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Architectural Review Board

Staff Report

Agenda Date: February 7, 2013

To: Architectural Review Board

From: Elena Lee
Senior Planner

Department: Planning and
Community Environment

Subject: 180 El Camino Real [12PLN-00424]: Request by Jacobs, on behalf of the Board of Trustees of the Leland Stanford Junior University, for Architectural Review of new exterior storefronts, signage and awnings for the American Girl store at the Stanford Shopping Center. Zone District: CC (Community Commercial). Environmental Assessment: Exempt from the provisions of CEQA, 15301 (Existing Facilities).

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the revised project based upon the Architectural Review Findings (Attachment A) and conditions of approval (Attachment B) attached to the staff report.

PROJECT DESCRIPTION

The project is a façade remodel of and new signage for an existing two-story tenant space at the northwestern portion of the Stanford Shopping Center. The subject building faces Sand Hill Road across one of the surface parking lots, near the Macy's Men's store. The current tenant of the building is Talbots. Adjacent stores are the "Pottery Barn" store to the left and "Bare Escentuals" to the right, occupying the corner only of the subject building (as seen from Sand Hill Road). "Abercrombie and Fitch" is located directly behind the subject tenant space. This façade remodel requires review by the ARB because significant changes are proposed for a substantial frontage along Sand Hill Road.

DISCUSSION

Previous ARB Hearing

The project was initially reviewed as a formal application at the December 20, 2012 Architectural Review Board hearing. The ARB was generally supportive of the remodel, but had concerns about the integration of the new façade design with the overall building character. The ARB asked for a better cohesion of design across the two tenant spaces. The ARB voted to continue the project to February 7, 2013 (by a vote of 4-0-0-0) to allow the applicant to address a few issues and to revise the submittal package. The following items summarize the comments requiring follow up expressed by the board members present at the hearing and the applicant's response:

1. *Provide details to show transition between different materials:*
The applicant has provided cross sections to show the transition between the different materials on the façade, including the columns. The applicant has provided exterior wall details as well as sections. The details can be found on plan sheets 17-22.
2. *Provide alternative elevations that better tie in the American Girl façade with the rest of the building and the Bare Escentuals storefront:*

In response to the ARB's concern regarding the continuity of the design and lack of a cohesive building identity, the applicant has provided four alternative designs. Option A, would extend the berry color across the rest of the base of the building, including all of the columns. The decorative cornice would be extended to the top of the building, highlighting this feature and contrasting it with the rest of the building. The berry color would extend across the top of the Bare Escentuals façade. Below, the Bare Escentuals would retain the white color on its storefront. While this elevation option would extend the berry color across the building, it creates a stark contrast between the building's primary color on the second floor and the red along the first floor.

Option B would extend the berry color on either side of the entry portal on the southwest elevation, so that the berry color would cover 3/4 of the elevation. However, the berry color would only extend to the top of the entry portal but not across the main building cornice. The primary building cornice provides a unifying element across this facade. The Bare Escentuals frontage would retain the white color on its façade. The entry portal would continue to stand out, contrasting with the rest of the building. The applicant has stated that the decorative cornice feature is an important part of the company's identity. The southeast elevation would remain the same. Staff's primary concern with this elevation is that the southeast and southwest would appear different with the treatment of the cornice.

The third alternative, Option C, proposes to minimize the contrast between the berry and the off-white by creating a more vertical relationship. This alternative would propose the berry color on both the first and second level on left 2/3rds of the southwest elevation. The remaining 1/3 would be painted off-white. It would allow the berry color to frame the entry. This allows better integration of the entry feature with the rest of the building, while still allowing the entry to be highlighted. On the southeast elevation, the red berry would be applied to the corner only. The northeast elevation would be painted all red. Staff recommends, with this option, extension of the red to the corner column on the southwest elevation.

In the fourth alternative, Option D, the main change would be the lowering of the entry feature's decorative cornice on the southwest elevation. This would allow a simpler cornice, painted the same off-white color matching the majority of the walls, to wrap around the entire building, thereby providing a consistent design element on all three elevations. The decorative cornice becomes clearly a subordinate feature, while still highlighting the entry. Staff has a concern regarding the relationship of the lowered decorative cornice and the primary cornice above. One option would be to remove the

decorative cornice. However, as noted previously, the decorative cornice feature is an important part of the company's identity.

Staff believes the four alternatives address the ARB's concern regarding the issue of design continuity in varying degrees. It is staff's assessment that Alternative C would unify the three elevations best by creating less of a contrast in colors between the first and second story, while allowing the entries to be appropriately framed. Staff requests the ARB's feedback on which elevation alternative provides the most design cohesiveness. If there are concerns with the various details of the selected alternative, staff recommends that the ARB Subcommittee be assigned to review those details.

ENVIRONMENTAL REVIEW

The project would be an alteration to an existing facility and new construction not exceeding 10,000 square feet qualifying for a Class 3 Categorical Exemption per section 15301 of the California Environmental Quality Act.

ATTACHMENTS

- A. Architectural Review Findings
- B. Draft Conditions of Approval
- C. Project Plans (Board members only)

COURTESY COPIES

Thomas Rosenkilde, Jacobs
Simon Property Group

Prepared by: Elena Lee, Senior Planner *EL*

Reviewed by: Amy French, AICP, Chief Planning Official

ATTACHMENT A
FINDINGS FOR APPROVAL
ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW
180 El Camino Real, American Girl
File No. 12PLN-00424

The design and architecture of the proposed improvements, as conditioned, furthers the goals and purposes of the ARB ordinances as it complies with the Architectural Review findings, as required in Chapter 18.76.020 of the PAMC.

- 1) The design is consistent and compatible with the applicable elements of the city's Comprehensive Plan in that the proposed project is consistent with policies L-18: Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods; Policy L-26: Maintain Stanford Shopping Center as one of the Bay Area's premiere regional shopping centers. Encourage any new development at the center to occur through infill, including development on existing surface parking lots. Policy B-22: Work with Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, competitive, high quality regional shopping center.
- 2) The design is compatible with the immediate environment of the site in that the design is compatible with the architecture of other areas within the mall.
- 3) The design is appropriate to the function of the project in that it accommodates a retail use while encouraging the pedestrian attributes of the mall.
- 4) In areas considered by the Board as having a unified design character, the design is compatible with such character in that the space will be designed in a consistent manner with other remodeled areas of the mall.
- 6) The design is compatible with approved improvements both on and off the site in that the space is compatible with the newly designed and original spaces in the mall.
- 12) The materials, textures, colors and details of construction and plant materials are an appropriate expression to the design and function and whether the same are compatible with the adjacent and neighboring structures, landscape elements and functions in that the materials are of high quality and appropriately express the use of the space. The space incorporates similar details and colors of the surrounding spaces while still maintaining a unique design.

ARB standards #5, 8-11 and 12-15 are not applicable to the project.

ATTACHMENT B
CONDITIONS OF APPROVAL
180 El Camino Real (American Girl)/File No. 12PLN-00424

PLANNING DIVISION

1. The project shall be implemented and shown on the plans dated received December 12, 2012 on file with the City of Palo Alto Planning Division except as modified by these conditions of approval.
2. A copy of the ARB approval letter shall be printed on the plans submitted for building permits.
3. Construction activities and all noise producing equipment shall comply with Chapter 9.10 (Noise) of the Palo Alto Municipal Code.
4. During construction, the site shall be kept clear of debris on a daily basis.
5. All landscaping located around the building shall be protected and maintained.
6. This permit does not include installation of signage or façade changes for the “Bare Escentuals” storefront. Signage and façade changes for “Bare Escentuals” is subject to a separate permit process in compliance with the Stanford Master Sign Program.
7. Prior to the submittal of a building permit, the applicant shall submit a revised plan set with the approved elevations, all of the dimensions and glazing type of the windows, banners and awnings.

PUBLIC WORKS WATER QUALITY

The following issues must be addressed in building plans prior to approval

8. *PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities*
New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent water runoff and runoff from the area.
9. *PAMC 16.09.180(b)(14) Architectural Copper*
On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal down spouts, and copper granule containing asphalt shingles shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required. Copper flashing for use under tiles or slates and small copper ornaments are exempt from this prohibition. Replacement roofing, gutters and downspouts on historic structures are exempt, provided that the roofing material used shall be prepatinated at the

factory. For the purposes of this exemption, the definition of "historic" shall be limited to structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.

10. *PAMC 16.09.180(b)(5) Condensate from HVAC*

Condensate lines shall not be connected or allowed to drain to the storm drain system.

11. *PAMC 16.09.180(b)(b) Copper Piping*

Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are not practical. The plans must specify that copper piping will not be used for wastewater plumbing.sdfasfas

12. *Designated Food Service Establishment (FSE) Project:*

A. Grease Control Device (GCD) Requirements, PAMC Section 16.09.075 & cited Bldg/Plumbing Codes

1. The plans shall specify the manufacturer details and installation details of all proposed GCDs. (CBC 1009.2)
2. GCD(s) shall be sized in accordance with the 2007 California Plumbing Code.
3. GCD(s) shall be installed with a minimum capacity of 500 gallons.
4. GCD sizing calculations shall be included on the plans. See a sizing calculation example below.
5. The size of all GCDs installed shall be equal to or larger than what is specified on the plans.
6. GCDs larger than 50 gallons (100 pounds) shall not be installed in food preparation and storage areas. Santa Clara County Department of Environmental Health prefers GCDs to be installed outside. GCDs shall be installed such that all access points or manholes are readily accessible for inspection, cleaning and removal of all contents. GCDs located outdoors shall be installed in such a manner so as to exclude the entrance of surface and stormwater. (CPC 1009.5)
7. All large, in-ground interceptors shall have a minimum of three manholes to allow visibility of each inlet piping, baffle (divider) wall, baffle piping and outlet piping. The plans shall clearly indicate the number of proposed manholes on the GCD. The Environmental Compliance Division of Public Works Department may authorize variances which allow GCDs with less than three manholes due to manufacture available options or adequate visibility.
8. Sample boxes shall be installed downstream of all GCDs.
9. All GCDs shall be fitted with relief vent(s). (CPC 1002.2 & 1004)
10. GCD(s) installed in vehicle traffic areas shall be rated and indicated on plans.

B. Drainage Fixture Requirements, PAMC Section 16.09.075 & cited Bldg/Plumbing Codes

11. To ensure all FSE drainage fixtures are connected to the correct drain lines, each drainage fixture shall be clearly labeled on the plans. A list of all fixtures and

their discharge connection, i.e. sanitary sewer or grease waste line, shall be included on the plans.

12. A list indicating all connections to each proposed GCD shall be included on the plans. This can be incorporated into the sizing calculation.
 13. All grease generating drainage fixtures shall connect to a GCD. These include but are not limited to:
 - a. Pre-rinse (scullery) sinks
 - b. Three compartment sinks (pot sinks)
 - c. Drainage fixtures in dishwashing room except for dishwashers shall connect to a GCD
 - d. Examples: trough drains (small drains prior to entering a dishwasher), small drains on busing counters adjacent to pre-rinse sinks or silverware soaking sinks
 - e. Floor drains in dishwashing area and kitchens
 - f. Prep sinks
 - g. Mop (janitor) sinks
 - h. Outside areas designated for equipment washing shall be covered and any drains contained therein shall connect to a GCD.
 - i. Drains in trash/recycling enclosures
 - j. Wok stoves, rotisserie ovens/broilers or other grease generating cooking equipment with drip lines
 - k. Kettles and tilt/braising pans and associated floor drains/sinks
 14. The connection of any high temperature discharge lines and non-grease generating drainage fixtures to a GCD is prohibited. The following shall not be connected to a GCD:
 - a. Dishwashers
 - b. Steamers
 - c. Pasta cookers
 - d. Hot lines from buffet counters and kitchens
 - e. Hand sinks
 - f. Ice machine drip lines
 - g. Soda machine drip lines
 - h. Drainage lines in bar areas
 15. No garbage disposers (grinders) shall be installed in a FSE. (PAMC 16.09.075(d)).
 16. Plumbing lines shall not be installed above any cooking, food preparation and storage areas.
 17. Each drainage fixture discharging into a GCD shall be individually trapped and vented. (CPC 1014.5)
- C. Covered Dumpsters, Recycling and Tallow Bin Areas PAMC, 16.09.075(q)(2)
18. Newly constructed and remodeled FSEs shall include a covered area for all dumpsters, bins, carts or container used for the collection of trash, recycling, food scraps and waste cooking fats, oils and grease (FOG) or tallow.
 19. The area shall be designed and shown on plans to prevent water run-on to the area and runoff from the area.

20. Drains that are installed within the enclosure for recycle and waste bins, dumpsters and tallow bins serving FSEs are optional. Any such drain installed shall be connected to a GCD.
21. If tallow is to be stored outside then an adequately sized, segregated space for a tallow bin shall be included in the covered area.
22. These requirements shall apply to remodeled or converted facilities to the extent that the portion of the facility being remodeled is related to the subject of the requirement.

D. Large Item Cleaning Sink, PAMC 16.09.075(m)(2)(B)

23. FSEs shall have a sink or other area drain which is connected to a GCD and large enough for cleaning the largest kitchen equipment such as floor mats, containers, carts, etc. Recommendation: Generally, sinks or cleaning areas larger than a typical mop/janitor sink are more useful.

E. GCD sizing criteria and an example of a GCD sizing calculation (2007 CPC)

Sizing Criteria: Drain Fixtures (gallons)	DFUs	GCD Sizing:	
		Total DFUs	GCD Volume
Pre-rinse sink	4	8	500
3 compartment sink	3	21	750
2 compartment sink	3	35	1,000
Prep sink	3	90	1,250
Mop/Janitorial sink	3	172	1,500
Floor drain	2	216	2,000
Floor sink	2		

Example GCD Sizing Calculation:

Quantity	Drainage Fixture & Item Number	DFUs	Total
1	Pre-rinse sink, Item 1	4	4
1	3 compartment sink, Item 2	3	3
2	Prep sinks, Item 3 & Floor sink, Item 4	3	6
1	Mop sink, Item 5	3	3
1	Floor trough, Item 6 & tilt skillet, Item 7	2	2
1	Floor trough, Item 6 & steam kettle, Item 8	2	2
1	Floor sink, Item 4 & wok stove, Item 9	2	2
4	Floor drains	2	8
	1,000 gallon GCD minimum sized	Total:	30

- Notes:
- All Resubmitted plans to Building Department which include FSE projects shall be resubmitted to Water Quality.
 - It is frequently to the FSE's advantage to install the next size larger GCD to allow for more efficient grease discharge prevention and may allow for longer times between

cleaning. There are many manufacturers of GCDs which are available in different shapes, sizes and materials (plastic, reinforced fiberglass, reinforced concrete and metal)

- The requirements will assist FSEs with FOG discharge prevention to the sanitary sewer and storm drain pollution prevention. The FSE at all times shall comply with the Sewer Use Ordinance of the Palo Alto Municipal Code. The ordinances include requirements for GCDs, GCD maintenance, drainage fixtures, record keeping and construction projects.

UTILITIES ELECTRICAL ENGINEERING

13. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.
14. The applicant shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the applicant shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.
15. A completed Electric Load Sheet and a full set of plans must be included with all applications involving electrical work. The load sheet must be included with the preliminary submittal.
16. The applicant's submittal does not show any change to the existing electric service panel. If the applicant changes the plans to upgrade and/or relocate the existing electric service panel, the application shall require resubmittal.
17. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.
18. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.
19. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.
20. Projects that require the extension of high voltage primary distribution lines or reinforcement of offsite electric facilities will be at the customer's expense and must be coordinated with the Electric Utility.
21. Meter and switchboard requirements shall be in accordance with Electric Utility Service Equipment Requirements Committee (EUSERC) drawings accepted by Utility and CPA standards for meter installations.

22. Shop/factory drawings for switchboards (400A and greater) and associated hardware must be submitted for review and approval prior to installing the switchgear to:

Gopal Jagannath, P.E.
Supervising Electric Project Engineer
Utilities Engineering (Electrical)
1007 Elwell Court
Palo Alto, CA 94303