



Architectural Review Board

Staff Report

Agenda Date: November 21, 2013

To: Architectural Review Board

From: Margaret Netto, Contract Planner **Department:** Planning and
Community Environment

Subject: 2209-2215 El Camino Real [13PLN- 00396]: Request by Karen Kim on behalf Tai Ning Trading & Innovations Co. for Major Architectural Review of a new 8,560 sq. ft. three story, mixed use development on a 5,392 square foot lot to replace an existing 3,803 sq. ft. restaurant and retail use. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332. Zone District: CC (2).

RECOMMENDATION

Staff recommends that the ARB hear the applicant and staff presentation, take testimony from the public, provide comments to the applicant on the design, and continue the hearing to December 19, 2013 to allow the applicant sufficient time to prepare revised drawings meeting parking facility requirements.

The issue with the parking facility shown in plans dated 9/26/13, as described by Transportation staff, is that the proposed vertical tandem parking lift system did not provide the minimum backup clearance, required removal of another vehicle in order for a vehicle to park, and utilized an outdoor parking lift system; these are not allowed in Palo Alto. Parking lift systems must allow for full sized vehicles and minivans in order to yield parking spaces meeting City standards.

On November 20, the applicant submitted diagrams showing a revised parking layout, in response to Transportation comments (Attachment A, attached diagrams), along with an email explaining the changes (Attachment B); however, the issue in the revised layout is that the new ADA space cannot be part of a tandem arrangement. Therefore, the applicant will be required to revise the layout again to address this.

The applicant's diagram has been annotated by staff to show one way a revised tandem arrangement could be accomplished (Attachment C). Some amount of first floor area would need to be relocated toward College Avenue to make room for one tandem commercial space and one tandem residential space, as shown. The City will allow tandem commercial spaces, but the forward space would not be counted toward the required parking spaces (it would be viewed as an

extra enclosed space). The tandem commercial space is not a requirement, because the City's municipal code and State regulations regarding provision of accessible parking do allow the loss of an existing parking space in order to accommodate ADA parking space access. Staff recommends that the tandem commercial space be provided nevertheless, to alleviate concerns about parking demand in this area.

ATTACHMENTS

- Attachment A: Applicant's 11/20/13 revised parking diagrams
- Attachment B: Applicant's email describing changes
- Attachment C: Staff annotated parking diagram

COURTESY COPIES

Karen Kam (applicant), 668 Barber Avenue, Milpitas, CA 95035

Prepared by: Margaret Netto, Contract Planner

Reviewed by: Amy French, AICP, Chief Planning Official



French, Amy

From: Netto, Margaret
Sent: Wednesday, November 20, 2013 11:07 AM
To: French, Amy; Rius, Rafael
Subject: Fwd: Plans & presentation for ARB meeting on 11/21
Attachments: 2211ElCaminoReal_Revised_Plans_2013-11-20.pdf; ATT00001.htm

Hi Amy and Rafael,

They have revised their plans based on your comments. They want to move forward with tomorrow's meeting.

Please let me know your thoughts.

Margaret

Sent from my iPad

Begin forwarded message:

From: "Yan-Ping Wang" <YanPing.Wang@bimSCORE.com>
To: "Netto, Margaret" <Margaret.Netto@CityofPaloAlto.org>
Cc: "Karen Kam" <karen.kam@ulferts.com>, "Calvin Kam" <calvin.kam@bimscore.com>, "Dickson Mak" <dickson.mak@bimscore.com>, "Tony Rinella" <tony.rinella@bimscore.com>, "Sunny Tam AIA LEED BD+C" <sunny@studio02.net>, "Joseph Pho" <Joseph@brkee.com>, "Man Hing Tam" <manhingtam@gmail.com>, "Justin Oldfield" <justin.oldfield@bimscore.com>
Subject: Re: Plans & presentation for ARB meeting on 11/21

Dear Margaret,

Please see the attached updated plans in response to the concerns raised by the Transportation staff. Important changes are listed below:

[1] Car lifts have been removed. Current design provides 24 parking spaces: 6 on-site, 18 from parking assessment. (please see page 1 of attachment)

[2] Provided over 25' backing distance for each parking space.

[3] Removed on-site transformer. Planning on utilizing the 1200 amp transformer at neighboring 2275 ECR as suggested by Palo Alto utilities, therefore there is no on-site transformer in the latest design.

[4] Responded to concerns from Andrew Shelton of Palo Alto Greenwaste, to include adequately sized trash, recycling and compost bins, separate for residential and non-residential

[5] Changed plans / mixed use alternatives, based on revised parking. (please see page 2 of attachment). Base case stills designates the ground floor as Bank, with Office on the 2nd floor and 2BR residential on the 3rd floor

[6] Included two additional mixed use alternatives (please see page 3 of attachment)

- * alternative 1 - Less ground floor bank, expanded 2nd floor office
- * alternative 2 - Intensive retail on ground floor, further expanded 2nd floor office

Additionally, we would like to confirm that our team would like to definitely hold the date to present our project at the ARB as scheduled on Thursday, 11/21!

However, our powerpoint presentation will be sent to Diana Tamale later than Wednesday noon as indicated in your email - this is in part due to the amount of design refinements that took place over the course of the day - we will send the presentation to Diana as soon we can.

Best Regards,

Yan-Ping Wang

