



Architectural Review Board

Staff Report (ID # 14558)

Report Type:	Subcommittee Items	Meeting Date: 7/7/2022
Summary Title:	180 El Camino Real: Ad Hoc Review of Hummus Mediterranean Kitchen (Chen and Rosenberg)	
Title:	180 El Camino Real [22PLN-00070]: Ad Hoc Committee to Review Circulation Plan for Center and Tenant Entrances, Details of White oak Washed Wood Slats, Details of Decorative Steel Panel Railing, and Details of the Underside of Metal Awnings. Environmental Assessment: Exempt From CEQA in Accordance with Guideline 15301 (Existing Facilities). Zoning District: CC (Community Commercial). For More Information Contact the Project Planner Tamara Harrison at Tamara.Harrison@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 June 16, 2022, the ARB held the first hearing for the proposed Hummus Mediterranean Kitchen façade change and signage project [22PLN-00070] and recommended that certain project elements return to the ARB Ad Hoc Committee for review before a final decision is made. Those elements to be reviewed and discussed further by the Ad Hoc Committee are noted below, along with the applicant's responses.

June 16, 2022 ARB links:

Staff Report: bit.ly/Hummus061622

Video: <https://midpenmedia.org/architectural-review-board-6162022/>

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

Discussion/Analysis

ARB Recommendation #1:

Provide an access/circulation plan for this area of the shopping center that clearly shows the approved lease areas for each existing and proposed tenant in the immediate area (including Hummus Mediterranean Kitchen, Sigonas Farmers Market and Taro San Japanese Noodle Bar). The plan shall clearly show that all walkways around tenant spaces will be maintained at eight feet free and clear of any obstruction. The plan should also show that entrances into the tenant spaces will provide a minimum of 44 inches to meet accessibility requirements.

Applicant's Response:

- The applicant's team conducted a field visit to the project site on June 22, 2022 to verify the existing conditions at the site. As a result, Sheet G101 has been updated to clearly show that an eight-foot free and clear circulation path exists for pedestrians without any encroachments into the pathway. In addition, Sheet G101 has been updated to show that the entrances to the existing tenant spaces that are adjacent to the project's proposed outdoor dining areas (and the proposed low screen wall) maintain a free and clear 44 inches for accessibility purposes.

ARB Recommendation #2:

Provide detailed specifications showing that the proposed white oak washed wood slats (shown as V2 in the finish schedule) will be solid wood. Details shall be provided for the proposed epoxy sealant finish as well.

Applicant's Response:

- The applicant's team has updated the Finish Schedule on Sheet A151 of the plan set to explicitly state that the proposed white oak washed wood slats (V2) are "treated premium grade solid oak; ¾" oak continuous boards." Item V2 was also updated to indicate that the sealant is proposed as a "clear, matte, exterior, semi-transparent, penetrating, Brazilian Rosewood Oil finish."

ARB Recommendation #3:

Provide detailed specifications on the design of the proposed decorative perforated steel panel enclosures at the outdoor seating areas. The panels should be consistent with or similar to the panels as shown on the renderings included in the plan set.

Applicant's Response:

- Sheets A200, A201 and A210 have been updated to indicate the pattern of the proposed custom die-cut metal panels located at the outdoor dining areas for consistency with the pattern of the panels as shown in the renderings for the proposal. The Finish Schedule was also updated on Sheet A151 to reflect the thickness of the metal panels.

ARB Recommendation #4:

Provide detailed specifications on the design of the proposed decorative underside of the metal awnings, including material information.

Applicant's Response:

- The applicant's team has added Sheet A152 to the plan set in order to provide a larger view of the proposed decorative underside of the metal awnings (and decorative steel panels proposed at the outdoor dining areas). In addition, the Finish Schedule on Sheet A151 has been updated to reflect thickness information for the metal panels used for the decorative underside of the metal awnings.

The Ad Hoc Committee is encouraged to affirm these submittals meet the recommendations discussed at the June 16, 2022, ARB public hearing. Otherwise, the Committee should provide direction to staff and the applicant if the submittal requires further refinement.

Report Author & Contact Information

Tamara Harrison, Contract Planner
(951) 501-2061

Tamara.Harrison@mbakerintl.com

ARB¹ Liaison & Contact Information

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

jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Applicant's Response (PDF)
- Attachment B: Project Plans (DOCX)

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



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June 28, 2022

**City of Palo Alto
Architectural Review Board Ad Hoc Committee**

250 Hamilton Avenue
Palo Alto, CA 94301

SUBJECT:
HUMMUS MEDITERRANEAN KITCHEN
180 EL CAMINO REAL, STE E715C, PALO ALTO, CA, 94304
Application No. 22PLN-00070

Dear Ms. Harrison & Board Members Chen & Rosenberg,

In reference to the Architectural Review Board June 16, 2022 meeting and Committee Member requests, we are submitting the attached pdf with our responses to the items below:

1. Provide an access/circulation plan for this area of the shopping center that clearly shows the approved lease areas for each existing and proposed tenant in the immediate area (including Hummus Mediterranean Kitchen, Sigonas Farmers Market and Taro San Japanese Noodle Bar). The plan shall clearly show that all walkways around tenant spaces will be maintained at eight feet free and clear of any obstruction. The plan should also show that entrances into the tenant spaces will provide a minimum of 44 inches to meet accessibility requirements.
 - r. The attached G101 sheet now shows the existing condition based on a field visit on 6-22-22. The entrances adjacent to the Hummus space are showing 44" minimum clear areas into those spaces adjacent to the new Hummus low screen wall.
 - r. The eight-foot clear path is shown as well.
2. Detailed specifications showing that the proposed white oak washed wood slats (shown as V2 in the finish schedule) will be solid wood. Details shall be provided for the proposed epoxy sealant finish as well.
 - r. We have added additional information and notation to the V2 wood slat finish on the Finish Schedule including explicitly stating '3/4" solid oak' and a specification for the penetrating, UV resistant oil finish. See sheet A151.
3. Detailed specifications on the design of the proposed decorative perforated steel panel enclosures at the outdoor seating areas. The panels should be consistent with or similar to the panels as shown on the renderings included in the plan set.
 - r. The storefront drawings A200, A201 & A210 now indicate the pattern of the custom die-cut metal panel which is intended to match the renderings previously provided on G103.
 - r. The Finish Schedule has been updated to provide metal sheet thickness information.



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4. Detailed specifications on the design of the proposed decorative underside of the metal awnings, including material information.
 - r. Please see the custom die-cut pattern on Sheet A120 'Ground Floor Reflected Ceiling Plan + Notes'. Finish V19 on Sheet A151 'Finish Schedule, Material Application, + Materials Boards' has been updated to provide metal sheet thickness information. Please also reference sheet A152 for enlarged view of the die-cut sheets.

Kind regards,

Joyce McCarron, Project Architect
RIZZO ASSOCIATES | 415 413 3899 | jmccarron@rizzoassociates.com



Architectural Review Board Ad Hoc Committee Review Required

TO: Jason Smith, Landshark Dev., 122 N. Harbor Blvd. #204, Fullerton, CA 92832
 SUBJECT: 180 El Camino Real [22PLN-00070]
 DATE: Tamara Harrison, Contract Planner
 FROM: June 17, 2022

PLANNER'S SIGNATURE

Tamara Harrison

The application, and plans dated June 9, 2022, was reviewed by the Architectural Review Board (ARB) at their regular meeting on June 16, 2022. The ARB recommended the project to the Ad Hoc Committee, to incorporate additional changes needed to fully meet the ARB Findings, as described below. An Ad Hoc Committee review and recommendation is required prior to the final decision by the Director of Planning and Development Services.

The applicant shall return to the ARB Ad Hoc Committee for approval of the following items:

1. Provide an access/circulation plan for this area of the shopping center that clearly shows the approved lease areas for each existing and proposed tenant in the immediate area (including Hummus Mediterranean Kitchen, Sigonas Farmers Market and Taro San Japanese Noodle Bar). The plan shall clearly show that all walkways around tenant spaces will be maintained at eight feet free and clear of any obstruction. The plan should also show that entrances into the tenant spaces will provide a minimum of 44 inches to meet accessibility requirements.
2. Detailed specifications showing that the proposed white oak washed wood slats (shown as V2 in the finish schedule) will be solid wood. Details shall be provided for the proposed epoxy sealant finish as well.
3. Detailed specifications on the design of the proposed decorative perforated steel panel enclosures at the outdoor seating areas. The panels should be consistent with or similar to the panels as shown on the renderings included in the plan set.
4. Detailed specifications on the design of the proposed decorative underside of the metal awnings, including material information.

Upon receipt of revised plans, Staff will do their best to schedule the Committee meeting within 3-4 weeks. The ARB Ad Hoc Committee shall be comprised of Board members Chen and Rosenberg, as determined at the June 16th meeting.

Copies sent to:

Project File

Jason Smith, Landshark Development, 122 N. Harbor Blvd. #204, Fullerton, CA 92832



ORIGINAL FORMULA

Brazilian Rosewood Oil

Strong, flexible, water-resistant oil that is harvested from the seeds of the Brazilian Rosewood tree. Allows the wood to retain its flexibility. Creates no surface film. No trees are ever cut down to obtain this oil.

Transoxide Pigments

These pigments penetrate into the wood protecting it from the inside out from the sun's damaging rays. Penofin provides up to 90% ultraviolet protection. It adds a rich, transparent color to enhance the natural beauty of wood, highlighting the grain.

High-Grade Mildewcide

We use the finest possible mildewcide to retard growth of mold and mildew.

Penetration

Penofin penetrating oil finish low-solid formula ensures easy application. This deeply penetrating oil hardens and stabilizes the wood fibers, yet allows the wood to remain flexible. Penofin does not leave lap marks. It is quick drying and will not crack, chip or peel!

Ease of Reapplication

Unlike surface lying stains, when it comes time to reapply Penofin there is never a need to strip or sand your wood. It is as simple as cleaning the surface of the wood, allowing it to dry thoroughly, and re-applying. And all of our oil based stains are compatible with one another, so it is easy to go from one color to another!





Performance Coatings Inc.
Ukiah, California

Penofin The World's Finest Wood Finish®

Product Data Sheet

PENOFIN BLUE LABEL:

Penofin Blue Label is a semi-transparent, penetrating oil finish manufactured to the highest environmental standard.

The highest quality Brazilian Rosewood Oil provides tough, deep-down moisture protection while still allowing the wood to "breathe." There's no surface film to trap moisture, chip, or peel.

Microscopically fine transoxide pigments inhibit ultraviolet damage and darkening. They add deep, rich color without hiding the natural beauty of the grain.

By precisely combining these and other ingredients, we have created a line of transparent oil wood finishes virtually unmatched in durability and beauty.

PERFORMANCE FEATURES:

- Non-Film Forming
- 90% UV Protection
- VOC < 550,250 or 100 g/l Based on Local Regulations
- VOC Compliant Nation Wide
- Exterior Use
- Dries to Touch in 4 Hours
- Natural Oil Beauty
- Preserves and Protects
- Extends Life of Wood
- Excellent Mildew Protection

BLUE LABEL EXTERIOR APPLICATIONS:

- Decks
- Log Homes
- Siding
- Furniture
- Fences
- Wood Art
- Spas
- Docks
- Floors
- Doors
- Window Trim

TECHNICAL DATA:

VOC: < 550, 250 or 100 g/l based on local air quality regulations. Refer to label.

Installation Temperature: 45° F (7 C) to 80° F (26 C). Relative Humidity: 85% maximum, below 80% for best results.

Dry to Touch: 4 hours

Serviceable: 12 hours

Full Cure: 4-7 days

PREP:

Apply to clean, dry, bare wood. The wood should be cleaned initially with **Penofin Pro-Tech Cleaner Step 2**. New wood can be dirty from transport and construction, and should be cleaned before application. Always test an inconspicuous area to ensure proper surface preparation and color selection.

APPLICATION:

Stir this product thoroughly before and during application. Apply at temperatures above 45° . Penofin is stable under freeze/ thaw conditions. For optimum performance bring the stain to room temperature before application. Do not apply if the wood is hot to the touch. Using a brush, stain pad, or plastic pump sprayer apply a liberal coat to the wood. Protect, tarp or mask off any adjacent areas you do not wish to stain.

Penofin is a penetrating finish and will penetrate any porous surface. Allow Penofin 20 -30 minutes to penetrate into the wood. This step is important as it allows the finish to coat the individual fibers of the wood, protecting your investment from the inside out.

After 20-30 minutes wipe the surface thoroughly with clean lint free cloths to remove any excess finish.

If using the 2 coat (550 VOC formula), wait a minimum of 4 hours before applying a second light coat of Penofin. Again after 20-30 minutes wipe the surface thoroughly to remove any excess finish. **Penofin is a penetrating finish and is not a surface coating. Failure to wipe will allow the finish to dry on the surface of the wood and will result in a tacky finish. Soak any wiping cloths in a bucket of water to avoid the possibility of spontaneous combustion which can occur with any oil based product.**

CLEAN-UP:

Paint Thinner, Mineral Sprits

MAINTENANCE:

Keep the wood clean, free of debris or standing water for long periods of time. Twice yearly, clean the surface with **Penofin Pro-Tech Cleaner Step 2**. Follow with **Penofin Pro-Tech Brightener Step 3**, if wood has grayed or started to darken. Allow the wood to dry and simply coat any areas that might show wear or tear from furniture, weather or foot traffic with another light application of Penofin.

Please visit our website

www.penofin.com for more application & wood care tips, or call our live customer service line at:

**1 800 PENOFIN Monday—Friday 7-4
Pacific Time, or email us at
mail@penofin.com.**

Attachment B

Project Plans

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Board members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

Directions to review Project plans online:

1. Go to: bit.ly/PAwaitingprojects
2. Scroll down to find “180 El Camino Real Hummus Mediterranean Kitchen” 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-Articles/Planning-and-Development-Services/180-El-Camino-Hummus-Mediterranean-Kitchen>

Materials Boards:

Color and material boards will be available to view in the display case outside of City Hall, on the exterior elevator near the corner of Hamilton Ave. and Bryant St. For closer examination, this same board will be brought to Chambers during the ARB hearing.