



Architectural Review Board

Staff Report (ID # 11141)

Report Type: Subcommittee Items **Meeting Date:** 3/5/2020

Summary Title: 180 El Camino Real: Subcommittee Review of Bicycle & Tree Locations

Title: 180 El Camino Real [19PLN-00110]: Subcommittee Review of a Previously Approved Project that was Conditioned to Return with a Tree Replacement Plan and Details for the Location of New Bicycle Parking. Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15302 (Replacement or Reconstruction). Zoning District: CC (Community Commercial). Zoning District: CC (Community Commercial). For More Information Contact the Project Planner Samuel Gutierrez at Samuel.Gutierrez@cityofpaloalto.org.

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) Subcommittee confirm the project revisions satisfy the two items of the Planning and Development Services Director's Project Approval Condition #4.

Background

On February 20, 2020, the Director conditionally approved the subject project. At the ARB's recommendation, the Director imposed Condition of Approval #4, requiring certain project elements return to the ARB subcommittee. A video recording of the ARB's last meeting on this project is available online: <http://bit.ly/MACYSARB3>. The ARB is encouraged to confirm that the proposed project changes satisfy Approval Condition #4. Below are the two items that are required to be review by the ARB Subcommittee:

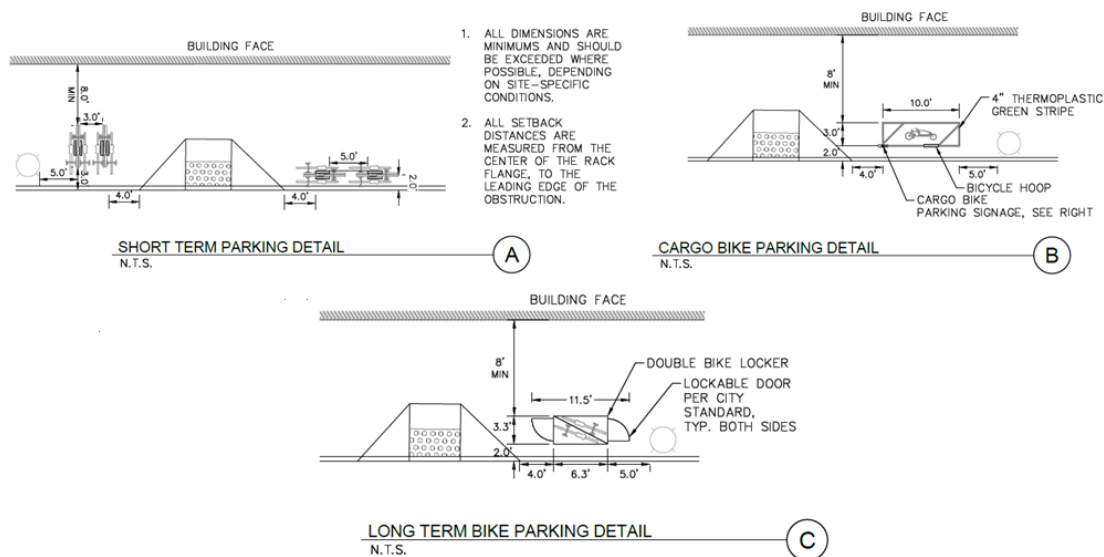
- a. Final location of all bicycle parking (including 70 new spaces). Bicycle rack specifications and details, and final design of cargo bicycle parking.

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

- b. To ensure a no net loss of canopy, the project is required to plant 249 trees throughout the site and/or make an in-lieu payment. Staff will work with the applicant to find suitable locations for these trees on site and adjacent to the site. The applicant will provide the ARB subcommittee with an updated tree map, showing the location of all “no net loss” trees to be planted and shall make an in-lieu payment for any trees that are not able to be placed on-site, per Condition #75.

Item a, Bicycle Location and Design Plan

The applicant submitted an updated site plan that details the locations of the proposed bicycle locations throughout the site, including 70 additional spaces. In addition, the submittal includes design details for site planning within the Shopping Center walkways and the design for the cargo bicycle parking spaces as detailed below.



Item b, Tree Replanting Plan

The applicant has provided a tree replacement plan that includes planting locations throughout the greater site. In combination with Staff and the project arborist, the applicant is proposing to plant a total of 64 trees within the redeveloped area and 59 additional trees within the greater Shopping Center site. Given 249 replacement trees are required, the applicant will pay an in-lieu payment for \$650 per tree for the remaining trees, which will be planted by the City’s Urban Forestry Team throughout the City.

Report Author & Contact Information

ARB¹ Liaison & Contact Information

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

Samuel Gutierrez, Planner
(650) 329-2225
samuel.gutierrez@cityofpaloalto.org

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

Attachments:

- Attachment A: Project Plans (DOCX)

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 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: bit.ly/PAwaitingprojects
2. Scroll to find “180 El Camino Real – Macy’s Men’s” 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:

<http://bit.ly/180ECRMM>