



Architectural Review Board

Staff Report (ID # 11427)

Report Type:	Subcommittee Items	Meeting Date: 7/2/2020
Summary Title:	3215 Porter Drive: Subcommittee Review of Rear Balcony and Materials	
Title:	3215 Porter Drive [19PLN-00220]: Subcommittee Review of a Previously Approved Project That was Conditioned to Return With Additional Details Related to Building Facade Materials and the Rear Stairway/Balcony. Environmental Assessment: Mitigated Negative Declaration. Zoning District: RP (Research Park). For More Information Contact the Project Planner Garrett Sauls at garrett.sauls@cityofpaloalto.org .	
From:	Jonathan Lait	

Recommendation

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

1. Discuss the details and revisions and recommend that the Director find that they meet the approval conditions and align with the approval findings; or
2. Provide additional direction to the project applicant and continue the item to a later date.

Background

On May 14, 2020, the Director of Planning and Development Services approved the subject project. On May 7, 2020, at the ARB's recommendation during the second hearing for the project, staff included Condition of Approval #4 requiring certain project elements return to the ARB subcommittee.¹ Condition of approval #4 required the submittal of details for ARB Subcommittee review noted below, along with the applicant's responses.

¹ ARB hearing May 7, 2020]

- Link to Staff Report: <https://www.cityofpaloalto.org/civicax/filebank/documents/76486>.
- Link to Video: <https://midpenmedia.org/architectural-review-board-74-572020/>

Condition of Approval #4a

Make the color and materials board available to the ARB Subcommittee and the public.

Applicant's Response:

The applicant has provided photographs of the color and materials board. The five-panel "mock-up" of full-scale physical metal panel samples is provided to give a better sense of proposed silver metallic color and satin finish, quality of material, concealed fastener design, depth of profiled metal panel, etc.

In addition to the photograph of the materials proposed, metal panel precedent images are included for reference. These are each different in scale and not the exact profile or color proposed. The applicant believes these images, together with project specific renderings, enable the ARB subcommittee to appreciate the nature of the proposed profiled metal panel layout.

Staff Analysis:

The photos enable a clear understanding of the color and finish materials proposed for this project. The applicant has also prepared a video to show how the materials react in light, and to illustrate their depth. In addition, staff will make the materials board available to the public by placing it in the King Plaza elevator display case. Staff believes this effort satisfies Condition of Approval #4a.

Condition of Approval #4b:

Provide additional details of the rear stairs, showing drainage details, railing detail, and connections between different materials.

Applicant's Response:

Details are provided on sheets 11-14, which show an illustrated stair design developed in response to ARB Hearing comments. The design proposal includes:

- a pre-cast concrete tread and riser with cantilevered edge over under-slung tube steel stringer design
- a white, painted metal bar stanchion and top rail support
- a stainless-steel handrail and stainless-steel cable rail infill for guardrails
- stair guardrails with clean lines to transition smoothly with the glazed guardrail proposed at the balcony edge

The applicant notes "the openness of the detailing is consistent with the overall building quality and aesthetic, and the lightness of the components proposed are an elegant compliment to the very simple balcony edge."

Staff Analysis:

Staff believes the applicant has satisfied Condition of Approval #4b, by providing sufficient evidence showing how the railing will work and connect with the adjacent materials on site.

Condition of Approval #4c:

Provide a detail for the edge of the metal panels to show how they join together.

Applicant's Response:

Details provided on sheets 5-9 illustrate metal panel joining together and concealed fastening to perimeter framing. In addition, the applicant provided a section through the soffit to illustrate metal panel transition between levels, and other transitions.

Staff Analysis:

Staff believes the applicant has satisfied Condition of Approval #4c, by providing sufficient evidence to demonstrate how the inner workings of the metal panels will not be visible at corners, nor visible where the panels join with dissimilar materials.

Condition of Approval #4d:

Provide details of how different materials join/come together, especially where the fascia meets the windows.

Applicant's Response:

The details illustrate dark grey metal window frames and trim panel at punched openings. Panels are detailed with flexibility to allow for a consistent reveal profile around metal frame transition.

Staff Analysis:

Staff believes the applicant has satisfied Condition of Approval #4d, by providing sufficient evidence to address the ARB members' concerns.

The ARB Subcommittee is encouraged to affirm these submittals meet Approval Condition #4. Otherwise, the ARB Subcommittee should provide direction to staff and the applicant if the submittal requires further refinement.

Report Author & Contact Information

Garrett Sauls, Associate Planner
 (650) 329-2471

Garrett.Sauls@CityofPaloAlto.org

ARB² Liaison & Contact Information

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

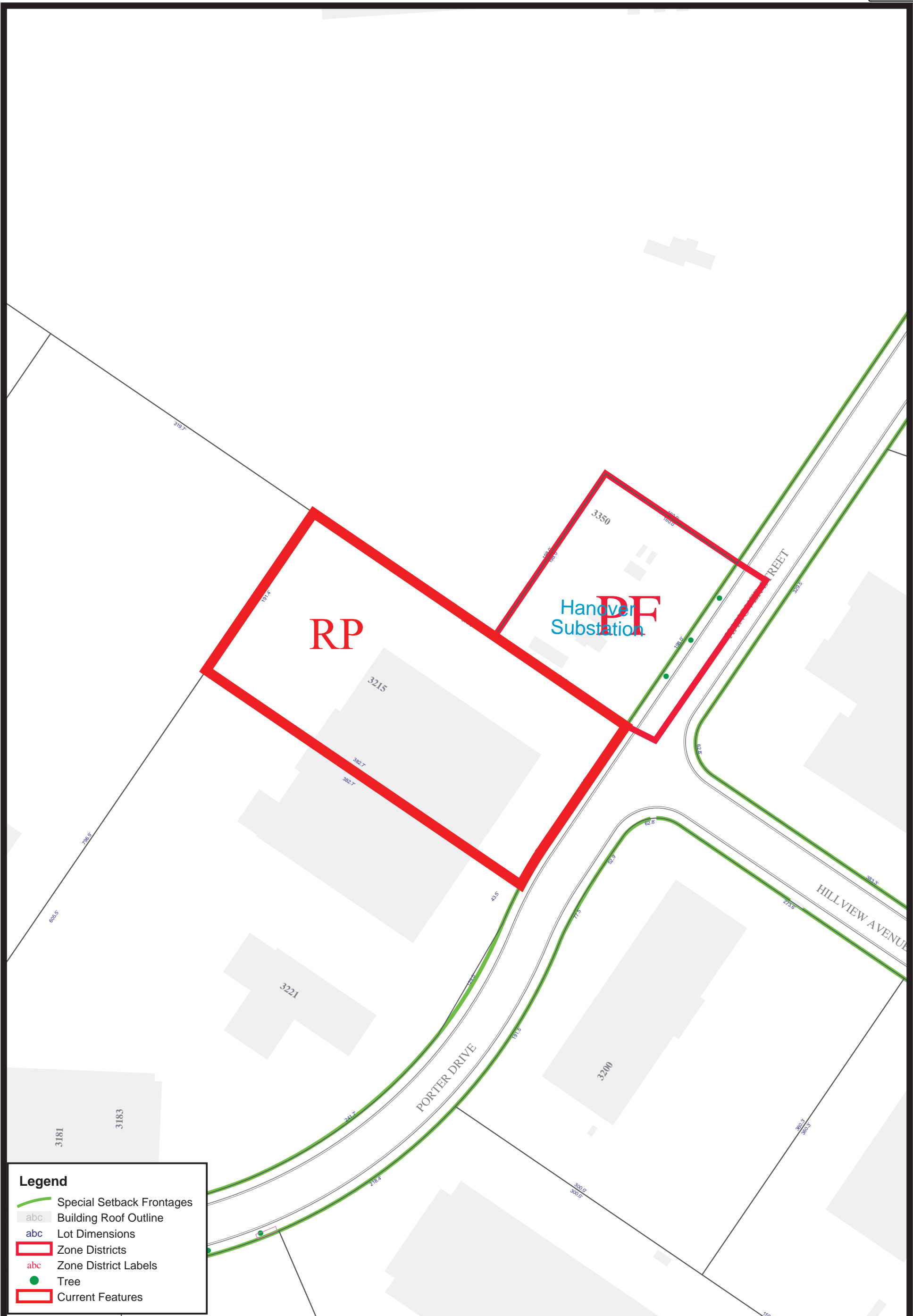
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Applicant's Response to ARB Comments (PDF)
- Attachment C: Materials Board Image (PDF)

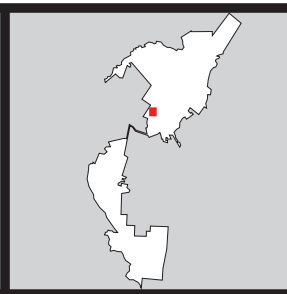
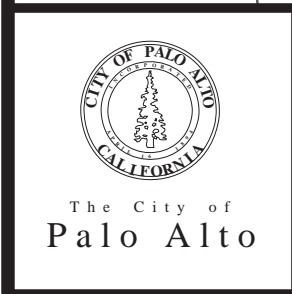
² Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

- Attachment D: Project Plans (DOCX)



Legend

- Special Setback Frontages
- Building Roof Outline
- Lot Dimensions
- Zone Districts
- Zone District Labels
- Tree
- Current Features



3215 Porter Drive

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

A north arrow pointing upwards and a graphic scale bar showing 0 feet and 91 feet.

June 4, 2020

To: Garrett Sauls
City of Palo Alto, Planning Department
285 Hamilton Ave
Palo Alto, CA 94301

RE: **3215 Porter Drive, Palo Alto California
ARB Subcommittee**

Dear Garrett,

The subcommittee items for review are noted below with a brief narrative summary of the design team response in support of the graphics package provided. We welcome any questions or suggestions and look forward to the ARB Subcommittee hearing coming up shortly.

1. Color and materials board – need better understanding of metal panel in particular.

SA Response: Outdoor photograph of five-panel “mock-up” of full-scale physical metal panel samples provided to provide a better sense of proposed silver metallic color and satin finish, quality of material, concealed fastener design, depth of profiled metal panel, etc.

In addition to the photograph of the materials proposed, a series of metal panel precedent images is included for reference. These are each different in scale and not the exact profile or color proposed, but we felt that these, together with our project specific renderings, could help the ARB to appreciate the nature of the proposed profiled metal panel layout.

2. Detail for edge of metal panels / how they join together

SA Response: Details provided illustrate metal panel joining together and concealed fastening to perimeter framing. Section through soffit illustrate metal panel transition between levels, etc.

3. Details of how different materials join / come together, especially where fascia meets windows:

SA Response: Details provided illustrate dark grey metal window frames and trim panel at punched openings. Panels are detailed with flexibility to allow for a consistent reveal profile around metal frame transition.

4. Details of Rear stairs - especially need railing detail, how different materials connect.

SA Response: Details provided illustrating stair design developed in response to first ARB Hearing comments. The design proposed includes a pre-cast concrete tread and

riser with cantilevered edge over under-slung tube steel stringer design. White painted metal bar stanchion and top rail support stainless steel handrail and stainless steel cable rail infill for guardrails. Stair guardrails are developed with clean lines to transition smoothly with the glazed guardrail proposed at the balcony edge. We hope you will find the open-ness of the detailing is consistent with the overall building quality and aesthetic and that the lightness of the components proposed are an elegant compliment to the very simple balcony edge.

Again, we sincerely appreciate your consideration of these responses and are looking forward to the Subcommittee review.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. McCarthy', with a stylized flourish extending to the right.

Jason McCarthy, AIA
Principal



SILVER METAL PANEL



PAVERS AT BALCONY



WOOD SLAT SOFFIT



GLASS



PEDESTRIAN TILE



VEHICULAR ACCENT PAVING
PEDESTRIAN ACCENT PAVING



P1
WHITE STRUCTURAL
& ACCENT METAL



P2
SILVER METAL
ACCENT & MULLION



P3
GREY METAL ACCENT

Attachment D

Project Plans

During Shelter-in-Place, project plans are only available online.

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll down to find “3215 Porter Drive” 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=4766&TargetID=319>