the board is, if that color...Would the Board be open to that color changing if there was a better, more energy efficient color solution out there?

Chair Furth: I'm fine with that. I trust the Board [crosstalk].

Board Member Lew: The most energy-efficient color would be white.

Board Member Thompson: Well, there's grades, right? It could be...

Board Member Lew: Right, but, I mean...

Board Member Thompson: ...off-white...

Board Member Lew: If you're going to the point of saying what is efficient, most efficient, then we would say pure titanium dioxide, right? And I don't think we want every building in Palo Alto to be white. It's beautiful in Greece. I don't know. I just find it, it's a difficult one. I think it's a valid point.

Board Member Thompson: At least I can be open to other colors.

Board Member Lew: If you actually look at the...I have two points. One is, for cool roofs, we don't get tax credits here for that. If you're in the central valley, you can get it, but you don't qualify here because it's not that hot. To me, that informs us that it's not a critical issue as if we were in, like, the central valley. And then, two, if you look at the solar heating, there's a huge jump when you go to grays and reds and whatever. You really do have to get a lighter beige to really get the big impact. I think we're going to run into some branding problems with their corporate stuff, which is fine. We can battle that if we need to.

Chair Furth: Okay.

Board Member Lew: I don't know where we go. Should we take a straw poll?

Chair Furth: Well... Sure. How many would be in favor of asking that the stucco color be changed to white or a similarly heat-effective...?

Board Member Thompson: I don't know that it has to be white. I mean...

Chair Furth: Right. I think that's what Alex was just saying.

Board Member Thompson: I understand, but I don't fully agree. I mean, with all due respect, there are...

Chair Furth: That is what we always say before we disagree, right?

Board Member Thompson: There's jumps, right? Black is the worst, and then, gray is better, and then, there are gradients that are incrementally better. And just because we don't get a tax credit on our white roofs doesn't mean we don't deserve it. I don't know. There are other sides to this.

Chair Furth: All right, let's do something simpler. We can refer this to subcommittee to review the stucco color generally, and we'll let the subcommittee figure out what that means. Or, we can do it in a more limited way. What would you all like...? Alex, you proposed a straw vote.

Board Member Lew: I would just say another thing. The reason why we don't get tax incentives is because we are in a half heating and half cooling climate.

Chair Furth: Part of the year, it's useful.

Board Member Lew: We use half...Yeah. Half the time, like, November to April is heating months, May to October is cooling months. To me, it's kind of a wash. I'm not crunching energy numbers...

Chair Furth: Okay, so, I myself am not going to support a whiter change of color option. I think if we had addressed this at the beginning, I might feel differently, but we have not. What do the rest of you feel about this?

Board Member Gooyer: I'm actually okay with the darker color.

Chair Furth: Okay. Alex?

Board Member Lew: I would support something, if there's something, we're talking about an incremental change to a lighter gray, I would be willing to support that.

Chair Furth: (inaudible) out there, wondering where we're going. Yes, Peter?

Vice Chair Baltay: I share Alex's statement.

Chair Furth: All right. Then the second item on our referral to subcommittee would be review of stucco color, both for suitability for the context and to see if there is a modification that would achieve the applicant's goals and increase energy efficiency on the building. Is that right? And I would ask that we also add review the bench design for suitability for universal access, and the paving color and texture, and the paving material under the bench, right? We're talking about? And, revisions to the landscaping behind the brick wall so that it is, it compensates for the loss of landscaping in front of it. Anything else? On the referral?

Vice Chair Baltay: I'd like to express concern to my colleagues that this is a lot of stuff to put on a subcommittee. We've been finding subcommittee is, is having a hard time being effective on small things. This is a big thing. A lot of pieces going into this, and to me, collectively, there's too many things to make this really work on a subcommittee level.

Board Member Gooyer: I would agree. If it was just the elevation of the trellis, that's one thing, but now we're getting into color choices, which could affect the entire appearance of the building.

Board Member Lew: I think these are all very minor issues.

Chair Furth: I think they are small.

MOTION

Chair Furth: Okay, would somebody make a motion?

Board Member Lew: Well, I think you made a motion, and I will second it.

Chair Furth: Okay. I have my notes.

Board Member Thompson: Um...Okay.

Chair Furth: Yes. Before we vote does anybody wish to offer an amendment?

Board Member Thompson: I was just going to mention, in terms of whether the subcommittee would be effective in this matter or not, it's true, it's a lot. I do think a more formal review would be necessary, but I could be swayed to believing a subcommittee would be okay.

Chair Furth: Well, it looks like we're going to put it to an empirical test. We'll see. All those...

Board Member Lew: I think we know who we can put on the subcommittee.

Chair Furth: Absolutely. All those in favor say aye. All those opposed? All right. That passes, 4-to-Baltay. No abstentions. And I will appoint a subcommittee to look into these matters.

MOTION PASSES 4-1, with Board Member Baltay voting in opposition to the motion.



Stantec Architecture Inc.
555 Capitol Mall Suite 650, Sacramento CA 95814-4583

January 4, 2019
File: 2014046090

Attention: Adam Peterson
City of Palo Alto
250 Hamilton Ave, Fifth Floor
Palo Alto, CA 94301

Dear Adam,

Reference: 004-0359 - McDonald's 3128 El Camino Real, Palo Alto – 17PLN-00462

In reference to the project above and the comments provided at the December 6th ARB meeting, please find our responses noted below along with our revised drawings attached, for your use in distribution to the Sub-Committee.

- Trellis – reduce height at curb; define and compliment outdoor dining areas and integrate with the rest of the building. – We have reduced the height of the trellis at the ROW by stepping the trellis down at that section – and separated the walkway trellis in two sections. We have integrated part of the building canopy elements (white facia) onto the trellis system. The white facia will have a profile to allow for an LED strip to illuminate the face of the trellis system. The entry trellis has been repositioned be more in line with the front door of the building as best as we can. As this is an existing site, we need to work with the existing conditions both on the building and site.
- Stucco Color – review incremental change of stucco color for suitability with the surrounding context. We have included additional photos of the surrounding area. The color we have chosen for our building compliments the Equonix building across the street and is within the McDonald's color palette. The color has been revised to Benjamin Moore – Waynesboro Taupe. Color sample has been included in the electronic version of the materials board and stucco sample will be provided at the sub-committee meeting.
- Bench Design – arms for benches and material under bench. Bench will have back and arms (this will be included in the material board). Material below will be scored concrete with areas of gold decomposed granite.
- Review paving color and texture at base of the wall. The paving color will be an integrated concrete color to match the existing brick wall, with a smooth finish. Color to be Scofield SG 160-4 – Red Brick.
- Landscape Plan – bring back the landscape plan to reflect the update provided to the Board and ensure landscaping behind/over the brick wall. The landscape plans incorporate grasses behind the brick wall that are 36" max in order to meet the vision triangle requirement at the entry.

Regards,

Stantec Architecture Inc.

Zorah Mariano
Design Lead
Phone: 916 669 5928
Zorah.Mariano@stantec.com

Attachment: Planning Drawings
c. C.C.
mz document2

Design with community in mind

Doing business as:
Stantec Architecture and Engineering (NY)
Stantec Architecture P.C. (DC, MS, MO, NE)
For a list of our registered architects, please visit www.stantec.com/registeredarchitects









Attachment C

Project Plans

Hardcopies of project plans are provided to ARB Subcommittee Board 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:

1. Go to: bit.ly/PAwaitingprojects
2. Scroll down to find "3128 El Camino Real" 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:

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4244>