



## City of Palo Alto

(ID # 6598)

### Architectural Review Board ARB Staff Report

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**Report Type: New Business**

**Meeting Date: 2/18/2016**

**Summary Title: 411 - 437 Lytton Avenue**

**Title: 411 - 437 Lytton Avenue [14PLN00-489]: Request by Hayes Group Architects, Inc. On Behalf Of Ehikian & Company for Architectural Review to allow the demolition of an existing commercial building and the construction of a new three story mixed-use, office and residential building (two units) and a 1,417 sf Addition To An Existing Historic Category 2 residence on two lots to be merged. A two level underground parking garage is proposed to be constructed under the new mixed use building adjacent to the existing residential building. Environmental: Mitigated Negative Declaration. Zoning District: CD-C(P) Community Commercial Downtown District and Pedestrian Shopping Combining District.**

**From: Sheldon A. Sing**

**Lead Department: Planning and Community Environment**

#### **RECOMMENDATION**

Staff requests the Architectural Review Board (ARB) conduct a review of the proposed project and provide comments on the design to staff and the applicant. No formal action is requested at this time.

#### **EXECUTIVE SUMMARY**

The applicant proposes to merge two parcels, demolish an existing 7,426 square foot commercial building (no retail), retain an existing single-family residential building designated as a local Historic Category 2 building (but add an addition) and construct a new mixed-use building having 13,522 square feet of office with two residential units. Parking will be provided with a two level basement. After completion of construction, there will be three dwelling units on-site. The applicant intends to file a condo map after approval of the project, but prior to approval of building permits.

The project requires review by the ARB prior to action by the Director of Planning and Community Environment. The draft Initial Study/Mitigated Negative Declaration (IS/MND) is currently being completed for public circulation in accordance with the California Environmental Quality Act (CEQA).

## **BACKGROUND**

The site was the subject of a Preliminary ARB review on June 19, 2014 (link to ARB report: <https://www.cityofpaloalto.org/civicax/filebank/documents/42694> and meeting minutes: <http://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?BlobID=46937> ). Discussion included privacy, relationship with the adjacent residential buildings and lighting. The Board wanted to see the Lytton ground floor have more relief with plantings and recesses so it was more consistent with other development along Lytton. They also wanted to see the garage ramp with some screening element so that it was not a large void on the side of the building.

The project is subject to the interim office cap Ordinance 5357 (Annual office Limit) as a “pipeline project” and was deemed complete on May 8, 2015. Unless, it is determined that there is fewer than 50,000 square feet of new office proposed for the fiscal year, qualifying projects will be subject to an evaluation process. Pursuant to the interim ordinance, being a pipeline project allows the project to get ahead of other qualifying projects during the next year’s selection process.

The formal application was submitted for Architectural Review (PAMC 18.760.20) on December 9, 2014, which begins review of the project for conformance with findings set forth in PAMC Section 18.76.020, and a recommendation by the ARB to the Director of Planning and Community Environment.

## **SITE INFORMATION**

The project site is two oddly shaped parcels located on the southwest corner of Lytton Avenue and Kipling Street in the Downtown, within the Lytton Avenue District, as identified in the Downtown Urban Design Guide.

The 2,843 square foot (sf) parcel located at 411 Lytton is rectangular shaped lot, with the exception of the missing westerly corner, and developed with a one story, 922 sf residential bungalow constructed in 1901. The property was designated in 2014 as a Category 2 property in the City of Palo Alto’s Historic Inventory. The Historic Resources Board also made a finding that the property appeared eligible for listing on the National Register of Historic Places. Vehicular access is provided via a driveway on Lytton. City records indicate a 160 sf garage existed on the property at one time but was likely located on the site that was later severed from the current property (sometime after 1924). A carport appears to have been added recently to the site, providing one covered parking space; however, there is no record of a permit having been obtained, so the carport is considered to be an illegal, non-complying facility.

The second parcel, a 12,188 sf property located at 437 Lytton, is developed with a two story office building constructed in 1969 and is currently occupied by Chicago Title office. The vehicular access is provided by driveways on both Lytton Avenue and Kipling Street. Parking spaces are provided on a surface parking lot on the parcel. Street trees have been planted along both Lytton Avenue and Kipling Street. Minimal landscaping is provided on site, with a few trees and shrubs planted along the perimeter of the property.

#### Surrounding Sites

Adjacent uses include single-family homes to the northwest along Kipling, commercial uses to the southwest along Lytton, and a City parking lot and a convenience store across Lytton to the southeast.

#### Comprehensive Plan Designation

The Comprehensive land use designation is Regional/Community Commercial. This designation is intended for larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. Mixed uses are also appropriate in this designation.

#### Zoning Designation

The site's zoning designation is Community Commercial Downtown District with a Pedestrian Shopping Combining (CD-C(P)). The CD-C zoning district is a comprehensive district for the Downtown business area, allowing a wide range of commercial, residential and neighborhood service uses, including mixed uses. The Pedestrian Shopping (P) combining district is intended to modify the regulations of various commercial districts in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

### **PROJECT DESCRIPTION**

The applicant's proposal includes 1) demolition of the existing two story office building, 2) construction of a 40-foot tall, three-story, mixed use building, 3) 1,417 sf addition to the historic residence, and 4) removal of the existing unpermitted carport. The proposal would also include combining the two existing lots into one 15,031 sf parcel.

#### 411 Lytton

The project includes modifications to a one-story single-family house at 411 Lytton Avenue, which has been identified as a Category 2 property in the City of Palo Alto's History Inventory. This residence was constructed in 1901 and would be remodeled following the Secretary of the Interior's Standards for Rehabilitation. A basement storage area containing approximately 1,149 square feet and a 268 square foot addition to the rear of the residence would be constructed, for a total of 2,342 square feet of residential space at that address. The building would be left in place during construction using a shoring-in-place technique.

### 437 Lytton

For the 437 Lytton Avenue portion of the site, the project proposes to construct a 19,838 square foot mixed-use building (13,522 square feet of office uses and two residential units occupying 5,104 square feet on the upper floor). The building would be three stories in height (up to 40 feet of maximum height), with a two-level underground parking garage.

The project would require excavation of the basement garage to an approximate depth of up to 27 feet below grade, with car stacker pits extending to approximately 34 feet below grade.

### Building Design

The applicant's intention was to design the building to transition from the lower scale single family residences to the larger commercial buildings along Lytton Avenue. This design took into consideration comments from the ARB as well as meeting with the adjacent property owners. The parking facilities are shown hidden from the public view, as they would be placed below grade. The historic building would maintain the existing Craftsman bungalow design, scale and materials, including wood shingle cladding. The new mixed use building would include materials such as wood panel siding, glass railings, clear anodized aluminum window framing, laminated glass fins, Solarban glazing, composite metal paneling and metal shingling, standing seam metal roof, and exposed, sand-blasted integrally colored concrete.

## **DISCUSSION**

### Comprehensive Plan Conformance

The project's conformance with the Comprehensive Plan policies will be outlined at a future meeting. It is expected that the project will be consistent.

### Zoning Compliance

Compliance with zoning standards are included in **Attachment C**.

Placement of the mixed use building, as shown on the plans, would meet the setback requirements. The site has a zoning designation of CD-C(P), or Downtown Commercial Community with Pedestrian Combining District. The development standards for this zoning designation do not include required setbacks from property lines, with the exception of the ten foot rear setback for the residential component of the building.

### *Performance Criteria for Commercial Districts*

PAMC Section 18.23 prescribes performance criteria for commercial districts. The performance criteria are intended to provide additional standards to be used in the design and evaluation of developments in the multi-family, commercial, and industrial zones. The purpose is to balance the needs of the uses within these zones with the need to minimize impacts to surrounding neighborhoods and businesses. The criteria are intended to make new developments and major architectural review projects compatible with nearby residential and

business areas, and to enhance the desirability of the proposed developments for the site residents and users, and for abutting neighbors and businesses.

Specifically, PAMC Section 18.23.050 requires that the project provide landscaped screening between the project and the adjacent residential buildings (north and west). The project provides creeping landscape, 10'-0" landscaped areas on the terrace, and trellis with creeping landscape over the driveway. In accordance with PAMC 18.23.050(B)(viii), for landscape buffers to provide a visual screen, trees and shrubs in the buffer area shall be installed in a manner that provides maximum visual separation of residential uses from the commercial use taking into consideration topography and sightlines from residences. The proposed landscaping provides this visual screen for the physical improvements adjacent to the residences.

#### *Height*

The 40'-0" tall building would meet the 40'-0" height limit. The 40'-0" height limit applies in this case because the property is located within 150 feet of an abutting residential zone. The Zoning Code does allow utility or mechanical features to exceed the height limit by not more than fifteen feet.

#### *FAR and Site Coverage*

There is no maximum site coverage requirement. The Floor Area Ratio (FAR) standard for development of a mixed use project in the CD-C zone district is a 2.0:1 FAR (30,064 sf), with a maximum of 1.0:1 for the residential component and 1.0:1 for the commercial component. The project appears to meet this requirement with a total floor area of 22,180 sf (13,522 sf for nonresidential portion and 6,316 sf for the residential portion and 2,342 sf for the residence at 411 Lytton). The applicant is entitled to 2500 bonus square footage (TDR) due to the historic renovation of the residence. The applicant does not intend to apply the use of any bonus square footage from the upgrade of the historic residence on any project at this time. In that case, applicant would be eligible to transfer the TDRs to another site under the provisions of PAMC 18.18.070 and 18.18.080. The CD-C zoning district requires any basement space that is not dedicated to parking facility to count towards the floor area maximum. All of the allocated spaces are described in detail on Sheet A2.3 of the project plans.

Table 1 summarizes the project's square footage that counts towards gross floor area by address and use. A detailed breakdown is provided in the project plans (Sheet A2.3).

**Table 1**  
**Proposed Project Summary**

| <b>Address</b>   | <b>Floor</b> | <b>Office<br/>(square feet)</b> | <b>Residential<br/>(square feet)</b> |
|------------------|--------------|---------------------------------|--------------------------------------|
| 411 Lytton       | Basement     | 0                               | 1,149                                |
|                  | Ground       | 0                               | 1,193                                |
| <i>Sub-total</i> |              |                                 | <i>2,342</i>                         |

| Address          | Floor            | Office<br>(square feet) | Residential<br>(square feet) |
|------------------|------------------|-------------------------|------------------------------|
| 437 Lytton       | Basement Level 2 | 330                     | 369*                         |
|                  | Ground           | 6,441                   | 646*                         |
|                  | 2 <sup>nd</sup>  | 6,751                   | 197*                         |
|                  | 3 <sup>rd</sup>  | 0                       | 5,104                        |
| <i>Sub-total</i> |                  | <i>13,522</i>           | <i>6,316</i>                 |
| <b>Total</b>     |                  | <b>13,522</b>           | <b>8,658</b>                 |

\*Storage and access areas such as stairways.

The applicant proposes an overall floor area ratio (FAR) of 1.48:1, which breaks down to 0.90:1 for commercial (1.0:1 permitted) and 0.58:1 for residential (1.0:1 permitted). Therefore the project is in conformance with the allowed Far of 2.0. The proposed site coverage is 55.1 percent with no maximum specified in the zoning district.

### *Parking*

The site is located outside of the Downtown Parking Assessment District. Thus, parking spaces must be fully provided on site. Table 2 describes the parking for the project. The project is considered a mixed-use project on a single parcel, the residential component (three units) are categorized as multi-family within PAMC Section 18.52.

The PAMC Section 18.52.040, Table 1, states the requirements for parking. Table 2 below summarizes the project's required parking and parking provided.

**Table 2**  
**Parking Summary**

| Use                         | Required  | Provided |
|-----------------------------|---|----------|
| Multi-family<br>Residential | 1.5 per 1 bedroom<br>unit = 1.5 spaces                | 2        |
|                             | 2 per 2/3 bedroom<br>unit = 2 units x 2<br>= 4 spaces | 4        |
| Office                      | 1 per 250 square feet<br>= 13,522/250<br>= 54 spaces  | 60       |

The project includes 65 parking spaces in the basement garage, one uncovered space adjacent to the historic residence, and one loading space on-street. Of the 65 parking spaces in the garage, 49 spaces are provided via parking stacking, while the remainder are standard stalls. The parking is assigned to employees of the site using a key or similar device to control the stacking machine. The project has six surplus parking spaces. The project includes seven long-term bicycle spaces and one short-term bicycle space. The project requires one additional short-term bicycle space.

### *Pedestrian Shopping Combining District*

The site is subject to the regulations of the Pedestrian Shopping (P) Combining District, which requires projects to incorporate design features that foster a lively pedestrian environment and an economically healthy retail district. Projects with this designation must incorporate the following features:

- (1) display windows, or retail display areas;
- (2) pedestrian arcades, recessed entryways, or covered recessed areas designed for pedestrian use with an area not less than the length of the adjoining frontage times 1.5 feet; and
- (3) landscaping or architectural design features intended to preclude blank walls or building faces.

In addition, the combining district prohibits vehicular access over designated pedestrian sidewalks. The project eliminates a driveway on Lytton and consolidates access onto Kipling, therefore making the site compliant with this section.

The plans do show a substantial amount of store front glass, which meets the retail/display window requirements and serves to create more interest for pedestrians. The plans also show a total of 308 square feet of recessed entryways and covered recessed areas, meeting the required area of 186 (1.5 feet multiplied by the length of the building frontage [124 feet]).

### Downtown Urban Design Guide

The site is also subject to the Downtown Urban Design Guide (Guide), which was developed to provide guidelines regarding development and design in the downtown area. Specifically, the project is located within the Lytton Avenue District. Goals for this district include:

- (1) Promote Lytton Avenue as an enlivened mixed commercial and residential district;
- (2) Ensure that development respects the quick transition into the immediately adjacent Downtown North neighborhood, and protect these residential areas from incompatible encroachments of commercial buildings; and
- (3) Maintain and enhance the pleasing, tree-lined pedestrian qualities of Lytton Avenue.

The project proposes a mixed-use building with ground floor office space that will service to enliven this area and its design is consistent with PAMC Section 18.23, which provides standards for transitions between commercial and residential properties. The project will replace the existing street trees that are in poor health with new street trees. As designed, the sloped roof and wall system lessens the building mass. The building defines a separation of uses through a change of material and residential setback. Street front facades reinforce the street corner, whereas rear and side facades provide privacy and a gradation of massing. The project appears to be consistent with the Guide.

### Architectural Review and Context-Based Findings

At this time there is no analysis provided for compliance with the architectural review findings set forth in PAMC Section 18.76.020(d) and context-based findings in PAMC Section 18.123.060(b). The findings are included in **Attachment B**. Staff requests that the ARB provide comments on the how the project would better meet these findings.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), a draft Initial Study/Mitigated Negative Declaration (IS/MND) is being prepared and will be circulated. The primary issue discussed in the Initial Study is regarding the effects of the project's construction on historic resources.

### **NEXT STEPS**

The IS/MND will be circulated and at a subsequent ARB meeting, the Board will be requested to make a recommendation on the project and IS/MND.

### **COURTESY COPIES**

Ken Hayes - [khayes@thehayesgroup.com](mailto:khayes@thehayesgroup.com)

Brad Ehikian - [bradehikian@comcast.net](mailto:bradehikian@comcast.net)

### **Attachments:**

- Attachment A: Applicant's Project Description (PDF)
- Attachment B: Required Findings (DOCX)
- Attachment C: Zoning Comparison (DOCX)
- Attachment D: Project Plans (DOCX)





March 16<sup>th</sup>, 2015

City of Palo Alto  
Department of Planning & Community Environment  
250 Hamilton Avenue, 5<sup>th</sup> floor  
Palo Alto, CA 94303

**Re: 437 Lytton Major ARB Review Project Description and response to Notice of Incomplete Application**

To Planning Staff and ARB Members:

Attached is Hayes Group Architect's submittal package for 437 Lytton for Major ARB review. The project applicant is Hayes Group Architects on behalf of our client, Ehikian & Company. This package includes twelve sets of half size drawings and three sets of full size drawings (one for the pin-up wall) and an electronic copy.

**1. EXISTING CONDITIONS**

The site will be the combination of two parcels, 411 and 437 Lytton, and is located on the northwest corner of Lytton Ave. and Kipling Street. To the northwest along Kipling are single-family homes. To the southwest along Lytton is a two-story, commercial building with a ground floor café. Across Lytton Ave. is a city parking lot and convenience store. The existing 411 Lytton house is an historic category II bungalow. This site is 2,843 SF. The existing 437 site is 12,188 SF and has a two-story office building.

**2. PROPOSED PROJECT**

At the June 19<sup>th</sup>, 2014 Preliminary ARB hearing we proposed a three-story, mixed-use building that would replace the existing two story office building on the corner of the 437 Lytton site and a minor addition to the rear of the 411 Lytton home, in addition to the restoration of this structure. At the hearing, the board was supportive of the concept but wanted to see:

- 1) the Lytton ground floor to have more relief with plantings and recesses so it was more consistent with other development along Lytton;
- 2) the transition to the historic home studied, as the three-story stair enclosure seemed too abrupt in height.
- 3) the garage ramp with some screening element so that it was not just a big void on the side of the building.

A neighbor, to the rear, on Waverley Street, spoke at the hearing and was concerned about the solar access and privacy in her rear yard. We met with this neighbor and proposed a solution that lowered the building and created a roof garden as an acceptable solution to her concerns. Additionally, the neighbor to the project north had similar concerns about privacy in their yard so we have created a planted garden at the rear as a buffer to the residential neighbors and a linear buffer of plantings along the common property line. Perimeter vegetation for screening and privacy has been proposed in these areas. Windows in the second floor office space facing the rear are carved out of the roof form that is derivative of Gambrel roofs of older homes in the neighborhood. Small residential balconies on the third floor, also carved out of the roof form to reduce scale, will have translucent glass for the railings to address privacy concerns.

The existing building at 437 Lytton comprises 7,426 SF of office space. The total floor area at 437 Lytton will be 19,917 SF, of which 13,552 will be commercial office and 6,395 SF will be residential. The total floor area of 411 Lytton will be 2,342 SF, of which the ground floor will have a 268 SF backyard addition to the 925 SF existing home and the 1,149 SF basement will be upgraded to usable, but not habitable space.

The proposed building is 40'-0" tall to the midpoint of the roof along Lytton and the rear portion has been lowered to 37'-3" with a plate height of about 48" and conforms to the daylight plane set from the neighboring RMD district to the north. Please see detail 4 on sheet A3.2 for daylight plane diagram.

Materials include wood panel siding, glass railings, clear anodized aluminum window framing, laminated glass fins, Solarban glazing, composite metal paneling and metal shingling, standing seam metal roof, and exposed, sand-blasted integrally colored concrete.

The proposed project forms an aesthetic transition from the neighboring residential district to the downtown. The sloped roof and wall system lessens the building mass. The building defines a separation of uses through a change of material and residential setback. Street front facades reinforce the street corner, whereas rear and side facades provide privacy and a gradation of massing.

411 Lytton, a category II historic building will receive a historic upgrade and minor addition proposed for the rear. The 2,500 SF historic bonus as a result of the historic upgrade is not being used for the proposed project.

### **3. PARKING & BICYCLE SPACES**

All required parking for 411 and 437 Lytton will be met in two levels of underground parking with car stackers on the lowest level and in accordance with PAMC 18.52. Please refer to page A2.3 for the parking calculation summary. Fifty-eight spaces are required. Sixty-Five spaces are provided, of which seven will be reserved for future nearby development. Six long-term and two short-term bike parking spaces are provided.

Short-term bicycle parking will be provided in front of the main entry on the sidewalk. Long-term bicycle parking will be provided on level B1 of the underground garage.

### **4. TRASH/RECYCLING**

Two separated, covered trash and recycling facilities are proposed in rooms next to the drive aisle ramp to underground parking.

### **5. GREEN BUILDING STANDARD**

In accordance with the city's Green Building Ordinance, the building will satisfy requirements for Cal Green Tier 2 as well as Green Point Rated for the residential portion.

**6. RESPONSE TO NOTICE OF INCOMPLETE**

Please find the following Corrections, changes, and items in response the Notice of Incomplete dated January 7, 2015:

- A. Project Data
  - a. Square footages have been added to all percentages for
    - i. Landscape open space coverage
    - ii. (N) Commercial FAR
    - iii. (N) Residential FAR
    - iv. Maximum FAR
- B. Site Plan
  - a. Outline of existing 437 office building is now shown dashed on A1.0. See A2.0 for existing 411 Lytton plan
- C. Building Elevations
  - a. Outline of adjacent buildings is shown on A0.2
  - b. Exterior lighting is now shown on A3.1 and A3.2. See A6.1 for plan locations and type.
- D. Landscape plan
  - a. The existing bus stop bench shall be preserved and reused in its current location
  - b. The proposed bike rack within the city ROW will comply with city standards.
- E. Lot merger: Application will be submitted after ARB approval
- F. Parking
  - a. One loading space will replace removed 437 Lytton curb cut. See A1.0
- G. Phase 1 environmental document: Please see attached document for 437 Lytton.
- H. Geotechnical report: Please see attached geotechnical report

We look forward to the ARB hearing so that we can proceed with the development of this project.

Please call me at (650)365-0600 x15 if you have any questions.

Sincerely,



Ken Hayes  
Hayes Group Architects

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**ATTACHMENT B  
DRAFT FINDINGS  
411-437 Lytton Avenue / File No. 14PLN-00489**

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**ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW**

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review findings as required in Chapter 18.76.020 of the PAMC.

**Comprehensive Plan and Purpose of ARB:**

Finding #1: The design is consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan.

Finding #16: The design is consistent and compatible with the purpose of architectural review, which is to:

- Promote orderly and harmonious development in the city;
- Enhance the desirability of residence or investment in the city;
- Encourage the attainment of the most desirable use of land and improvements;
- Enhance the desirability of living conditions upon the immediate site or in adjacent areas; and
- Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.

**Compatibility and Character:**

Finding #2: The design is compatible with the immediate environment of the site.

Finding #4: In areas considered by the board as having a unified design character or historical character, the design is compatible with such character;

Finding #5: The design promotes harmonious transitions in scale and character in areas between different designated land uses.

Finding #6: The design is compatible with approved improvements both on and off the site.

**Functionality and Open Space:**

Finding #3: The design is appropriate to the function of the project.

Finding #7: The planning and siting of the building on the site creates an internal sense of order and provides a desirable environment for occupants, visitors and the general community.

Finding #8: The amount and arrangement of open space are appropriate to the design and the function of the structures.

### **Circulation and Traffic:**

Finding #9: Sufficient ancillary functions are provided to support the main functions of the project and the same are compatible with the project's design concept.

Finding #10: Access to the property and circulation thereon are safe and convenient for pedestrians, cyclists and vehicles.

### **Landscaping and Plant Materials:**

Finding #11: Natural features are appropriately preserved and integrated with the project. Finding #12: The materials, textures and colors and details of construction and plant material are an appropriate expression to the design and function and compatible with the adjacent and neighboring structures, landscape elements and functions.

Finding #13: The landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment on the site and the landscape concept depicts an appropriate unit with the various buildings on the site.

Finding #14: Plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety that would tend to be drought-resistant and to reduce consumption of water in its installation and maintenance.

### **Sustainability:**

Finding #15: The design is energy efficient and incorporates renewable energy design elements including, but not limited to:

- a. Careful building orientation to optimize daylight to interiors
- b. High performance, low-emissivity glazing
- c. Cool roof and roof insulation beyond Code minimum
- d. Solar ready roof
- e. Use of energy efficient LED lighting
- f. Low-flow plumbing and shower fixtures
- g. Below grade parking to allow for increased landscape and stormwater treatment areas

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## **CONTEXT-BASED DESIGN CONSIDERATIONS AND FINDINGS**

In addition to the Architectural Review approval findings, the project is subject to the Context Based Design Criteria found in the PAMC Section 18.16.090, the following additional findings have been made in the affirmative:

- (1) **Pedestrian and Bicycle Environment.** *The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements.*
- (2) **Street Building Facades.** *Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements.*
- (3) **Massing and Setbacks.** *Buildings shall be designed to minimize massing and conform to proper setbacks.*
- (4) **Low-Density Residential Transitions.** *Where new projects are built abutting existing lower scale residential development, care shall be taken to respect the scale and privacy of neighboring properties.*
- (5) **Project Open Space.** *Private and public open space shall be provided so that it is usable for residents, visitors, and/or employees of the site.*
- (6) **Parking Design.** *Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment.*
- (7) **Large (Multi-Acre) Sites.** *Large sites (over one acre) shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood. This finding can be made in the affirmative in that the design of the facades and signage contributes positively toward creating a welcoming pedestrian access point to the ShoppingCenter.*
- (8) **Sustainability and Green Building Design.** *Project design and materials to achieve sustainability and green building design should be incorporated into the project. As conditioned, the project will comply with the City's Green Building and Energy Reach ordinances.*

**ATTACHMENT C**  
**ZONING COMPARISON TABLES**

411 Lytton Avenue,  
14PLN-00489

**Table 1: COMPARISON WITH CHAPTER 18.18 & 18.23 (CS DISTRICT DISTRICT)**

| Regulation                  | Required   | Proposed  | Conformance  |
|-----------------------------|--|---|--|
| Minimum Site Area           | None   | 0.35 acres<br>15,031 sf   | Project Conforms   |
| Min. Front Setback          | None   | 0 ft.   | Project Conforms   |
| Rear Yard Setback           | 10 ft for residential portion<br><br>10 ft for landscaping buffer                                    | 10 ft.<br><br>Project includes 10 ft landscape buffer                 | Project Conforms<br><br>Project Conforms                         |
| Min. Side Setback           | None   | 10 ft.  | Project Conforms   |
| Street Side Setback         | None   | 0 ft.   | Project Conforms   |
| Max. Total Floor Area Ratio | 2.0:1 (30,062 sf) Total<br><br>Commercial:<br>1.0:1 (15,031 sf)<br>Residential:<br>1.0:1 (15,031 sf) | 1.48:1 (22,180 sf)<br><br>0.90:1 (13,522 sf)<br><br>0.58:1 (8,658 sf) | Project conforms<br><br>Project Conforms<br><br>Project Conforms |
| Max. Building Height        | 40 feet  | 40 feet   | Project Conforms   |
| Daylight Plane              | 15' at property line,<br>slope 1:1 abutting RMD district   | 15' at property line,<br>slope 1:1 abutting RMD district              | Project Conforms   |

**Table 2: CONFORMANCE WITH CHAPTERS 18.52 (Off-Street Parking and Loading) & 18.54 PARKING FACILITY DESIGN STANDARDS**

| <b>Use/Standard</b> | <b>Required</b>   | <b>Proposed</b>  | <b>Conformance</b>                  |
|---------------------|---|--|-------------------------------------|
| Residential         | Multi-family:<br>1.5 per 1 bedroom unit =<br>1.5 spaces<br><br>2 per 2/3 bedroom unit =<br>2 units x 2 = 4 spaces   | One<br>uncovered<br>and 5 covered:<br><br>6 total spaces | Project Conforms                    |
| Office              | 1 per 250 square feet =<br>$13,522/250 = 54$ spaces   | 60 spaces  | Project Conforms                    |
| Loading spaces      | Office uses between<br>10,000 and 99,000<br>square feet = 1 space   | One space<br>along Lytton<br>replacing a<br>curb cut     | Project Conforms                    |
| Bicycle             | Multi-family: 1 long-term<br>space per unit = 3 long-<br>term spaces<br><br>Office: 1 space per 2,500<br>sf. (60% long-term/40%<br>short-term) = 3 long-<br>term and 2 short term | Six long-term<br>and one short-<br>term                  | <i>Project does not<br/>conform</i> |



## ATTACHMENT D

Hardcopies to ARB Members and Libraries only

Project plans can be reviewed at

<http://www.cityofpaloalto.org/news/displaynews.asp?NewsID=3227>