



1700 Embarcadero Rd.
Site and Design Review
City Council

December 5, 2022

PRESENTATION OVERVIEW

- Background
- Project Overview
- Key Issues
- Recommendation



BACKGROUND

- Numerous public meetings and actions regarding subject site
 - Hotel (Rezone)
 - Two prior iterations of Mercedes Benz / Audi Dealerships (Rezone)
 - Current Mercedes Benz project:
 - Preliminary ARB 2021
 - 1st & 2nd Formal ARB 2022
 - PTC meeting 2022



2010



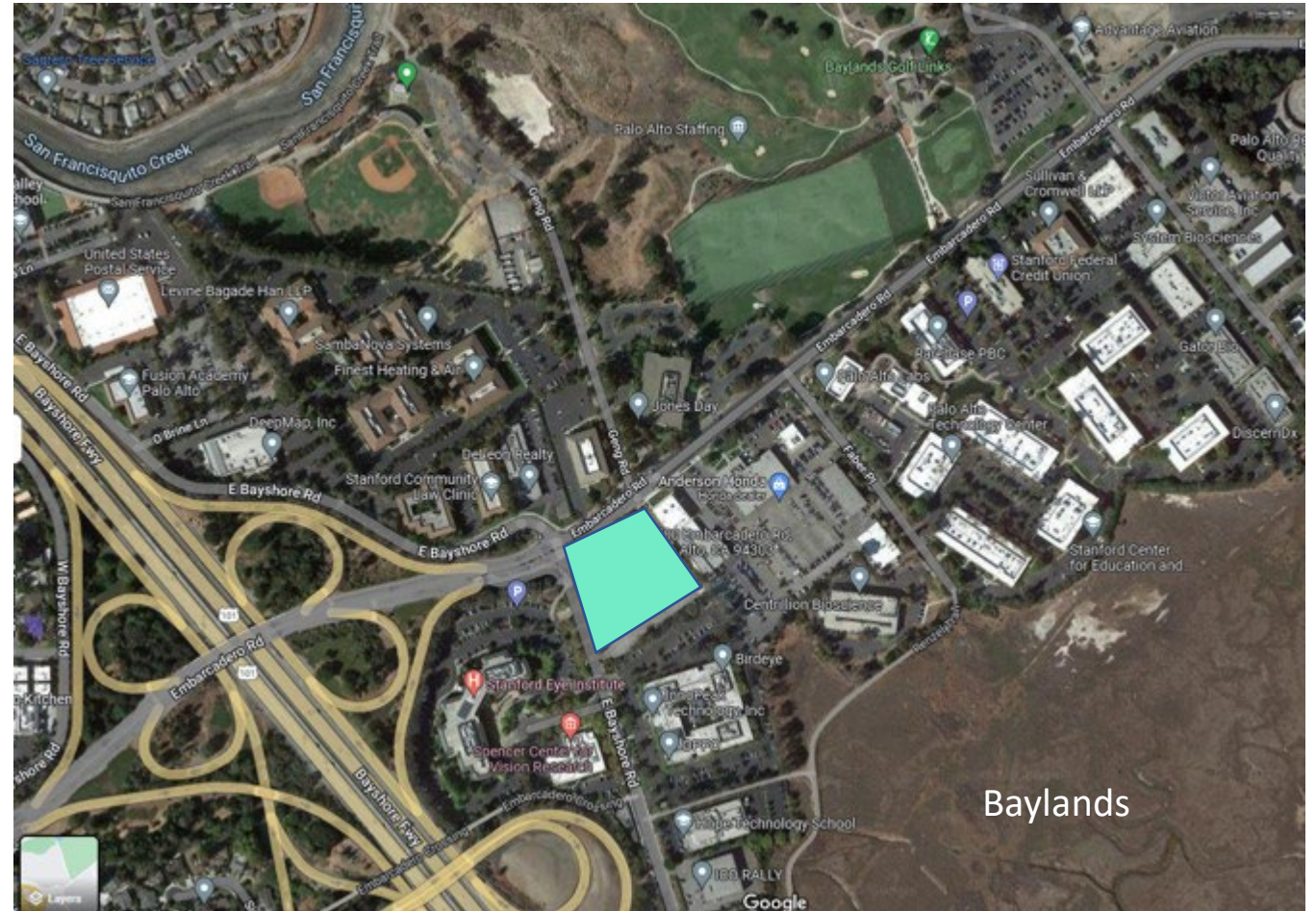
2016



2020

PROJECT OVERVIEW

- 2.54-acre site zoned CS(D)(AD)
- Surrounding uses include office and auto dealerships. Within vicinity of Baylands Preserve & Hwy 101
- Demolish existing vacant restaurant building and redevelop the site with two-story auto dealership



PROJECT OVERVIEW

Requests:

- Site and Design Review
- Variance
- Design Enhancement Exception

Size:

- 31,195 SF dealership (0.29:1 FAR)

Height:

- 26-foot-tall building

Parking:

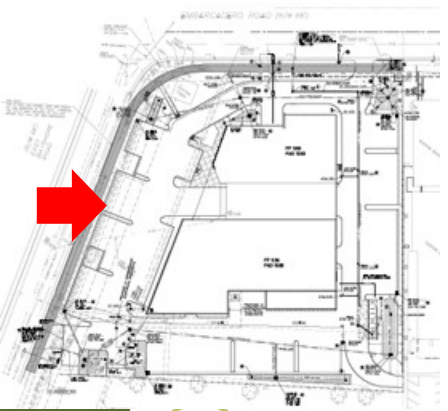
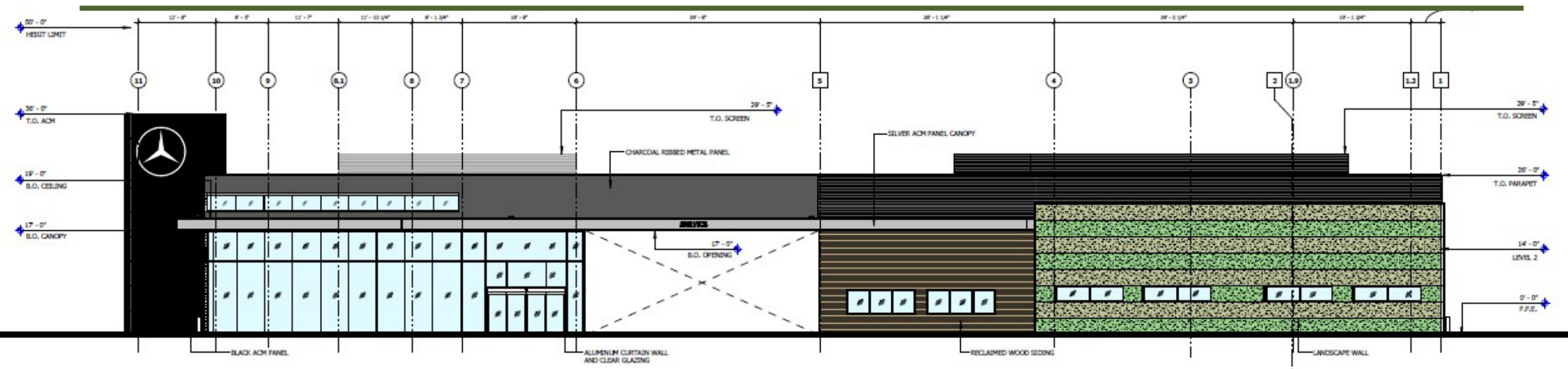
- 85 customer spaces
- 61 display & inventory spaces



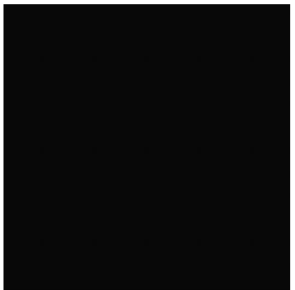
PROJECT OVERVIEW



WEST ELEVATION

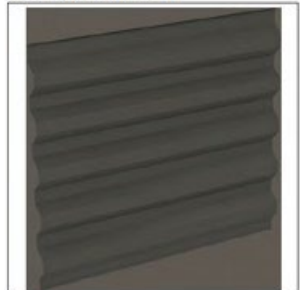


ACM PANEL



ALPOLIC
PYLON TOWER
BLACK

RIBBED METAL PANEL



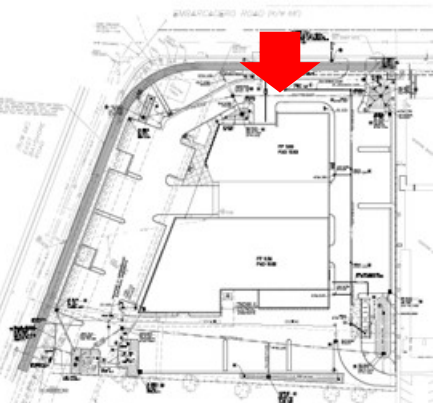
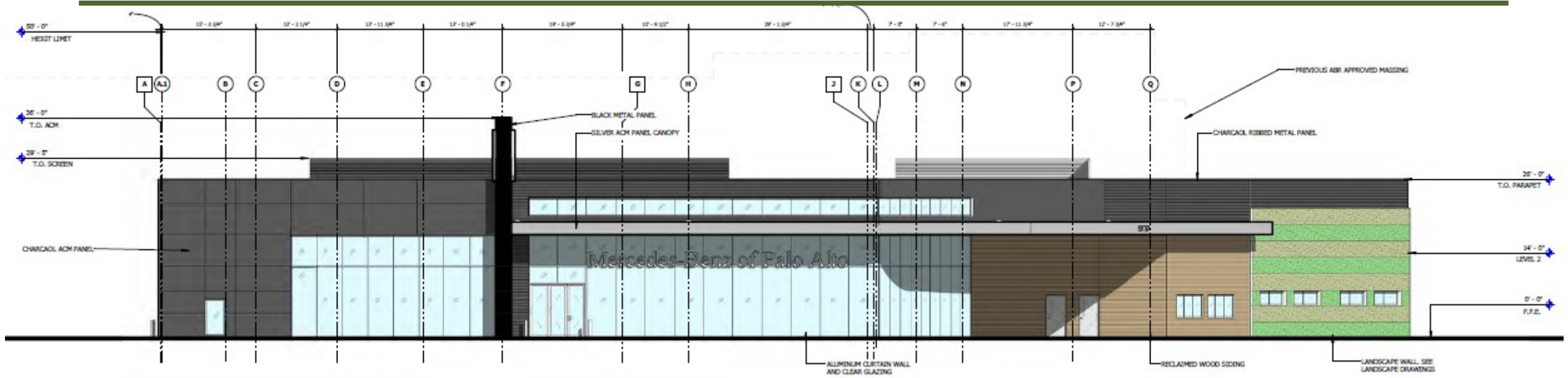
CENTRIA
W & NW ELEVATIONS
CHARCOAL



Vegetated Wall



NORTHWEST ELEVATION



ACM PANEL

ALPOLC FRONT ELEVATION CHARCOAL

ACM PANEL

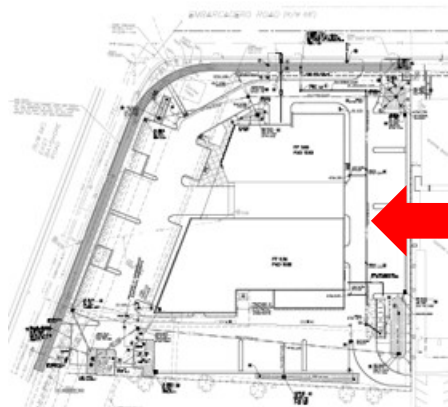
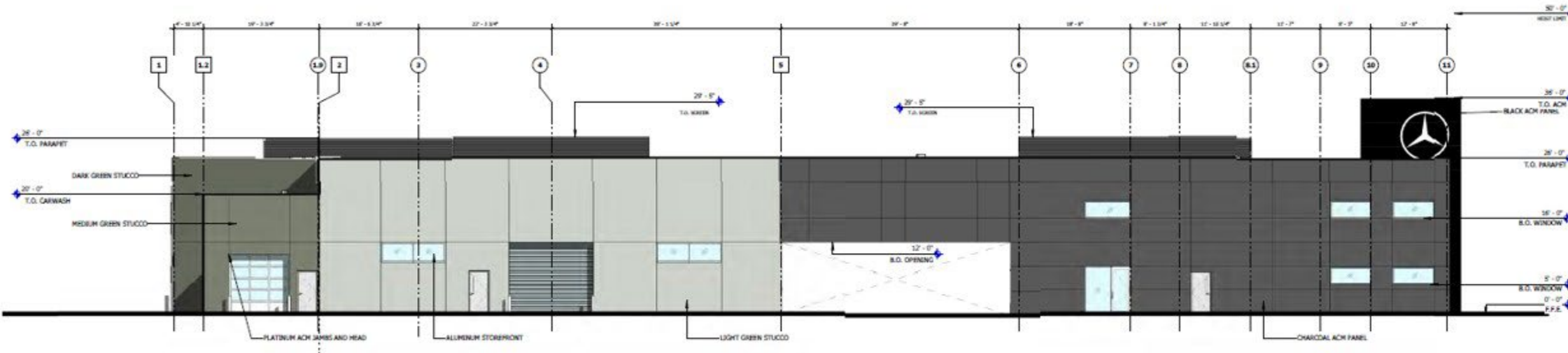
ALPOLC FRONT CANOPY SILVER

RECLAIMED WOOD

TERRA MAI SERVICE DRIVE ANFRI KOI F



NORTHEAST ELEVATION

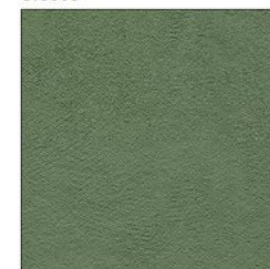


MECHANICAL SCREEN



KADEX
ROOF TOP SCREENS
ROSEMARY SW 6167

STUCCO



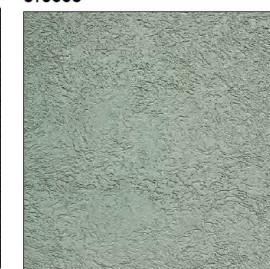
KADEX
NE, SE ELEV. & DUMPSTER
ROSEMARY SW 6167

STUCCO



KADEX
NE, SE ELEV.
DRIED THYME SW 6167

STUCCO



KADEX
NE, SE ELEV.
SEA SALT SW 6204



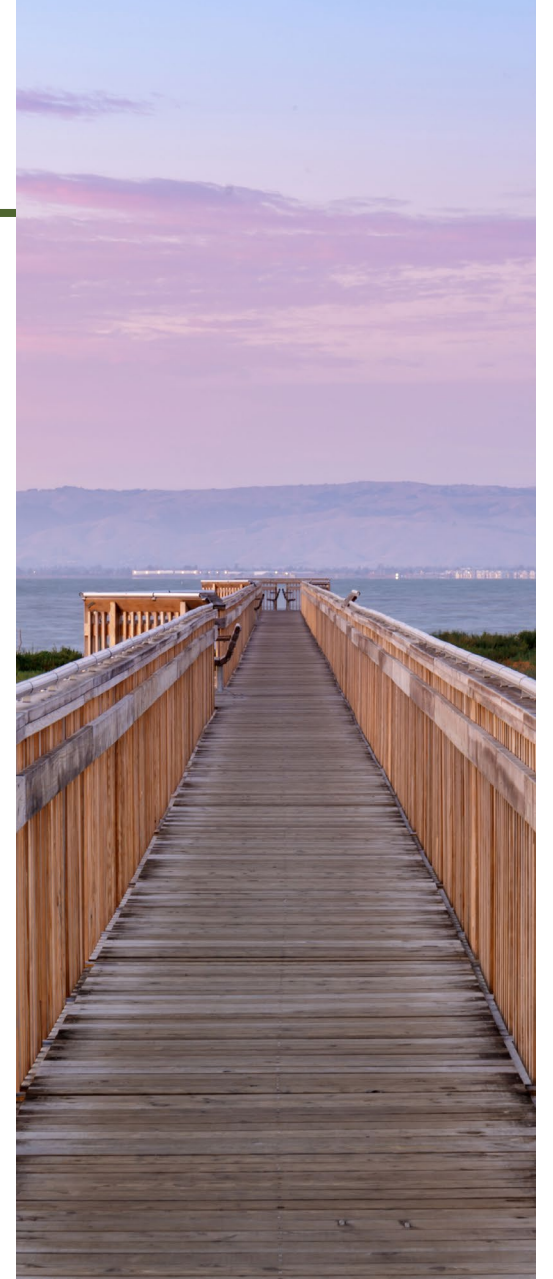
10



KEY ISSUES

Identified the following:

- Baylands Master Plan compliance
- Bicycle pathway
- Parking lot shading
- Build-to setbacks
- Required on-site loading spaces



BAYLANDS MASTER PLAN COMPLIANCE

Project located in Baylands (Private Lands) and subject to:

- Site Assessment and Design Guidelines
- General Design Principles
 - Project promotes low and horizontal elements
 - Uses muted and compatible colors with appropriate materials
 - Lighting addressed through conditions of approval



Current View from Baylands

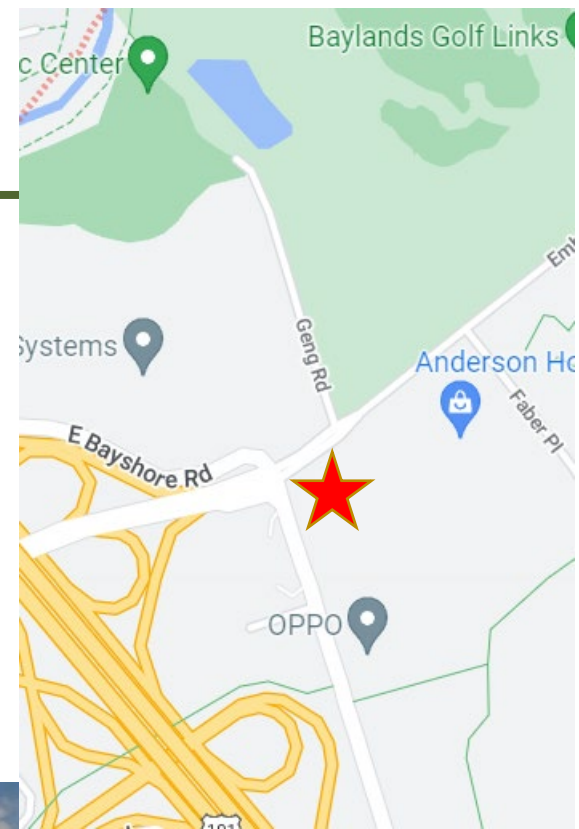


Proposed



BICYCLE PATH

- Gap in bicycle network + no bicycle lane along frontage
- Project requires Transportation Demand Management
- Mature trees exist under power lines
- Applicant proposes a 10-foot concrete multi-use pathway
- Connections to Embarcadero crossing, San Francisquito Creek Trail & Bay Trail via Geng Road & Baylands.



PARKING LOT SHADING

Code requirement:

- 50% shading

Project:

- 41% shading

Variance:

- 26% of the property occupied by easements
- Shape of the lot
- Planting trees off-site in Baylands



BUILD-TO SETBACKS

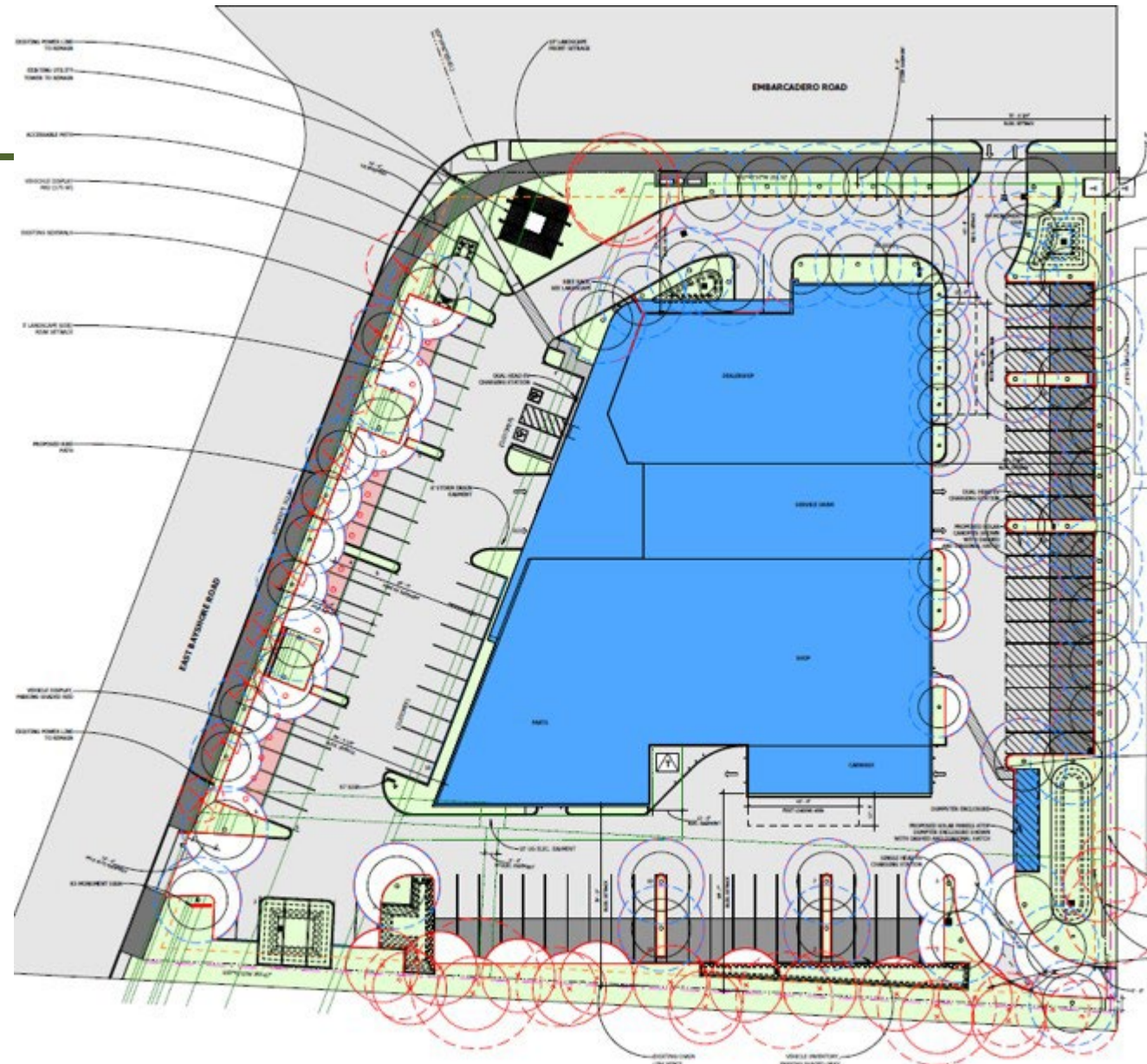
Code requirement:

- 50% at front setback and 33% at street side

Project:

- No building proposed at setbacks
- East Bayshore Rd. has easements

Design Enhancement Exception



LOADING SPACES

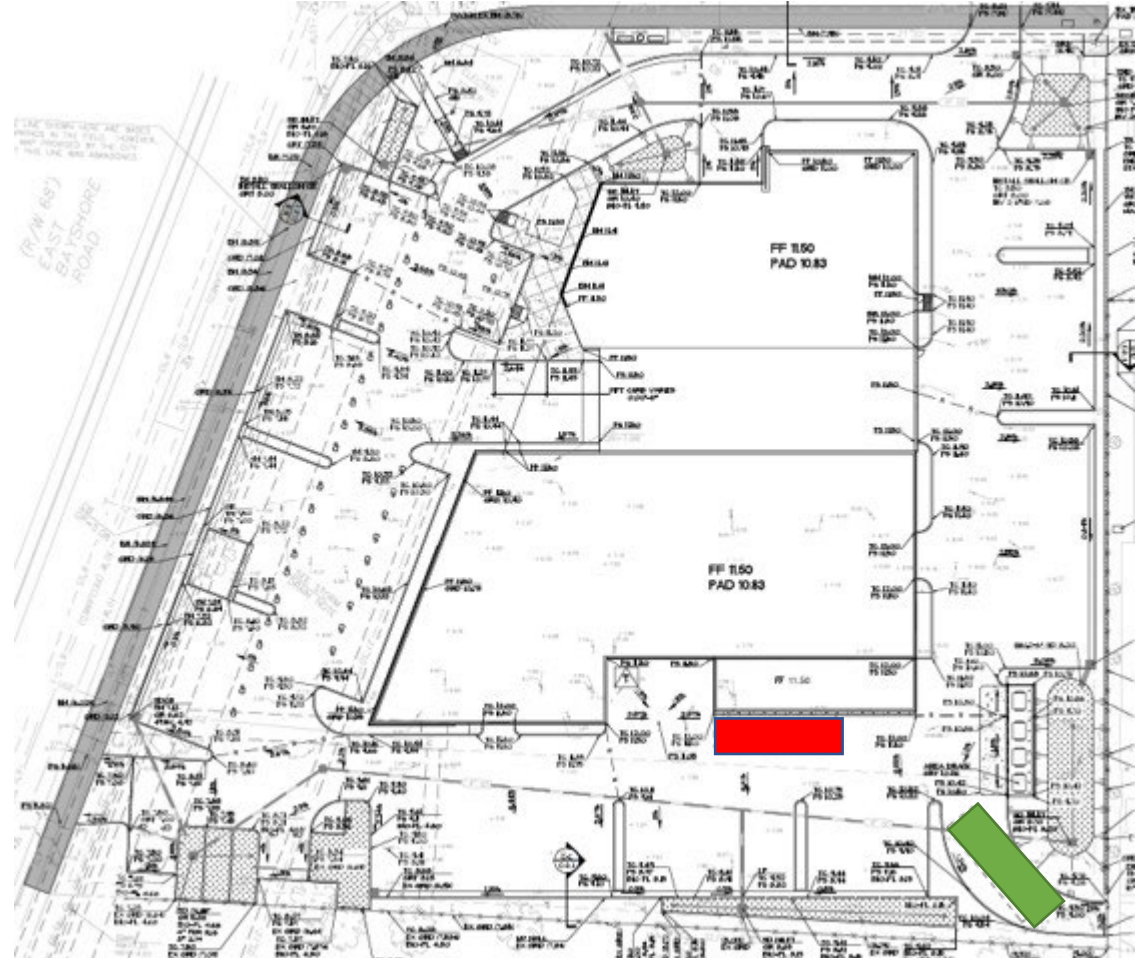
Code Requirement:

- Two spaces

Project:

- Insufficient drive aisle width
- One space okay

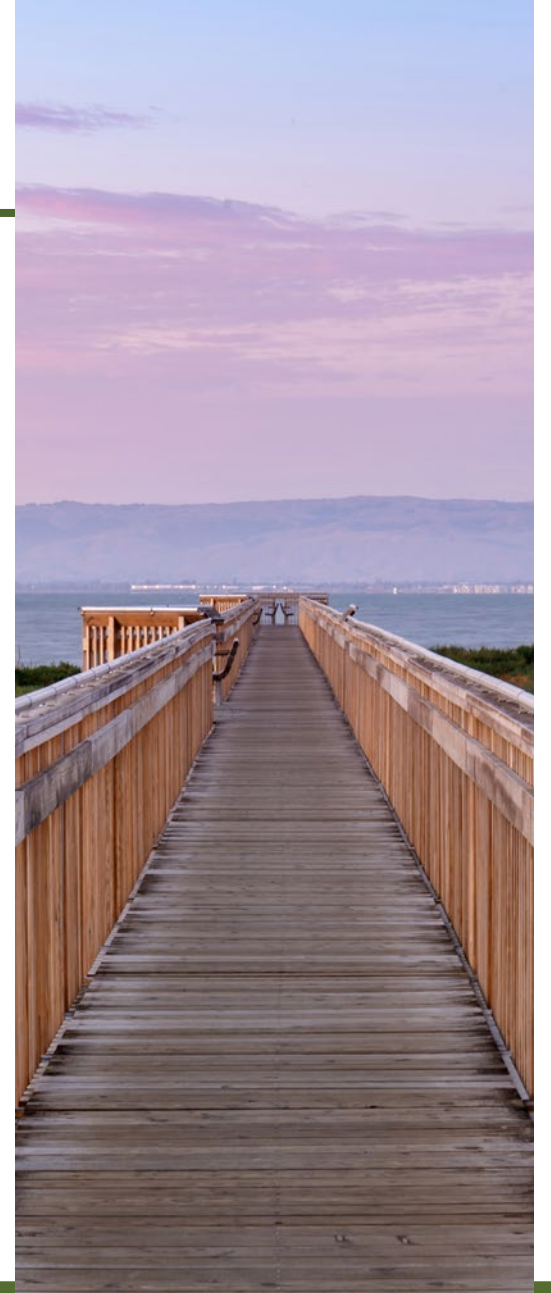
Waiver of space pursuant to PAMC



PLANNING & TRANSPORTATION COMMISSION

Recommended approval 6-0 with the following changes:

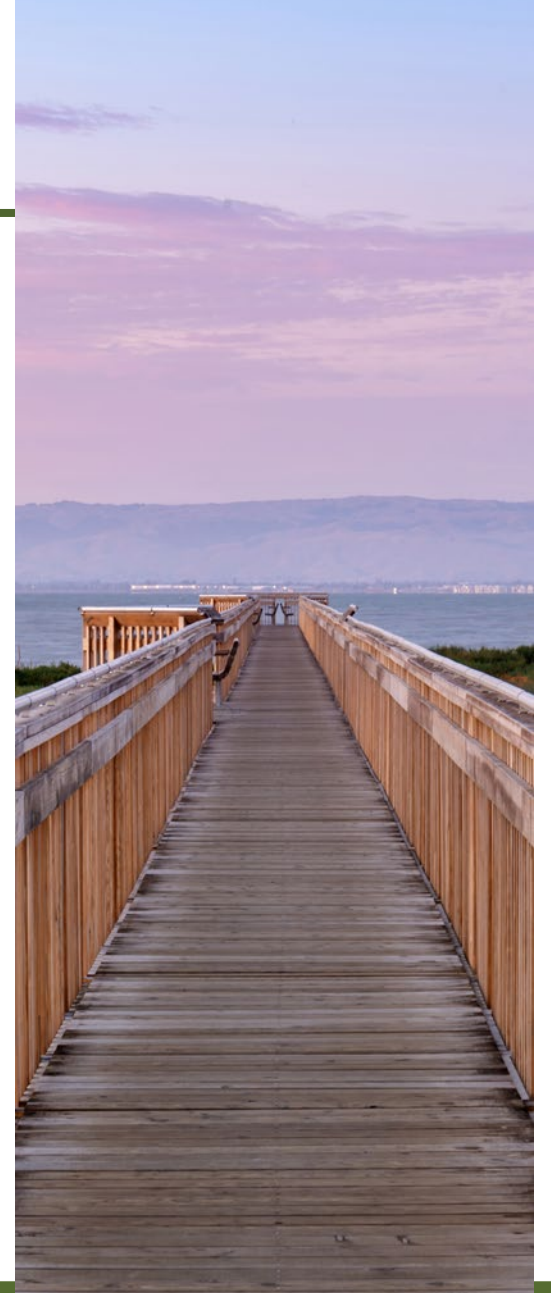
- Eliminate Condition of Approval #14
 - Tying project to outstanding Audi site improvements
- Eliminate Condition of Approval #22 if deemed unnecessary
 - Regarding storm drain improvement
 - Confirmed for deletion
- Provide flexibility to Condition of Approval #34
 - Regarding any damage from construction activities on roads



ARCHITECTURAL REVIEW BOARD

Recommended approval 4-0 with the following changes:

- Added Condition of Approval #16
 - Review by ARB Ad Hoc for plantings, architectural material confirmation & cross section for multi-use path



CALIFORNIA ENVIRONMENTAL QUALITY ACT

Project meets criteria for Addendum to previously adopted Mitigated Negative Declaration for 2019 approved project

- Needed to update traffic and noise analyses
 - Received correspondence from neighbor regarding noise
 - Mitigation for noise applies
 - Condition of approval #15 addresses equipment used for car wash
- Most mitigation measures still apply to project (project is smaller)
- No new significant impacts or mitigation measures

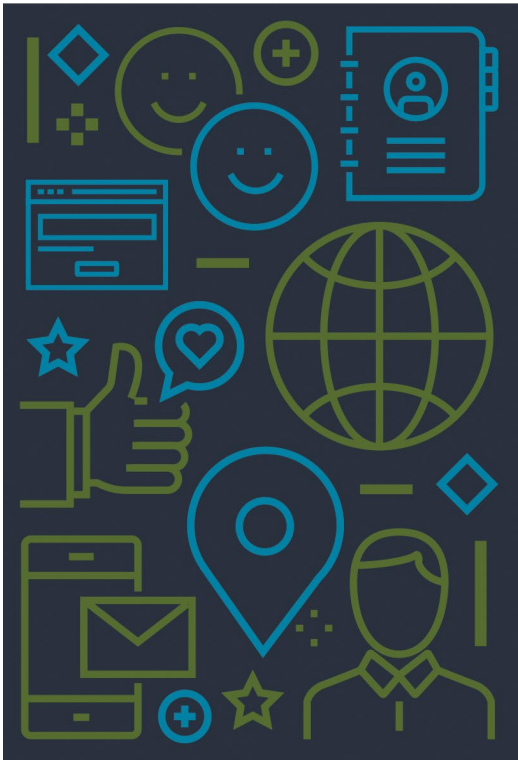
RECOMMENDATION

Architectural Review Board and Planning & Transportation Commission recommend that the City Council:

- Adopt the Record of Land Use Action approving a new car dealership and requests for a Site and Design, Variance, and Design Enhancement Exception based on findings and subject to the conditions of approval contained in Attachment B



CONTACT US



Sheldon S. Ah Sing, AICP

Principal Planner

Sheldon.AhSing@CityofPaloAlto.org

650-838-2821



CITY OF
**PALO
ALTO**