



TO: HONORABLE ARCHTEICTURAL REVIEW BOARD
FROM: JODIE GERHARDT, MANAGER OF CURRENT PLANNING
DATE: MAY 6, 2021

SUBJECT: AGENDA ITEM 2 - PUBLIC HEARING/QUASI-JUDICIAL: 4256 El Camino Real [21PLN-00034]: Request for Changes to an Approved Project to Revise the Underground Garage Parking and Clarify the Director's Parking Adjustment. Environmental Assessment: Use of a Previous EIR. Zone District: CS (Service Commercial). For More Information Contact the Project Planner Samuel Gutierrez at samuel.gutierrez@cityofpaloalto.org.

Following are clarifications to the staff report and draft conditions of approval for the subject project, as shown in track changes.

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Project Information

Owner:	Catherine Huang Huang
Architect:	Studio T Square Lowney Architecture
Representative:	Randy Popp
Legal Counsel:	N/A Camas Steinmetz, Aaronson Dickerson Cohn & Lanzone

Packet Page 13, 1st paragraph

The Director’s adjustment is calculated based on the total required parking for the site, which is one parking space per guest room. The project has a total of 96 guest rooms, 15% of 96 spaces is a 14 space reduction. At this rate, the project was granted a 15% reduction ~~to~~ and allows for valet spaces, which are on-demand spaces rather than static spaces. During the previous review of the approved project, the aisle parking spaces were intended to providing greater flexibility than standard spaces. The aisle parking allowing the project to reduce its dependence on lifts and removed the need to provide a additional three-level garage levels while still having the capacity of a fully parked project.

Packet Page 16, 1st paragraph

Requirement to Provide Showers

The project is also required to provide showers for employees as the hotel use is defined as a retail-like use within PAMC 18.04.030(a)(125.1)(B). Employee showers are required for all new

buildings constructed over 24,999 sf when a retail service, personal service, or eating & drinking service uses are present. The project has over 50,000 sf in floor area and is considered a retail service ("retail-like", PAMC 18.04.030(a)(125.1)(B)), which requires two showers for employees per PAMC 18.16.060(j) Table 6. Additionally, the previously approved TDM plan includes bicycle parking and shower facilities as part of the TDM infrastructure to achieve the required 30% trip reduction. The employee showers must be included in the project in a feasible location on-site and are shown in the proposed plans within the garage-level employee breakbathroom area.

Packet Page 54 to 56 (Attachment E) Draft Conditions of Approval

1. CONFORMANCE WITH PLANS. Construction and development shall conform to the approved plans entitled, "ArtX Hotel HXH PROPERTY, LCC," stamped as received by the City on ~~March 10~~April 8, 2021, on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.

6. AMENDMENT TO DIRECTOR'S PARKING ADJUSTMENT. ~~The proposal includes a request for a Director's adjustment to the minimum parking requirement for the site of 96 parking spaces. The adjustment results in the net reduction of 14 parking spaces, for a total of 72 standard/lift parking spaces. While valet parking spaces applied towards the required minimum, the project will provide an additional 5 parking spaces via valet aisle parking, bringing the project to a total of 77 parking spaces. Noting that PAMC 18.52.040(b)(8) requires accessible parking spaces count as at least two standard automobile parking spaces for the purposes of the parking required for the site. In accordance with PAMC 18.52.050, a Director's Adjustment of 15% of the total parking requirement is approved in accordance with the approved Revised Transportation Demand Management (TDM) Plan dated received April 29, 2021. No changes to the prior adjustment Director's adjustment allowing a reduction in the required dimensions for an off-street loading area. This adjustment reduced the loading area to a size suited for a SU-30 truck type and is retained for the project. The proposal includes revisions to a previously granted 15% Director's adjustment to the parking requirement of 96 parking spaces. The 15% adjustment results in a net reduction of 14 parking spaces for a total requirement of 82 spaces. Note that PAMC 18.52.040(b)(8) requires accessible parking spaces count as two parking spaces when calculating parking required for the site. As reflected in the approved plan set, 59 lift parking spaces, 8 standard spaces, 5 valet aisle parking spaces, combined with 5 accessible spaces (that count at 10 spaces) creates a compliant proposal with a total of 77 physical parking spaces and 82 code-compliant spaces. Per PAMC 18.52.050, a Director's Adjustment of 15% of the total parking requirement is re-approved in combination with the Revised Transportation Demand Management (TDM) Plan dated April 20, 2021. No changes are proposed to the prior Director's adjustment allowing a reduction in the required dimensions for an off-street loading area, located within the at-grade driveway, which reduced the loading area to a size suited for a SU-30 type truck.~~

7. MECHANICAL LIFT PARKING SYSTEM. In conformance with PAMC 18.54.020(b)(4)G, up to 59 of the required 77 parking spaces are approved to be provided in a mechanical lift parking system, which allows independent access to each vehicle. The property owner and/or hotelier shall have a maintenance agreement with the lift system manufacturer to ensure the system shall be operational at all times. If the lift system is out of operation for any reason, anyone who is not able to retrieve their vehicle within a 15-minute period shall be reimbursed by the property owner or their designee for travel expenses up to \$50 per occurrence.

8. VALET PARKING. The valet drop-off and pick-up area shall be located on the basement level. Valet parking services shall be provided at all times (24 hours a day) on-site to ensure queuing of cars is kept to a minimum and that efficient use of the mechanical parking lifts is achieved. To the satisfaction of the Director, signage shall be posted informing visitors that valet parking is required and that anyone who is not able to retrieve their vehicle within a 15-minute period due to parking lift malfunction, are is to be reimbursed for travel expenses up to \$50 per occurrence.

9. TDM PROGRAM AND ANNUAL REPORTING REQUIREMENT: The applicant shall abide by the Final Transportation Demand Management (TDM) plan, entitled "Analog-ArtX Hotel Parking & Transportation Demand Management Plan (TDM), dated April 20, 2021 and received on April 29, 2021", to the satisfaction of the Director of Planning and Development Services. The TDM plan includes measures and programs to achieve a reduction in single-occupancy vehicle trips to the site by a minimum of 30%, in conformance with the City's Comprehensive Plan. The TDM plan includes an annual monitoring plan to document mode split and trips to the project site. The TDM annual report shall be submitted to the Chief Transportation Official. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented. Projects that do not achieve the required reduction may be subject to daily penalties as set forth in the City's fee schedule.

15. FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Samuel Gutierrez at samuel.gutierrez@cityofpaloalto.org to schedule this inspection.