



Architectural Review Board

Staff Report (ID # 13758)

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| Report Type: | Subcommittee Items | Meeting Date: 11/18/2021 |
| Summary Title: | 160 Waverley: Ad Hoc Review of Roof Terraces and Canopy Colors | |
| Title: | 160 Waverley Street [20PLN-00301]: Ad Hoc Committee to Review Revisions and Additional Details for the Roof Terraces (Two Terraces) to Increase Privacy and Reduce the Usable Area of the Roof Terraces. Additionally, a Material Sample for the Proposed Awnings is to be Provided to Ensure it is Consistent with the Approved Project. Environmental Assessment: Exempt from CEQA in Accordance With Guideline Section 15303 (New Construction). Zoning District: RM-20. 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) Ad Hoc Committee take the following action(s):

1. Discuss and provide direction, or
2. Confirm the revised project meets the full ARB's direction and recommend the Director approve the project.

Background

On November 12, 2021, the Director of Planning & Development Services approved the subject project. At the Board's recommendation, a condition was imposed that required certain project elements return to the ARB Ad Hoc Committee.

Link to ARB's October 21, 2020

Staff Report: <https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/agendas-minutes/architectural-review-board/2021/arb-10.21-160-waverley.pdf>

Video: <https://midpenmedia.org/architectural-review-board-10212021/>

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Below are the items that were requested to return to the Ad Hoc Committee with the applicant's and staff's responses:

Architecture Review Conditions:

5. ARB Ad Hoc: Prior to the issuance of building permits, the applicant shall return to the ARB Ad Hoc for approval of the following items, to the satisfaction of the Director of Planning & Development Services

- Revisions to the roof terraces that focus on increasing privacy measures to the adjacent R-1 zoned property and explore changes to reduces the usable space of the roof terracesb.
- A color material sample for the proposed awnings on the approved building to ensure that it is consistent with the project.

Applicant's Response:

- The applicant has increased privacy by providing two alternates, one includes additional solar panels on both roof terraces, limiting the usable area, and limiting access to the rear portions of the roof terraces. The other involves changes to the roof terrace planter boxes by increasing their size (height and depth) to reduce the total usable area and further offset the view point from the roof.
- A material sample for the awning material and color has been provided in midnight Bronze to match the dark Bronze/Black colors of the door & window frames, exterior lighting, metal railing, parapet cap, and other painted metal elements.

Staff Analysis:

- Staff's analysis of the changes to the roof terraces shows that the usable area has been reduced by 10% (2,718 sf to 2,442 sf) from the design presented to the ARB on October 21, 2021, with the solar panel alternative. The additional solar panels further offset occupants from the edges of the roof terrace while reducing the usable area and increase privacy in comparison to the planter box alternative does less overall for reducing the usable space and increase privacy. The changes appear to be sufficiently addressing the ARB's concerns regarding the total usable area of the roof terraces while increasing privacy to the adjacent duplex's private yards.
- The proposed material/color sample for the project awnings is compatible with the projects color scheme and metal materials proposed for the project.

Additionally, the applicant has proposed some changes to the unit entry doors for the ARB Ad Hoc committee to review based on the discussion from the ARB during the October 21 hearing. The applicant proposes to enhance the two rear entries to 162 and 164 Waverley, with a similar "double wall" treatment as the street-facing doors of both buildings. This will create additional perimeter/trim shadows that will further emphasize the doorways.

The Ad Hoc Committee is encouraged to affirm these submittals meet Approval Condition #5. Otherwise, the Committee should provide direction to staff and the applicant if the submittal requires further refinement.

Report Author & Contact Information

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ARB¹ Liaison & Contact Information

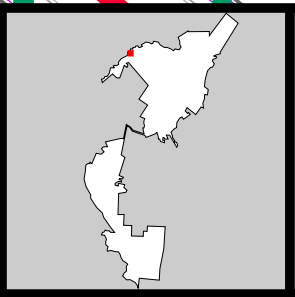
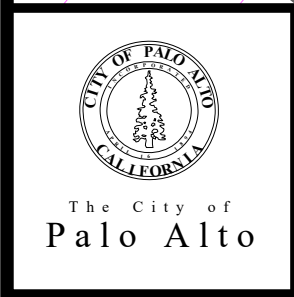
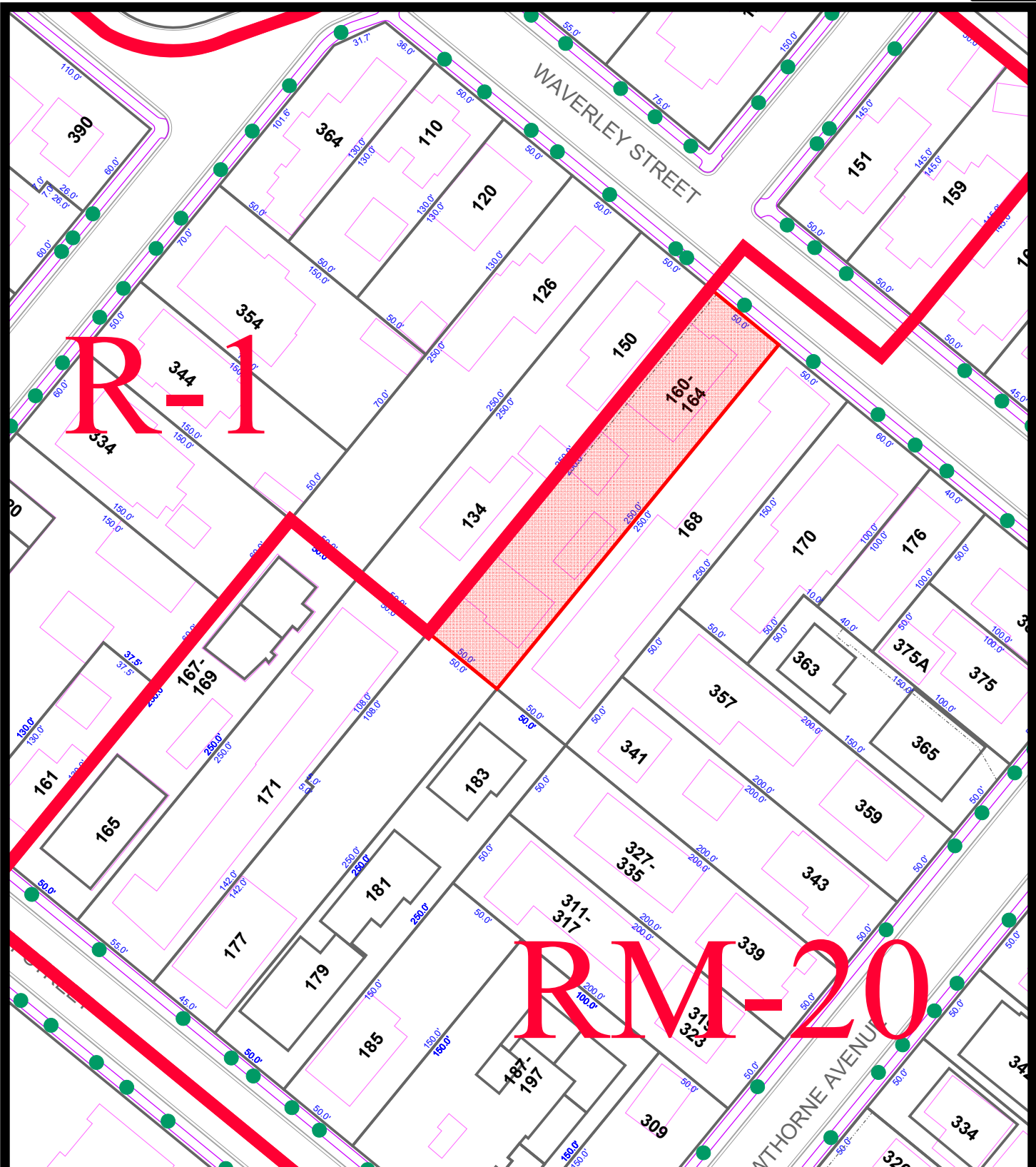
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Attachments:

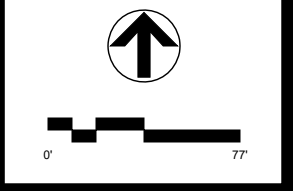
- Attachment A: Location Map (PDF)
- Attachment B: Applicant's Ad Hoc Response Letter (DOCX)
- Attachment C: Project Plans (DOCX)

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



160 Waverley

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



Topics for Review with ARB Ad-Hoc Committee

As part of the project Approval granted during the 21 Oct 2021 ARB Meeting, two items were noted for further review as part of an Ad-Hoc Committee Meeting around the color of the exterior canopies and improving privacy on the rooftop terraces. The design team has a third item we'd like reviewed as well; enhancements to the individual unit building entries.

Exterior Canopy Color

A color study of the exterior canopies is provided for comparison. The design team prefers using Midnight Bronze to match the dark Bronze/Black colors of the door & window frames, exterior lighting, metal railing, parapet cap, and other painted metal elements but appreciates that Zinc Gray may be preferred by the ARB for the color of the exterior canopies. Both colors are standard colors from Custom-Bilt Metals, metal roof manufacturer.

Improved Roof Terrace Privacy

The issue of roof terrace privacy was discussed during the first ARB meeting on 17 June, 2021. In response HYA developed a design with planters along the North edge of the roof terrace to block views and keep occupants away from the parapet edge. This was in addition to relocating the solar panels along the West edge to physically keep terrace occupants away from the perimeter and minimize casual viewing opportunities. This was demonstrated in site sections. The addition of the planters and relocation of the solar panels reduced the total usable areas 8% from 2,953 sf to 2,718 sf (combined terraces).

During the 21 Oct Meeting the design team was asked to study further privacy measures. The team has developed two alternates, one further restricting physical access to the North parapet edge and the second increasing the height and depth of the planters. By resizing, redistributing, and increasing the number of solar panels along the North and West edges, roof terrace occupants are physically prevented from being near the parapet edge completely removing opportunities for casual viewing opportunities. This also reduces the total usable roof terrace areas an additional 10% from 2,718 sf to 2,442 sf (combined terraces).

Increasing the height and depth of the planters further restricts perimeter access but not as significantly as the solar panels. Although it reduces total usable roof terrace area by 4% from 2,718 sf to 2,615 sf (combined terraces), it increases dead loads on the roof structure. The design team recommends utilizing the solar panel approach.

Unit Entry Doors

During the October 21 meeting one of the board members mentioned that more could be made of the individual entry doors into the three units, the ground floor entries to either the unit itself or the private elevator vestibule. HYA proposes the two rear ground floor doors. The entries to 162 and 164 Waverley, in brick walls, have a similar "double wall" treatment as the street facing doors of both buildings. Two options have been developed for the stucco wall entry door to 160 Waverley for recommendation by the Ad-Hoc Committee.

Karlee Gailey, Designer

Attachment C

Project Plans

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

Directions to review Project plans online:

1. Go to: bit.ly/PApendingprojects
2. Scroll to find “**160 Waverley St**” and click the address link
3. On this project specific webpage you will find a link to the Project Plans and other important information
4. The “160 Waverley Ad Hoc Plans” is the version being reviewed by the ARB

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/160-Waverley-Street?transfer=f52da9c2-82b5-4470-91c3-5e84ae6f0758>