



Architectural Review Board

Staff Report (ID # 10205)

Report Type: Subcommittee Items **Meeting Date:** 4/4/2019

Summary Title: 695 Arastradero: Subcommittee Review of Building Orientation, Bicycle Parking, and Landscaping

Title: 695 Arastradero Road [18PLN-00333]: Subcommittee Review of a Previously Approved Project That was Conditioned to Return With Project Changes Related to the Building Orientation, Bicycle Parking, and Landscaping. Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15303 (New Small Structures). Zoning District: RT-35 SOFA II CAP (Residential Transition). For More Information Contact the Project Planner, Claire Hodgkins, at claire.hodgkins@cityofpaloalto.org

From: Jonathan Lait

Recommendation

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

1. Discuss and provide direction or approve project revisions.

Background

On March 13, 2019 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 3a:

- Revise the orientation of the building such that the building entrance and turnaround is better aligned with the entrance driveway and to accommodate a larger turnaround area

Applicant's Response:

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

- The orientation of the building has been revised, in accordance with the board's recommendations, to align the front entrance and turnaround with the entrance drive aisle as shown on Sheet Sk4 of the revised plan sheets in Attachment A.

Architecture Review Condition 3b:

- Revise the bicycle parking to be located in a less prominent location, given the proposed use of the building, while still meeting the municipal code requirements for bicycle parking.

Applicant's Response:

- The bicycle parking has been relocated so that it is still in a visible location close to the entrance but does not detract from the main entrance area, as shown on Sheet Sk4 of the plan sheets in Attachment A.

Architecture Review Condition 3c:

- Revise the landscaping plan to comply with architectural review finding that the project landscaping "utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained."

Applicant's Response:

- The landscaping has been revised to include primarily indigenous plant material, all of which is drought resistant (low water use) and that can be appropriately maintained. The few plants that are not indigenous have been selected to provide seasonal variety/color to the landscaping, are low water use, and can be appropriately maintained, as shown on Sheet L1.1 of the plan sheets in Attachment A.

A video recording of the Board's last meeting on this project is available online: <http://tinyurl.com/695-Arastradero-Hearing-Video>. The Board is encouraged to provide direction to staff and the applicant as to whether the proposed changes are sufficient or require further refinement.

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Attachments:

- Attachment A: Project Plans (DOCX)

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

Attachment A

Project Plans

Hardcopies of project plans are provided to Board members on the Architectural Review Subcommittee. 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/PApendingprojects
2. Scroll down to find “695 Arastradero” 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=4547&TargetID=319>