



CITY OF
**PALO
ALTO**

Architectural Review Board Staff Report

From: Jonathan Lait, Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: September 21, 2023
Report #: 2308-1965

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 180 El Camino Real [23PLN-00009]: Recommendation on Applicant's Request for Major Architectural Review of a new storefront façade including new glazing and signage within Space #820B, Bldg. V (#v820B) for "Arhaus" at the Stanford Shopping Center. Environmental Assessment: Exempt from CEQA per Section 15301 (Existing Facilities). Zoning District: CC (Community Commercial)

RECOMMENDATION

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Development Services based on the findings in Attachment B and subject to the conditions of approval in Attachment C.

EXECUTIVE SUMMARY

The proposed project is exterior and interior improvements to an existing retail space for a new retail tenant, Arhaus, at the Stanford Shopping Center. Arhaus would replace the former American Girl Doll store in Space #820B, Building V. The Master Tenant Façade and Sign Program (MTFSP) for the Stanford Shopping Center requires an Architectural Review of exterior changes to tenant spaces facing a public right-of-way.

The project originally appeared before the ARB as an Action Item on June 15, 2023. At the hearing, the ARB requested additional information for the project related to bike parking, soffit materials, grout color for the proposed Aged Belgium Brick and updated renderings and directed staff to return to an ARB Ad Hoc Committee with the additional information.

The ARB Ad Hoc Committee meeting was held August 3, 2023, with Board Members Thompson and Rosenberg presiding over the committee. The requested details were discussed, and each item was determined to be adequately addressed except for the proposed grout color for the Aged Belgium Brick. Rather than providing details for the grout color to the Ad Hoc Committee, the applicant's team removed the proposed brick in its entirety and replaced the material with a

newly proposed Terracotta Baguette system. The Ad Hoc Committee determined that the change in material was a significant change to the previously proposed design, beyond the scope of what the Ad Hoc Committee was assigned to review. Therefore, the Ad Hoc Committee and staff noted that the applicant could return with the requested grout color or bring the revised design back to the board for a recommendation on the project as revised. Therefore, staff is requesting a recommendation from the board based on the revised design. Other minor modifications that were made to the plans are discussed further in this report.

Overall, staff believes that the proposed project continues to be consistent with the ARB findings for approval and recommends that the ARB recommend approval of the proposed project, as revised.

PROJECT DESCRIPTION

The applicant requests approval of a Minor Board Level Architectural Review application to allow for an exterior tenant improvement, which includes a new storefront façade, storefront glazing and new signage for “Arhaus” (Space #820B, Building V – formally “American Girl”), a new retail tenant at the Stanford Shopping Center.

Requested Entitlements, Findings and Purview:

The following discretionary application(s) are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Development Services Director for action within five business days of the Board’s recommendation. Action by the Director is appealable to the City Council if the appeal is filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any single finding requires project redesign or denial. The findings to approve an AR application are provided in Attachment B.

BACKGROUND

Project Information

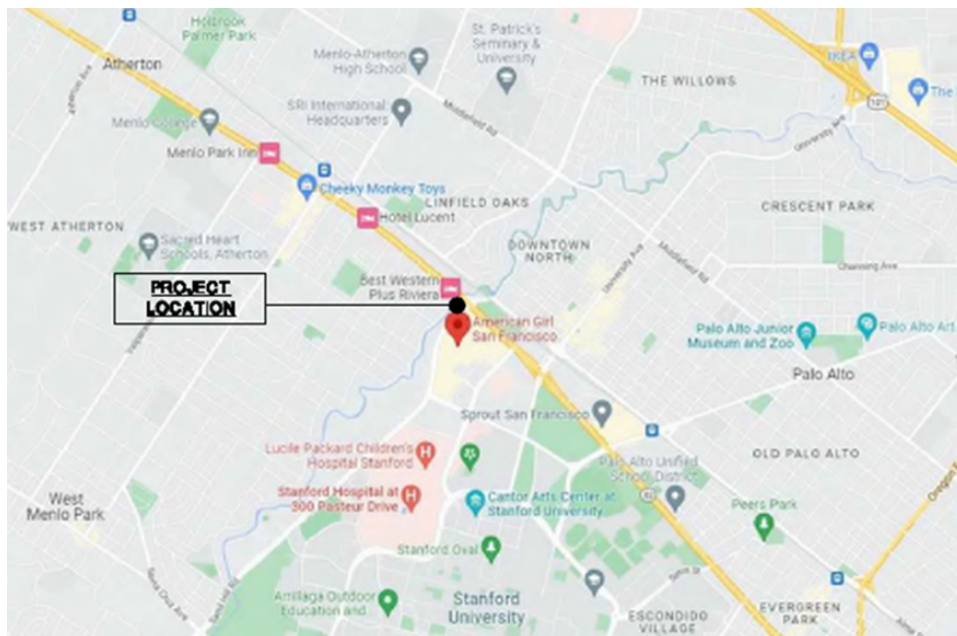
Owner:	The Board of Trustees of Leland Stanford Junior University
Architect:	Finn Wijatno Architects
Representative:	Jason Smith – Land Shark Development
Legal Counsel:	N/A

Property Information

Address:	180 El Camino Real
Neighborhood:	Stanford Shopping Center
Lot Dimensions & Area:	Various; 52.8 Acres

Housing Inventory Site:	Not Applicable
Located w/in a Plume:	Not Applicable
Protected/Heritage Trees:	Various throughout the site, none will be removed with this project
Historic Resource(s):	Not Applicable
Existing Improvement(s):	1,361,751 sf; 1 to 3 stories; 37' height max.
Existing Land Use(s):	Retail, Personal Service, General/Professional Offices, and Commercial Recreation
Adjacent Land Uses & Zoning:	North: (Caltrain and parkland) PF West: (Multi-Family Housing) CC(L)/PF(D) East: (Medical Offices and Supportive Services) HD South: (Retail) CC

Aerial View of Property:



Land Use Designation & Applicable Plans

Zoning Designation:	Community Commercial (CC)
Comp. Plan Designation:	Regional/Community Commercial
Context-Based Design Criteria:	Yes, applicable
Downtown Urban Design Guide:	Not Applicable
South of Forest Avenue Coordinated Area Plan:	Not Applicable
Baylands Master Plan:	Not Applicable
El Camino Real Design Guidelines (1976/2002):	Yes, 1976 Guidelines

Proximity to Residential Uses or Districts (150'):	Not Applicable
Located w/in the Airport Influence Area:	Not Applicable

Prior City Reviews & Action

City Council:	None
PTC:	None
HRB:	None
ARB:	June 15, 2023 (Sub-Committee Meeting held August 3, 2023)

ANALYSIS

Neighborhood Setting and Character

The project is located within the Stanford Shopping Center on the western portion of the site, just off Sand Hill Road. The Stanford Shopping Center is defined within the Municipal Code as all properties zoned CC and bounded by El Camino Real, Sand Hill Road, Quarry Road, and Vineyard Lane. The Stanford Shopping Center has an open-air pedestrian environment defined by a mixture of retail, dining, professional and general business offices, and personal service uses.

The project space is a street-facing tenant space within Building V of the Stanford Shopping Center. The façade length is over 35 feet and faces Sand Hill Road. Therefore, the Architectural Review application is reviewed by the ARB.

Façade Changes

The facades present to Starbucks, Zero&, Brighton, and the California Pizza Kitchen, as well as to the parking lot located off Sand Hill Road. The existing stucco plaster façade has three colors: tan, white, and a rosy pink. The existing landscaping includes potted plants, planter boxes, and trees lining the adjacent pedestrian paseo and sidewalks surrounding the tenant space. There are existing wall signs and canopy signs on the facades of the building and the existing façade design extends the full height of the building, consistent with the MTFSP design standards.

The ARB previously recommended approval of the façade design; however, the design has been modified to provide two alternating colors of terracotta baguette arranged in vertical columns on the façade in-lieu of the previously proposed aged Belgium brick. Staff notes that the applicant has also revised the proposed color of the Equitone panels to better match the new baguette system and carried the Natural IPE used at the canopy soffit to portions of the façade.

Staff believes that the project, with the proposed material change, is still consistent with the ARB's findings and fits well with the overall design of the façade. The new storefront design features a contemporary façade design primarily inclusive of metals with a terra cotta baguette system, specialty aluminum panels, glass, and fiber concrete accents in dark and warm tones. The upper and lower portions of each façade include a steel rainscreen panel system, anodized aluminum curtainwall, metal coping, Natural Ipe wood and a terra cotta baguette system. The

proposed façade design will extend the full height of the building, maintaining consistency with the MTFSP design standards. The project's design and materials appear cohesive and consistent with those found within the Shopping Center and will update a corner entry to the interior of the Shopping Center.

Signage

The proposed signage includes wall signs and a blade sign. Each wall sign will read "Arhaus." The wall signs consist of 3/16-inch thick, cut-out acrylic letters that will be lit by rear LED lighting. Both the primary and secondary façades will have white copy on the acrylic letters. The blade sign would also be illuminated with LED lighting and include an aluminum backer and acrylic lettering.

The Master Tenant Façade & Sign Program (MTFSP 15PLN-00040) sets forth the sign limitations for the Stanford Shopping Center. As shown in the plan set, the primary wall sign would be limited to 24" maximum heights, which the current design meets. Additionally, the proposed blade sign meets the maximum dimension for blades at 24" x 15". Attachment C summarizes the project's consistency with all applicable requirements for sign size and location.

Zoning Compliance¹

The Palo Alto Municipal Code Section 18.16.060(e)(3) states that the maximum floor area for the Stanford Shopping Center is limited to 1,412,362 square feet. The proposed project would not change the building envelope, nor would it add any outdoor uses. A draft spreadsheet of all Stanford Shopping Center building areas is provided on Sheet G102.2 of the plan set (and an updated sheet will be available at the hearing). No site plan changes will occur and therefore, no changes are proposed to the access, circulation, and parking facilities. The proposed project complies with all applicable codes within the Zoning Ordinance. Attachment D provides a summary table of the zoning compliance information for this project.

Consistency with the Comprehensive Plan, Area Plans and Guidelines²

The Palo Alto Comprehensive Plan includes Goals, Policies, and Programs that guide the physical form of the City. The Comprehensive Plan provides the basis for the City's development regulations used by City staff to regulate building and development and make recommendations on projects. Architectural Review Finding #1 requires designs to be consistent and compatible with applicable elements of the Comprehensive Plan.

The Comprehensive Plan identifies the Stanford Shopping Center as a regional center with a land use designation of Community Commercial. The project is consistent with the policies in the Comprehensive Plan and; therefore; fulfills the goals of the Plan. Attachment B provides a detailed review of the project's consistency with the Comprehensive Plan.

¹ The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

² The Palo Alto Comprehensive Plan is available online:
<http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

Multi-Modal Access & Parking

The project site has multi-modal access and parking facilities, with amenities for pedestrians, bicyclists, private automobiles, and public transit (VTA, Caltrain, and SAMTRANS). The existing buildings within the site are surrounded by surface level parking lots with two multi-level parking structures located at the southern portion of the site along Quarry Road. The Landlord recently installed approximately 76 short-term bicycle parking stalls at the Stanford Shopping Center. 20 of those spaces will fulfill bicycle parking requirements from previous ARB approvals and six spaces will be used for Arhaus. 50 excess short-term bicycle parking spaces remain at the center. Throughout the site, pedestrian amenities include outdoor seating areas, planters, fountains, interactive maps, pedestrian-level lighting, and public art.

Consistency with Application Findings

The project, inclusive of the proposed material change from what was previously reviewed by the ARB, is consistent with the required findings as shown in Attachment B. The project will renovate an existing tenant space that will strengthen the Stanford Shopping Center position as a premier regional shopping center with distinctive businesses and an open, appealing pedestrian environment. The improvements contribute to the exclusive retail, dining, and personal service experience of the Stanford Shopping Center.

STAKEHOLDER ENGAGEMENT

The Palo Alto Municipal Code requires notice of this public hearing to be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on September 8, 2023, which is 13 days in advance of the meeting. Postcard mailing occurred on September 7, 2023, which is 14 days in advance of the meeting.

Public Comments

As of the writing of this report, no project-related, public comments were received.

ENVIRONMENTAL REVIEW

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is categorically exempt from the provision of CEQA in accordance with the Class 1 (Existing Facilities) exemption (CEQA Guidelines Section 15301) because the scope of work that is limited to exterior alterations to the façade of an existing building.

ALTERNATIVE ACTIONS

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

ATTACHMENTS

Attachment A: Location Map

Attachment B: Draft Findings for Approval

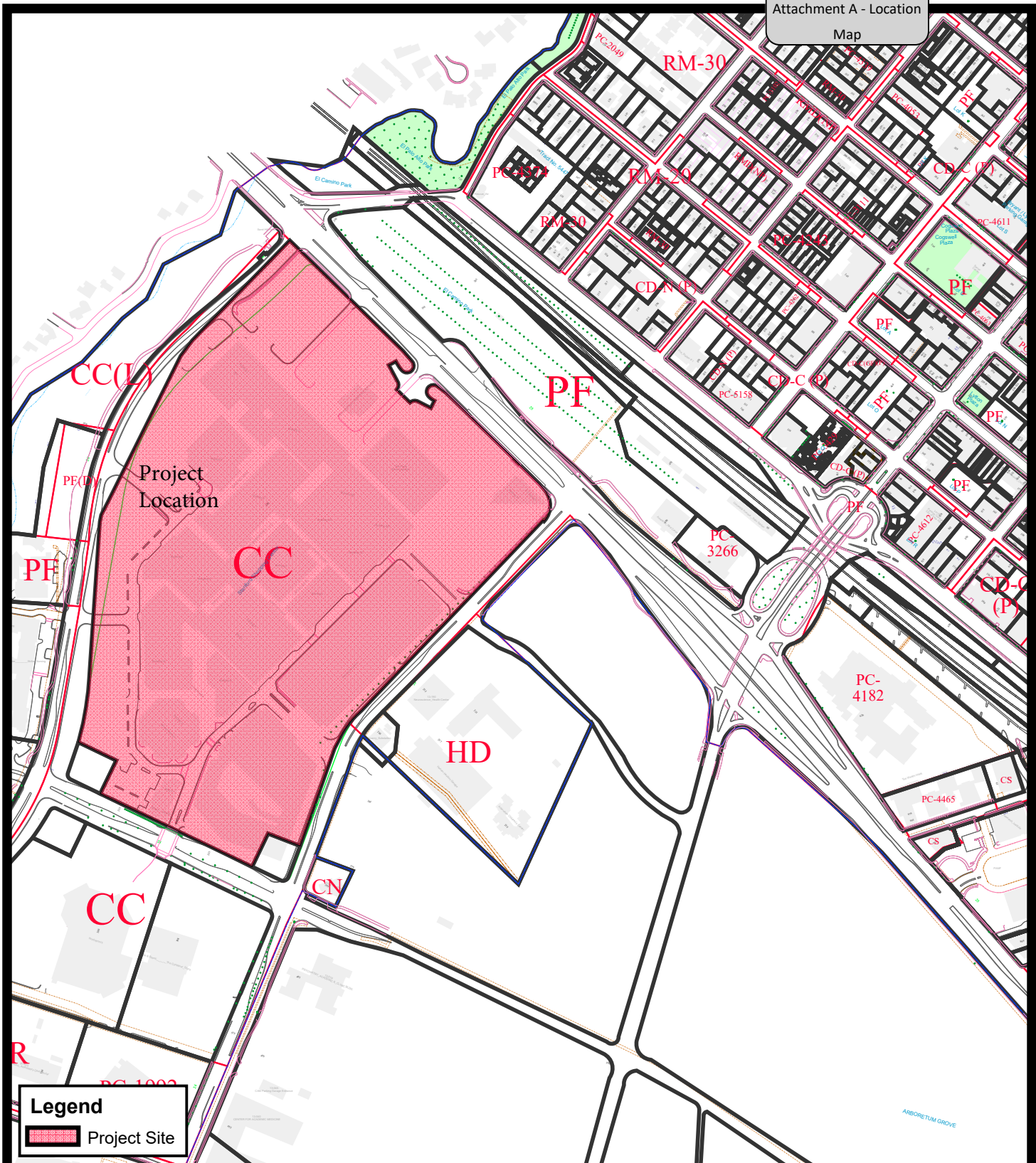
Attachment C: Draft Conditions of Approval

Attachment D: Zoning Comparison Table

Attachment E: Project Plans

AUTHOR/TITLE:

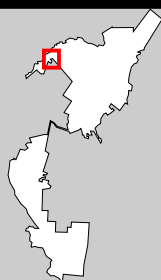
Tamara Harrison



Legend
Project Site



The City of
Palo Alto



Attachment A: Location Map

This map is a product of the
City of Palo Alto GIS



Packet Pg. 20

508'

ATTACHMENT B
ARB FINDINGS FOR APPROVAL
180 El Camino Real
23PLN-00009

In order for the ARB to make a future recommendation of approval, the project must comply with the following Findings for Architectural Review as required in Chapter 18.76.020 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project would need to be found in conformance with the following Comprehensive Plan Goals and Policies.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Regional Commercial.	The project continues the Regional Commercial land use.
<i>Land Use and Community Design Element</i>	
POLICY L-4.9: Maintain Stanford Shopping Center as one of the Bay Area’s premiere regional shopping centers. Promote bicycle and pedestrian use and encourage any new development at the Center to occur through infill.	The proposed project would modify the exterior storefront of one (1) existing retail tenant space and replace it with a new retail tenant. The proposed modifications to the exterior of the storefront are cohesive and consistent with designs found throughout the center and would further enhance the Sand Hill Road entry into the shopping center, helping to maintain the center’s regional significance.
Policy L-1.11: Hold new development to the highest development standards in order to maintain Palo Alto’s livability and achieve the highest quality development with the least impacts.	The proposal has been reviewed against the Palo Alto Comprehensive Plan, the PAMC, the Stanford Shopping Center Master Tenant Façade and Sign Program as well as applicable design guidelines to determine consistency with all regulations and standards. Proposed materials and colors have also been reviewed for consistency with Palo Alto’s design quality standards.

	The proposal has been found to be consistent with standards and will result in a high-quality development. As previously mentioned, the proposal will replace an existing retail tenant with another retail tenant and proposes to modify the exterior façade of the tenant space and no new areas of the overall site would be disturbed; thereby, lessening potential impacts from the project.
Program L-2.4.2: Allow housing at Stanford Shopping Center, provided that adequate parking and vibrant retail is maintained and no reduction of retail square footage results from the new housing.	Not applicable as housing is not a part of this proposal.
Policy L-2.9: Facilitate reuse of existing buildings.	The proposed project would modify the exterior façade of an existing retail tenant space and replace it with a new retail tenant. Existing buildings would be used, and no new buildings are proposed.
Policy L-2.11: Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The proposal includes a built-in planter that will help frame a prominent corner of the entry area into the space. The planter will include drought tolerant plants and will hand watered every one to two weeks. In addition, the planter will contain a reservoir that will act as an irrigation system by watering the plant's roots in between each hand watering. Lastly, the Stanford Shopping Center includes multiple landscaped areas throughout the center inclusive of a variety of trees and planters just outside of the subject tenant space.
Policy L-4.1: Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods, without loss of retail and existing small, local businesses.	The proposed project would upgrade an existing tenant space within the Stanford Shopping Center and is cohesive and compatible with existing designs found throughout the center. This location was previously a retail tenant and will remain a retail tenant; therefore, no loss of retail would occur.
Policy L-4.4: Ensure all Regional Centers and	The existing and proposed front facades

<p>Multi-Neighborhood Centers provide centrally located gathering spaces that create a sense of identity and encourage economic revitalization. Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.</p>	<p>includes covered patio type areas along the entries into the space. One corner of the building includes a proposed landscape planter that will frame the entry and create a small gathering space. In addition, the Stanford Shopping Center provides multiple gathering spaces and public amenities located throughout the center that are available for use, including a number of planter walls, landscaping a seating just outside of the subject tenant space.</p>
<p>Program L-4.2.3: Explore and potentially support new, creative and innovative retail in Palo Alto.</p>	<p>The proposed project would replace an existing retail tenant by adding a new retail tenant to the Stanford Shopping Center and will provide additional variety to patrons of the center.</p>
<p>Policy B-6.3: Work with appropriate stakeholders, leaseholders, and Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, economically competitive and high quality regional shopping center.</p> <p>GOAL L-6: Well-designed Buildings that Create Coherent Development Patterns and Enhance City Streets and Public Spaces.</p>	<p>The proposed project has also been reviewed by Stanford University and Simon Mall Management in order to ensure consistency with the Master Tenant Façade and Sign Program as well as ensure consistency with the existing Shopping Center. The project design has been found to be consistent with the Master Program standards and cohesive with the overall Shopping Center.</p> <p>The design of the proposed façade is cohesive with existing facades within the Stanford Shopping Center. Improvements have not been proposed to any City Streets or public spaces within the Shopping Center as a result of this project; however, the improved façade will be more aesthetically pleasing to those entering the Shopping Center from Sand Hill Road and for those patrons using the public spaces located near the tenant space.</p>
<p>Policy L-5: Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due their size and scale.</p>	<p>The proposal is located within the Stanford Shopping Center which has previously be found to maintain the scale and character of</p>

	the City. The proposed use is a retail tenant that will replace an existing retail tenant; therefore, the proposed land use will not be overwhelming and unacceptable due to the size and scale of the operation.
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The project would be required to be consistent with the zoning requirements and the Master Façade and Sign program for the Stanford Shopping Center.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

Pursuant to PAMC 18.16.090(b), the following context-based design considerations and findings are applicable to this project. These context-based design criteria are intended to provide additional standards to be used in the design and evaluation of development in a commercial district. The purpose is to encourage development in a commercial district to be responsible to its context and compatibility with adjacent development as well as to promote the establishment of pedestrian oriented design.

1. Pedestrian and Bicycle Environment <i>The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements</i>	Project Consistency An existing pedestrian walkway is located adjacent to the subject tenant space and will not be removed as a result of this project. The project will add another landscape planter at the corner of the building which will further enhance the existing pedestrian space for patrons to the center. Furthermore, the area surrounding the tenant space includes existing bike racks and bike lockers that are located along the main façade of the tenant space.
2. Street Building Facades <i>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</i>	The projects proposed a new façade includes a well designed mixture of colors and materials that would enliven the pedestrian entry for this portion of the Shopping Center. The proposed

new façade would be pushed back 8'3 from its existing location; thereby, widening the space along the primary façade and encouraging additional pedestrian activity by providing larger walkways and patio type areas. The proposed planter at the entry area would further enhance the pedestrian activity for the center as it will provide an additional gathering space for this area of the center.

3. Massing and Setbacks

Buildings shall be designed to minimize massing and conform to proper setbacks

The proposed project will increase the existing building setback for the subject tenant space as the façade will be pushed back by 8'3. Setbacks will remain consistent with PAMC required standards. The massing of the building will remain as is.

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

This finding does not apply.

5. Project Open Space

Private and public open space shall be provided so that it is usable for the residents and visitors of the site

This finding does not apply.

6. Parking Design

Parking shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment

The proposed project will reduce the overall gross floor area of the tenant space and thereby reducing the overall number of required parking for the shopping center by one parking space. The center is currently over parked based on the code requirements for the Shopping Center and will remain as such as a result of this proposal. None of the proposed changes modify the overall size and shape of the existing parking facilities (parking lots and garages), resulting in no impacts to the character of site or 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 does not apply

8. Sustainability and Green Building

Design

Project design and materials to achieve sustainability and green building design should be incorporated into the project

The project will utilize energy efficient LED lighting and will include new plants that are low water usage. The project will also conform to Green Building Energy codes for commercial businesses.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The proposed façade design is utilizing high-quality exterior materials and finishes that are balanced in the design, the proposed fiber cement panels, steel rainscreen panel system, aluminum curtain wall, aluminum composite, Natural Ipe wood and a terra cotta baguette system complement the existing adjacent tenant spaces and storefronts in this area of the center. The color palette consists of varying tones of blacks and greys with the rainscreen panels consisting of a rust/bronze color while the wood and terra cotta baguette system introduces warmer tones to the facades. Signage will include acrylic lettering for both wall signs and the blade sign. In addition, the blade sign blade sign will contain an aluminum backer and all signage will be lit using white LEDs, providing a high-end appearance that is aesthetically pleasing and typical of the Shopping Center.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The subject building is existing, and the project does not propose any modifications to the Shopping Center's roadways and will enhance the width of the sidewalk along the primary façade as the façade will be pushed back by 8'3"; therefore, the existing circulation improvements will remain in place and be enhanced. The signage is well placed and consistent with the MTFS program signage regulations providing signage that is in scale with both pedestrians and automobiles entering the Shopping Center from Sand Hill Road. The white, acrylic channel lettering with LED lighting located on the façades of the building provides great contrast and are easily visible to visitors of the Shopping Center.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

A variety of landscaping exists in the area surrounding the subject tenant space including trees, planter pots and walls. The project will add an additional planter with drought tolerant grass-like landscaping that will frame a corner at the entry into the tenant space. Sidewalks along the

tenant façades will maintain a minimum width of 8 feet free and clear with the addition of the new landscape planter. In addition, existing mall planters and trees located along the adjacent parking fields will remain and will add to the overall landscaped area of the tenant space.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

The proposed project includes materials that consist of terra cotta, wood, metals, fiber cement, and glazing, many of which are readily recyclable. The project is also subject to the local energy and recycling codes. The proposed signs are illuminated and made of durable long-lasting materials and are subject to the green building energy regulations. Furthermore, updated landscaping complies with State and City of Palo Alto Landscape water efficiency requirements. Plants specified are rated as low to moderate water requirements and a self-containing irrigation system will be installed.

ATTACHMENT C
CONDITIONS OF APPROVAL
180 El Camino Real
23PLN-00009

PLANNING DIVISION

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans entitled, "Arhaus," uploaded to the Palo Alto Online Permitting Services Citizen Portal on September 1, 2023, on file with the Planning & Development Services Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT.** Apply for a building permit and meet any and all conditions of the Planning and Zero Waste Departments.
3. **BUILDING PERMIT PLAN SET.** The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
4. **USE AND OCCUPANCY PERMIT.** A valid Use and Occupancy permit issued by the Building Department is required for the "Arhaus" retail operation. The operator shall ensure the building's permitted occupancy is not exceeded at any time.
5. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
6. **PROJECT EXPIRATION.** The project approval shall be valid for a period of two years from the original date of approval. Application for a one-year extension of this entitlement may be made prior to expiration.
7. **INDEMNITY:** To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
8. **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 the Planner-on-Duty at Planner@cityofpaloalto.org to schedule this inspection.

ZERO WASTE

9. Please confirm that the site will be using Stanford Mall's refuse service and does not need GreenWaste to provide refuse service.

Please confirm if the nearby refuse enclosure has enough capacity for Arhaus' waste.

10. Please add a compost bin in the water fountain area.
11. If the applicant chooses to use full body stainless steel refuse bins for all three commodity, recycle, compost, and landfill; then the applicant must either provide signage on both the body of the bin and on the walls of each bin location, or color code the openings or tops of the bins (blue for recycle, green for compost, and black for landfill) with signage on the bin.
12. Please provide larger copies of the custom signs, so we can ensure the signs meet the City of Palo Alto's Zero Waste program requirements. From initially looking at the small signs, we would require the sign for each commodity to be labeled as "Recycle," "Compost," and "Landfill."

ATTACHMENT D
ZONING COMPARISON TABLE

180 El Camino Real (Building V - Space #820B), 23PLN-00009

Table 1: COMPARISON WITH CHAPTER 18.16 (CC DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	No Requirement	52.8 Acres	No Change
Minimum Front Yard	0-10 feet to create an 8–12-foot effective sidewalk width ^{(1), (2), (8)}	Varied	No Change
Rear Yard	No Requirement	N/A	No Change
Interior Side Yard	No Requirement	N/A	No Change
Street Side Yard	No Requirement	Varied	No Change
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	N/A	Not Applicable
Build-to-lines	50% of frontage built to setback; 33% of side street built to setback ⁽⁷⁾	N/A	No Change
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Varied	No Change
Max. Site Coverage	No Requirement	N/A	Not Applicable
Max. Building Height	50 feet ⁽⁴⁾	Varied	No Change
Max. Floor Area Ratio (FAR)	N/A ⁽⁹⁾	~1,361,751 net sf	No Change
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None ⁽⁶⁾		

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.

(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line.

(4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.

(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

(7) 25 foot driveway access permitted regardless of frontage, build-to requirement does not apply to CC district.

(8) A 12 foot sidewalk width is required along El Camino Real frontage

(9) Stanford Shopping Center shall not be permitted to add more than 80,000 square feet of floor area to the total amount of floor area of the shopping center existing as of June 14, 1996, 1,332,362 square feet, for a total square footage not to exceed 1,412,362. Any hotel or mixed use development for the Stanford Shopping Center shall only be included if approved as part of a Development Agreement for the site.

**Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT) co
Exclusively Non-residential Development Standards**

Topic	Requirement	Proposed
Hours of Operation (18.16.040 (b))	Businesses with activities any time between the hours of 10:00 p.m. and 6:00 a.m. shall be required to obtain a conditional use permit. The director may apply conditions of approval as are deemed necessary to assure compatibility with the surrounding uses.	Not Applicable. Project does <u>not</u> include late night hours.
Outdoor Sales and Storage (18.16.040 (h))	Except in shopping centers, all permitted office and commercial activities shall be conducted within a building, except for: <ul style="list-style-type: none"> (i) Incidental sales and display of plant materials and garden supplies occupying no more than 2,000 square feet of exterior sales and display area, (ii) Outdoor eating areas operated incidental to permitted eating and drinking services or intensive retail uses, (iii) Farmers' markets that have obtained a conditional use permit, and (iv) Recycling centers that have obtained a conditional use permit. 	Stanford Shopping Center is a "shopping center" as defined in Title 18, therefore this regulation does not apply.
Recycling Storage (18.16.040 (i))	All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 18.76.020.	The proposed project is not adding square footage and adequate recycling storage is provided within the larger shopping center.
Employee Showers (18.16.040 (j))	Employee shower facilities shall be provided for any new building constructed or for any addition to or enlargement of any existing building as specified in Table 6 of 18.16.040(j))	Not Applicable. Proposed project is renovation of an existing building.
Office Use Restrictions (18.16.050)	Total floor area of permitted office uses on a lot shall not exceed 25% of the lot area, provided a lot is permitted between 2,500 and 5,000 sf of office use. The maximum size may be increased with a CUP issued by the Director.	Not Applicable. Proposed project is a retail use.

18.16.080 Performance Standards. All development in the CC district shall comply with the performance criteria outlined in [Chapter 18.23](#) of the Zoning Ordinance, including all mixed use development

18.16.090 Context-Based Design Criteria. As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading Space) for Retail Services*

Type	Required	Existing	Proposed
Vehicle Parking	1/275 sf of gross floor area for a total of 5,216 parking spaces	5,256 spaces	No change
Bicycle Parking	1/2,750 sf (40% long term and 60% short term) equals 519 spaces for the site overall.	377 spaces (101 long term, 272 short, 4 cargo)	Landlord recently installed 54 short term bike parking spaces at the center. 20 of those spaces will satisfy requirements for previous approvals and 6 spaces will be used for Arhaus. Approximately, 28 excess spaces remain for future use.
Loading Space	29 loading spaces	~25 loading spaces	No change

* On-site employee amenity space is exempted from the parking requirements

Table 3: Stanford Shopping Center Master Sign Program Sign Types, Number, and Locations

Sign	Requirement	Number	Maximum Size	Location
Primary sign (wall sign)	Required	1	Maximum height 24" and otherwise proportional to logo characteristics; Stacked signs not to exceed 36" in height; no sign closer to 24" from demising wall or building corner.	Primary façade (southwest elevation)
Banner or blade sign (Projecting sign)	Required	1	Banner: 24" projection x 60" height	Primary façade (southwest elevation)
Canopy or Awning Sign	(optional)	1	Maximum height is 9" and otherwise proportional to logo characteristics	None proposed
Super-graphic	(optional)	Not limited	None	None proposed
Secondary sign or Emblem	(optional)	1 where applicable	Secondary sign: Maximum height 18" and otherwise proportional to logo characteristics Emblem: Maximum height is 24" in any direction.	Secondary façade (southeast elevation)
Advertising graphics and signs	(optional)	Not limited	None	None proposed
Digital images and digital signage	(optional)	Not limited	42" measured diagonally	None proposed

*Maximum Allowable Sign Area for Wall Signs. Wall signs and sign area are defined in PAMC 16.20.010. Canopy and awning signs erected parallel to a building face are also considered wall signs. The maximum total allowable sign area of a single wall sign or the combined total maximum allowable area of multiple wall signs per building face shall be consistent with the sign area limits outlined in PAMC 16.20 Table 3. Staff level architectural review is required for any sign at the shopping center exterior that requires approval of an exception to these sign area limits. Logos

a primary wall sign or can be a component of a primary wall sign. Logos shall not exceed the sign, which is 36-inches. Logos shall be included in calculations of maximum wall sign area limits. a stacked

Project Plans

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Board members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

Environmental Document

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is categorically exempt from the provision of CEQA as it falls under a Class 1 or an “Existing Facilities” exemption (Categorical Exemption 15301). This project meets this exemption due to the scope of work that is limited to exterior alterations to the façade of an existing building.

Directions to review Project plans and environmental documents online:

1. Go to: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects>
2. Scroll down to find “180 El Camino Real” and click the address link
3. On this project-specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/180-El-Camino-Real-Arhaus>

Materials Boards:

Prior to the hearing, color and material boards will be available to view in the display case outside of City Hall, on the exterior elevator near the corner of Hamilton Ave. and Bryant St. For closer examination, this same board will be brought to chambers during the ARB hearing.

Item 2

Attachment E - Project
Plans

If you need assistance reviewing the above documents, please contact the Project Manager at 650-617-3117 or email planner@cityofpaloalto.org