



City of Palo Alto

(ID # 6164)

Architectural Review Board ARB Staff Report

Report Type: New Business**Meeting Date: 10/1/2015****Summary Title: 180 El Camino Real - Anthropologie**

Title: 180 El Camino Real [15PLN-00123]: Request by Andy Neilands, on behalf of Stanford University, for Major Architectural Review of the Anthropologie tenant facade, signage, interior improvements, cafe, and outdoor seating. The project site is the 33,520 square foot Building DD at Stanford Shopping Center. Zoning District: Community Commercial (CC). Environmental Assessment: Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA guideline Section 15301 and Section 15304.

From: Jonathan Lait**Lead Department: Architectural Review Board**

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed project, based upon the Architectural Review findings (**Attachment A**) and subject to the conditions of approval (**Attachment B**).

BACKGROUND

The proposed project is the construction of all four facades of the two-story Building DD at Stanford Shopping Center for the retail company Anthropologie, as well as:

- installation of new tenant signage,
- interior improvements for the two-story retail space and ground floor café, and
- provision of an outdoor café seating area.

Project Site Information

Building DD is located immediately adjacent to the new Bloomingdales building at the southeast corner of the Phase III Redevelopment area at Stanford Shopping Center. Building DD will be visible from Quarry Road and from the diagonal allee that stretches from the corner of El Camino Real and Quarry Road into the Stanford Shopping Center. The plaza adjacent to Bloomingdales and Building DD was envisioned as an active, welcoming public space for public art, trees and landscaping, bicycle racks, and an outdoor café. The approved design of the two-

story Building DD included a prominent, rounded corner that was to face the allee, serve as a pedestrian-scaled destination and provide a strong architectural gesture visible from El Camino Real and Quarry Road. Sight lines to the façade and top of Building DD will exist from over 400 feet away at street level, as well as from taller surrounding buildings in the Downtown and at the Hoover Medical Campus.

Previous Project Discussion

Building DD was originally approved with the capacity to host multiple tenant spaces. However, there are no requirements that prohibit Building DD from being occupied by the single tenant, Anthropologie. When the proposed project was submitted, Anthropologie requested some exceptions to the approved design requirements for Building DD relative to the underlying project requirements outlined in the 14PLN-00247 Phase III Redevelopment approval and the 15PLN-00040 Master Tenant Façade and Sign Program approval (MTFSP). Therefore, the Anthropologie project is being processed as a Major ARB project as defined by the Master Tenant Façade and Sign Program.

The Phase III Redevelopment staff report can be found online at <https://www.cityofpaloalto.org/civicax/filebank/documents/44557>. The staff report and project plans for the MTFSP for Stanford Shopping Center can be found at <https://www.cityofpaloalto.org/civicax/filebank/documents/46652>.

The Architectural Review Board held a first formal hearing on the proposed project on July 16, 2015. The July 16, 2015 ARB staff report can be found as **Attachment D** and at <https://www.cityofpaloalto.org/civicax/filebank/documents/48164>.

At that time, the ARB provided several comments including the following suggestions:

- utilize the guidance in the July 16, 2015 staff report
- utilize the approved building height
- address the proportion of the Building DD height relative to the taller Bloomingdales and the width of the walkway
- prepare a design that doesn't "fight" with the Bloomingdales building
- prepare a design that reflects being a member of the four new buildings
- prepare a design that welcomes the visitor, rather than pushing away
- prepare a design that isn't inwardly focused
- prepare a design that minimizes blank walls
- prepare a design that keeps people visually interested as they walk around the building
- energize the corner of the building closest to the parking garage (this corner is interpreted as an additional opportunity area and a main pedestrian access point to the shopping center)
- choose colors and materials that fit well together
- reduce the use of one single material
- utilization of large expanses of light yellow plaster didn't feel like the Stanford Shopping Center or Palo Alto

- consider utilizing the plaster or another material all around at the top of the building, instead of having elements popup and create a varied parapet height
- consider if corrugated metal is a material for the shopping center
- create a café outdoor layout that promotes easy pedestrian flow around the building
- explore the possibility of extending the seating down the building and resultantly open up more of that area on the east elevation to eliminate a blank wall
- a disinclination to approve an exception for the café cabinet-style signage
- provide more details about where materials meet and the mounting of materials
- prepare a design that utilizes attractive rooftop mechanical equipment screening.

The applicant has modified the project plans to respond to ARB and staff feedback. Staff has not received any public comment on the proposed project since its original submittal in April 2015.

PROJECT DESCRIPTION

Tenant Facades and Entrances

Two of the Anthropologie facades would be seen from a public right-of-way, while all facades would be seen by patrons of the Shopping Center. There would be two primary retail building entrances and one café entrance. One retail entrance, with an illuminated metal canopy on the north elevation, would face the interior of the shopping center on Lady Ellen Place East, which is the new pedestrian shopping spine between Bloomingdales and Macy's. The second retail entrance, with an illuminated metal canopy, would be located near the southeast corner of the building at the intersection of Quarry Walk and El Camino Walk South. The café entrance would be located on the east elevation.

The applicant provided a description of the design intent and materials for the facades (**Attachment E**) and images of the proposed materials on Sheets A212, A213, and A214. The façades would display three primary materials: glass storefront windows/doors, unstained wood siding, and artisan plaster in pale grey/beige and Mediterranean teal (M-1 and M-2). The canopies at the building entrances would be made of hot-rolled steel, with a matte finish. The storefront windows would utilize dark bronze aluminum frames. Sheets A204 through A209 show renderings of the massing and materials and plan sheets A100 through A102 contain floor plans and a material schedule. Exterior light fixtures are called out on plan sheets C102, A202, and A202.1, as well as plan sheets A200 through A201.1.

The project plans include elevations that compare the approved façade massing with the proposed massing (Sheets A200 through A201.1). As requested by the ARB, the applicant reduced the proposed parapet height to the previously approved height and added a 6 foot high reclaimed pine heartwood rooftop mechanical equipment screen. The applicant removed the previously proposed corrugated metal siding, adjusted the plaster colors and building wall planes, and added additional windows on the second story. The applicant also provided new

graphics on Sheet A210 and A211 that show how the facades relate to the proposed floorplan. The previously proposed two-story glazing was removed from the north and west elevations.

Signage

Six (6) proposed signs announcing Anthropologie would be of various types and materials, as shown on plan sheets A310, A311, and A200 through A201.1. The signs would be located as follows:

- North elevation – Canopy Sign at the retail entrance
- East elevation – Wall Sign impressed into the first story plaster wall finish
- East elevation – Blade Sign at café entrance
- Southeast rounded corner elevation – Wall Sign for the cafe
- South elevation – Wall Sign at the retail entrance
- South elevation – Wall Sign on the second story
- West elevation (No signage proposed on the elevation).

Outdoor Seating and Public Plaza

Anthropologie's outdoor seating area would accompany the proposed café. Sheets A100, A205, and L1.1 show the proposed placement of tables, chairs, raised wood planters, and a minimal railing. Sheet L1.1 contains a note pertaining to Site Plan A that explains the applicant's motivation for the proposed removal of the planting strip and existing tree that was previously required as a condition of approval in the Phase III Redevelopment project. The applicant requests removal of this planting strip and tree in order to provide a 5-foot 5-inch walkway around the edge of the proposed outdoor seating area.

DISCUSSION

Tenant Facades and Entrances

The proposed project requests the following exceptions from the MTFSP approval as follows:

- Provide less than 70% storefront transparency where a minimum 70% storefront transparency is required, and
- wood siding (which was listed as an unacceptable finish in the MTFSP).

Staff interprets the MTFSP to require 70% storefront transparency in areas identified on the approved plans for tenant storefronts. At the first formal hearing on July 16, 2015, some ARB members had a similar interpretation, whereas others believed the MTFSP requirement pertained to ensuring that those storefront windows that were proposed were either clear or translucent. Staff would appreciate clarification on this interpretation that will also be used in the review of future shopping center projects.

Staff found there are wood materials on both the approved and prohibited materials list in the MTFSP; wood could only be utilized if it was premium grade hardwood. Staff would appreciate clarification on the acceptability of the proposed reclaimed pine heartwood and any requirements for staining or weatherizing treatment.

Staff would also appreciate ARB feedback regarding the following items:

- introduction of a storefront entry on the southwest corner of Building DD,
- further facade detailing, more horizontal and vertical elements, and more depth to projections to further visually break up the massing, prevent blank walls, and create strong architectural gestures, and
- further introduction of visual permeability on the east, west, and south elevations.

If needed, staff has included a condition of approval for the project to return to the ARB Subcommittee for review of final project design.

Signage

The approved MTFSP allows for up to three signs on a primary elevation (1 primary wall sign, 1 blade or banner sign, and 1 optional canopy sign) and one sign on each secondary elevation. In the case of Anthropologie occupying all of Building DD, the argument can be made that the primary elevations are the north façade and either the south, southeast, or east facade. Therefore, in this case, staff interprets that the number and distribution of the proposed signs is reasonable relative to the MTFSP requirements.

The proposed sign types and materials are compliant with the MTFSP and include:

- North elevation – a 1-foot 3 5/8-inch black halo-illuminated pin-mounted canopy sign at the retail entrance
- East elevation – a 1-foot 4 3/8-inch black high non-illuminated wall sign with individual metal letters impressed into the first story plaster wall finish
- East elevation – a 1-foot 9-inch high externally illuminated white blade sign with acrylic letters at the café entrance
- Southeast rounded corner elevation – a 4-foot 5-inch high black pin-mounted halo-illuminated stacked wall sign
- South elevation – an 8-inch high black pin-mounted halo-illuminated wall sign
- South elevation – a 1-foot 5 3/4-inch high black pin-mounted halo-illuminated wall sign

The sign sizes are compliant with the MTFSP, with the exception of the height of the stacked wall sign for the café located on the Southeast elevation. Therefore, staff included a condition of approval for the height of the stacked wall sign to be a maximum height of 3-feet, which is compliant with the MTFSP.

Outdoor Seating and Public Plaza

As mentioned above, the applicant proposes to remove the planting strip and existing tree that was previously required as a condition of approval in the Phase III Redevelopment project. To contain the outdoor chairs and tables, the applicant is proposing a planter barrier. While the applicant has not yet submitted a Conditional Use Permit application for Alcohol Sales, these continuous barriers are likely proposed to control the location of the desired alcohol sales. Staff discussions with the Department of Alcoholic Beverage Control clarified there is a requirement

for a physical and spatial delineation of alcohol sales, but a continuous barrier is not required. Staff would appreciate discuss by the ARB regarding how the proposed landscape removal will affect the Pear Lane vista and how the proposed location of the planter barrier will affect the walkway for shopping center patrons.

Staff recommends refinements for the outdoor seating area and environs, as follows:

- increase in the 5-foot 5-inch walkway to a minimum of between 8 and 12-feet in width for non-Anthropologie patrons arriving from the allee or passing around the seating area to/from Quarry Walk,
- submittal of updated details for café tables, chairs/benches, barrier materials and height, and plantings,
- submittal of the café seating shown with seats in the “used” (pulled back) positions for determining the accessible path available while the dining is in use.
- submittal of emergency egress to verify that the updated outdoor seating area does not restrict it.

Floor Area and Parking

Building DD was originally approved with a gross floor area of 33,520 square feet. The proposed project is for 33,378 square feet. Therefore 142 square feet could be located somewhere else on the Shopping Center site, if the associated parking is provided. As mentioned previously, the applicant proposes to install a permanent, illuminated, dark grey, distressed metal canopy above some of the outdoor seating. The canopy would be open over the seating area; therefore, it would not cause the seating area to be counted as floor area, nor trigger associated parking requirements.

PUBLIC NOTICE

Notice of this ARB review of this project was provided by publication of the agenda in a local newspaper of general circulation. Additionally, property owners and utility customers within 600 feet of the project site were mailed a notice card.

ENVIRONMENTAL ASSESSMENT

This application is exempt from environmental review under provisions of the California Environmental Quality Act (CEQA), per CEQA Section 15301.

COURTESY COPIES

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Attachments:

- Attachment A: Findings for Approval (DOC)
- Attachment B: Draft Conditions of Approval (DOCX)
- Attachment C: Location Map (PDF)
- Attachment D: July 16, 2015 ARB Staff Report (PDF)
- Attachment E: Applicant Description of Design Intent and Materials (PDF)
- Attachment F: Project Plans (ARB Members Only) (DOCX)

ATTACHMENT A
DRAFT FINDINGS FOR APPROVAL
180 El Camino Real / File No. 15PLN-00123

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.

The project is consistent with Findings #1 and #16 because:

The project is a new retail tenant locating at Stanford Shopping Center in a manner consistent with Goal B-5: Attractive, Vibrant Business Centers, Each with a Mix of Uses and a Distinctive Character and Policy B-22: Work with Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, competitive, high quality regional shopping center. The project also represents a large investment in the property as a shopping center in a manner consistent with Comprehensive Plan Policy L-18, Policy L-20, Policy L-26, Policy T-1, and Policy T-23. As conditioned, the project complies with the approved Master Tenant Façade and Sign Program.

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.

The project is consistent with Findings #2, #4, #5 and #6 because:

As conditioned, the project respects the overall design of the Phase III Redevelopment area and Stanford Shopping Center as a whole, creates an attractive street presence, and a welcoming

pedestrian access point to the Shopping Center. The design of the tenant façade and signage is integrated on all elevations and helps to promote easy pedestrian access by having multiple entrances and an open floorplan. The project is located within the Community Commercial zoning district and is surrounded by existing commercial buildings, hospital buildings, parking garages, a public park, and residential neighborhoods. The project is a retail use that is compatible with the Community Commercial land use designation.

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.

The project is consistent with Findings #3, #7, and #8 because:

As conditioned, the project provides for clear pedestrian flow, has visually interesting facades that help to activate the surrounding walkways, has an open floor plan that allows for pedestrian pass through and ease, provides a visual destination at the end of the pedestrian allee, and provides an attractive companion space to the adjacent public plaza that is south of the new Bloomingdales.

Finding #8 is not applicable to the project.

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.

Findings #9 and #10 are not applicable to the project.

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.

Findings #11 and #14 are not applicable to the project. The landlord is providing plantings and maintaining trees outside of the tenant's lease line.

The project is consistent with Findings #12 and #13 because:

The project is located within a previously developed commercial area. As conditioned, the project maintains opportunities for pedestrian flow and space for the planter boxes and trees provided by the landlord. The project otherwise does not introduce a traditional landscape design concept with a high percentage of plantings; instead the project provides a companion outdoor seating space and hardscape that is a companion to an adjacent public plaza area.

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

The project is consistent with Finding #15 because:

As conditioned, the project will comply with the City's Green Building and Energy Reach ordinances and will incorporate bird-friendly glazing.

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.* This finding can be made in the affirmative because the project provides three entrances in a manner that helps to promote easy pedestrian access and helps pedestrians move through the Shopping Center. The tenant space will have a visually distinct facades and signage that will be noticeable to both pedestrians and cyclists.
- (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.* This finding can be made in the affirmative because the tenant façade and signage creates an attractive street presence and promotes easy pedestrian access by maintaining three entrances and an open floorplan.
- (3) **Massing and Setbacks.** *Buildings shall be designed to minimize massing and conform to proper setbacks.* This finding can be made in the affirmative in that the project does not increase the massing of the shopping center and respects the height and massing of the original Phase III Redevelopment approval.
- (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 residents, visitors, and/or employees of the site.* This finding does not apply.
- (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.* This finding does not apply.
- (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 Shopping Center.
- (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 and will incorporate bird-friendly glazing.

ATTACHMENT B
CONDITIONS OF APPROVAL
180 El Camino Real / File No. 15PLN-00123

PLANNING

1. Project Plans. The project shall be implemented as shown on the plans on file with the City of Palo Alto Planning Division dated September 9, 2015 and received on September 10, 2015, except as modified by these conditions of approval.
2. Project Approval. The project approval shall be valid for a period of one year from the original date of approval. In the event a building permit(s), if applicable, is not secured for the project within the time limit specified above, the ARB approval shall expire and be of no further force or effect. Application for extension of this entitlement may be made prior to the one year expiration.
3. Indemnify and Hold Harmless. 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.
4. Conditional Use Permit. Approval of a Conditional Use Permit is required:
 - a. Prior to any sale of alcohol at the café premises (PAMC Section 18.42.090).
 - b. Prior to operation of any permitted outdoor activity in excess of 2,000 square feet, including outdoor eating areas operated incidental to permitted eating and drinking services (PAMC Section 18.16.060 (h)).
 - c. Prior to any truck deliveries outside of the hours of 6:00 a.m. and 10:00 p.m. (PAMC 18.23.080(B)(i)).
5. Employee Showers. Employee showers shall be included on the building permit project plans, as required as per PAMC 18.16.060(j).
6. Recycling Storage Design Requirements. The design of any new, substantially remodeled, or expanded building or other facility shall provide for proper storage, handling, and accessibility which will accommodate the solid waste and recyclable materials loading anticipated and which will allow for the efficient and safe collection, as per PAMC 5.20.120. The design shall comply with the applicable provisions of Sections 18.22.100, 18.24.100, 18.26.100, 18.32.080, 18.37.080, 18.41.080, 18.43.080, 18.45.080, 18.49.140, 18.55.080, 18.60.080, and 18.68.170 of Title 18 of this code.
7. Signs. All signs shall be compliant with the approved Master Tenant Façade and Sign Program (MTFSP). The height of the Southeast stacked wall sign to be a maximum height of 3-feet, which is compliant with the MTFSP.

8. Facades. All facades shall be compliant with the approved Master Tenant Façade and Sign Program.
9. Bird-Friendly Facades. Consistent with the MTFSP, tenant glazing shall utilize a bird-safe glazing treatment. The bird-friendly treatment can be invisible to the human eye. Typical treatments include fritting, netting, permanent stencils, frosted glass, exterior screens, and physical grids placed on the exterior of glazing or UV patterns visible to birds. Vertical elements of the window patterns are generally at least 1/4 inch wide at a minimum spacing of 4 inches, or have horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches.
10. Window Displays. Areas in front of first and second story windows are to remain free of storage or other interior-focused elements.
11. Interior Lighting. Tenant interior lighting shall be designed to minimize nighttime glow visible from and/or intruding into nearby properties.
12. Landscaping. Existing landscaping in the immediate environs of the project shall remain and will be replaced in kind and size if damaged during construction.
13. Paving. The paving on the south and southeast corner of the building shall be coordinated with previously approved landlord plans in regard to materials, color, texture, and scoring.
14. ARB Subcommittee. Prior to approval of building permits, the applicant shall return to the ARB Subcommittee for review and approval of the following items, to the satisfaction of the Director of Planning:
 - a. Refinements to the building facades regarding
 - i. introduction of a storefront entry on the southwest corner of Building DD,
 - ii. further facade detailing, more horizontal and vertical elements, and more depth to projections to further visually break up the massing, prevent blank walls, and create strong architectural gestures,
 - iii. further introduction of visual permeability on the east, west, and south elevations,
 - iv. fulfillment of the minimum of 70% storefront transparency in areas identified for tenant storefronts on the Phase III Redevelopment project plans, and
 - v. confirmation of façade materials.
 - b. Refinements for the outdoor seating area and environs showing:
 - i. an increase in the 5-foot 5-inch walkway to a minimum of between 8 and 12-feet in width for non-Anthropologie patrons arriving from the allee or passing around the seating area to/from Quarry Walk,
 - ii. updated details for café tables, chairs/benches, barrier materials and height, and plantings,
 - iii. the café seating shown with seats in the “used” (pulled back) positions for determining the accessible path available while the dining is in use.
 - iv. the café seating shown with the locations of accessible seats
 - v. emergency egress to verify that the updated outdoor seating area does not restrict it.

BUILDING

15. The plans shall clearly show the accessible path in the areas of the proposed exterior seating. Plans shall show the available accessible path at and around all exterior seating to verify the route(s) are not interrupted by the seating.
16. The seating shall be shown with seats in the “used” (pulled back) positions to a minimum distance that the front leading edge of the seats is flush with the edge of the table for determining the accessible path available while the dining is in use.
17. The plans shall show dimensions both around the seating, also within and/or between the seating, the locations of accessible seats, the slopes and cross slopes of the accessible areas, etc.
18. The plans shall also show the emergency egress to verify the outdoor dining does not restrict it.
19. Building permits are required for all illuminated signs. Building permit construction documents shall show sign location, wiring sizes and type, disconnect size and location of panel, conduit type and size, structural elements, etc.
20. Interior and Exterior illuminated signs are required to comply with Title 24 Energy requirements as stated in sections 110.9, 130.0, 130.3 for mandatory measures. Submit, at a minimum, Title 24 Energy Form NRCC-LTS-01-E to show compliance.

GREEN BUILDING

21. **Energy Efficiency: If the project includes new construction, then the project triggers the Local Energy Efficiency Reach Code.** For all new non-residential construction, the performance approach specified within the 2013 California Energy Code shall be used to demonstrate that the TDV Energy of the proposed building is at least 15% less than the TDV Energy of the Standard Design. (Ord. 5324 § 1 (part), 2015)
22. **CALGreen Checklist: If the project is a new nonresidential construction project greater than 1,000 square feet,** then the must comply with California Green Building Standards Code Mandatory plus Tier 2 requirements, as applicable to the scope of work. PAMC 16.14.080 (Ord. 5324 § 1 (part), 2015). The project applicant shall indicate the requirements on the Permit Plans. The submittal requirements are outlined here: www.cityofpaloalto.org/gov/depts/ds/green_building/default.asp.
23. **Commissioning: If the project is a new building over 10,000 square feet,** then the project must meet the commissioning requirements outlined in the California Building Code section 5.410.2 for Planning Approval. The project team shall re-submit the Owner’s Project Requirements (OPR) in accordance with section 5.410.2.1 with an updated Basis of Design (BOD) in accordance with 5.410.2.2 that reflects the design elements finalized between Planning Approval and Permit Submittal. The project shall also submit a Commissioning Plan in accordance with 5.410.2.3.

24. **Energy Benchmarking: If the project is a nonresidential projects exceeding \$100,000 valuation**, then the project must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.380 (Ord. 5324 § 1 (part), 2015). The Energy Star Project Profile shall be submitted to the Building Department prior to permit issuance. Submittal info can be found at:
https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.
25. **Recycled Water Infrastructure for Landscape: If the project is outside the boundaries of the recycled water project area and is greater than 1,000 square feet**, then the project must install recycled water infrastructure for irrigation systems. PAMC 16.14.230 (Ord. 5324 § 1 (part), 2015). The project applicant shall indicate the requirements on the Permit Plans.
26. **Recycled Water Infrastructure for Landscape: If the project is either a new construction or a rehabilitated landscape and is greater than 1,000 square feet**, then the project must install a dedicated irrigation meter related to the recycled water infrastructure. PAMC 16.14.230 (Ord. 5324 § 1 (part), 2015). The project applicant shall indicate the requirements on the Permit Plans.
27. **Landscape Efficiency: If the project is a non-residential new construction project with a landscape of any size included in the project scope**, then the project must comply with Potable water reduction Tier 2 in accordance with the Emergency Drought Regulations. Documentation is required to demonstrate that the Estimated Total Water Use (ETWU) falls within a Maximum Applied Water Allowance (MAWA).
 - *For projects submitting for permit between June 1st, 2015 and December 1st, 2015*, the project shall use an ET adjustment factor (ETAF) of 0.55 for landscaped areas. Special Landscape Areas (SLA) will be given an allowance of 0.45. The resulting ETAF for SLA shall be 1.0. (PAMC 16.14 (Ord. 5324 § 1 (part), 2015) and the Emergency Drought Regulations link below:
<http://www.documents.dgs.ca.gov/bsc/2015TriCycle/BSC-Meetings/Emergency-Regs/HCD-EF-01-15-ET-Pt11.pdf>
 - *For projects submitting for permit after December 1st, 2015*, the project shall follow the updated regulations found on the Department of Water Resources website:
<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/>
28. **Landscape: If the project is either a nonresidential or multi-family residential, tenant improvement/renovation construction projects with a landscape area greater than 1,000 square feet**, then the project must comply with Potable water reduction Tier 1. Documentation is required to demonstrate that the Estimated Total Water Use (ETWU) falls within a Maximum Applied Water Allowance (MAWA) using the appropriate evapotranspiration adjustment factor (ETAF) designated by the prescribed potable water reduction tier. PAMC 16.14.340 (Ord. 5324 § 1 (part), 2015). The project applicant shall indicate the requirements on the Permit Plans.
 - The submittal requirements are outlined on the Utilities Landscape Efficiency site:
<http://www.cityofpaloalto.org/gov/depts/utl/residents/resrebate/landscape.asp>.
29. **Construction & Demolition: If the project is a nonresidential new construction or renovation project and has a value exceeding \$25,000**, then the project must meet the Enhanced Construction Waste Reduction Tier 2. PAMC 16.14.240 (Ord. 5324 § 1 (part), 2015). The project shall use the Green Halo System to document the requirements.

30. **Energy Benchmarking: If the project is a nonresidential projects exceeding \$100,000 valuation**, then the project must acquire an Energy STAR Portfolio Manager Rating and submit the rating to the City of Palo Alto once the project has been occupied after 12 months. PAMC 16.14.250 (Ord. 5324 § 1 (part), 2015). Submittal info can be found at:
https://www.cityofpaloalto.org/gov/depts/utl/business/benchmarking_your_building.asp.

PUBLIC ART

31. The project is subject to the City of Palo Alto Public Art ordinance. If the applicant chooses to commission art on site, Public Art Commission approval is required prior to issuance of a building permit. If the applicant chooses to pay in lieu of commissioning art, the fees must be paid prior to issuance of a building permit.

FIRE

32. Install a NFPA 13 fire sprinkler and NFPA 72 fire alarm system under a separate permit.
33. Sprinklers to be designed per NFPA 13. Fire sprinklers and fire alarm systems required in accordance with NFPA 13, NFPA 24, NFPA 72 and State and local standards. Sprinkler, fire alarm and underground fire supply installations require separate submittal to the Fire Prevention Bureau.
34. Sprinkler main drain must be coordinated with plumbing design so that 200 gpm can be flowed for annual main drain testing for 90 seconds without creating a surge or excess flow into the sanitary sewer system.
35. An emergency voice/alarm system is required in accordance with the California Building Code.
36. All floor levels in multi-story buildings must be served by an elevator capable of accommodating a 24 x 84 inch gurney without lifting or manipulating the gurney.
37. All welding or other hot work during construction shall be under a permit obtained from the Palo Alto Fire Department with proper notification and documentation of procedures followed and work conducted.
38. Low-E glass and modern construction features can interfere with portable radios used by emergency responders. Please provide an RF Engineering analysis to determine if additional devices or equipment will be needed to maintain operability of emergency responder portable radios throughout 97% of each new building in accordance with the Fire Code Section 510 as adopted by the City of Palo Alto. A written report to the Fire Marshal shall be provided prior to final inspection.

WATER QUALITY

39. PAMC 16.09.180(b)(10) Dumpsters for New and Remodeled Facilities

New buildings and residential developments providing centralized solid waste collection, except for single-family and duplex residences, shall provide a covered area for a dumpster. The area shall be adequately sized for all waste streams and designed with grading or a berm system to prevent water runoff and runoff from the area.

40. PAMC 16.09.170, 16.09.040 Discharge of Groundwater

Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated ground water or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the discharge limits contained in Palo Alto Municipal Code (16.09.040(m)) are not exceeded and the approval of the superintendent is obtained prior to discharge. The City shall be compensated for any costs it incurs in authorizing such discharge, at the rate set forth in the Municipal Fee Schedule.

41. PAMC 16.09.055 Unpolluted Water

Unpolluted water shall not be discharged through direct or indirect connection to the sanitary sewer system.

And PAMC 16.09.175 (b) General prohibitions and practices

Exterior (outdoor) drains may be connected to the sanitary sewer system only if the area in which the drain is located is covered or protected from rainwater run-on by berms and/or grading, and appropriate wastewater treatment approved by the Superintendent is provided. For additional information regarding loading docks, see section 16.09.175(k)

42. PAMC 16.09.180(b)(14) Architectural Copper

On and after January 1, 2003, copper metal roofing, copper metal gutters, copper metal down spouts, and copper granule containing asphalt shingles shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required. Copper flashing for use under tiles or slates and small copper ornaments are exempt from this prohibition. Replacement roofing, gutters and downspouts on historic structures are exempt, provided that the roofing material used shall be prepatinated at the factory. For the purposes of this exemption, the definition of "historic" shall be limited to structures designated as Category 1 or Category 2 buildings in the current edition of the Palo Alto Historical and Architectural Resources Report and Inventory.

43. PAMC 16.09.180(b)(5) Condensate from HVAC

Condensate lines shall not be connected or allowed to drain to the storm drain system.

44. PAMC 16.09.180(b)(b) Copper Piping

Copper, copper alloys, lead and lead alloys, including brass, shall not be used in sewer lines, connectors, or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are not practical. The plans must specify that copper piping will not be used for wastewater plumbing.

45. PAMC 16.09.180(12) Mercury Switches

Mercury switches shall not be installed in sewer or storm drain sumps.

46. PAMC 16.09.205(a) Cooling Systems, Pools, Spas, Fountains, Boilers and Heat Exchangers

It shall be unlawful to discharge water from cooling systems, pools, spas, fountains boilers and heat exchangers to the storm drain system.

47. PAMC 16.09.165(h) Storm Drain Labeling

Storm drain inlets shall be clearly marked with the words "No dumping - Flows to Bay," or equivalent.

48. Undesignated Retail Space:

PAMC 16.09

PAMC 16.09

Newly constructed or improved buildings with all or a portion of the space with undesignated tenants or future use will need to meet all requirements that would have been applicable during design and construction. If such undesignated retail space becomes a food service facility the following requirements must be met:

Designated Food Service Establishment (FSE) Project:

A. Grease Control Device (GCD) Requirements, PAMC Section 16.09.075 & cited Bldg/Plumbing Codes

1. The plans shall specify the manufacturer details and installation details of all proposed GCDs. (CBC 1009.2)
2. GCD(s) shall be sized in accordance with the 2007 California Plumbing Code.
3. GCD(s) shall be installed with a minimum capacity of 500 gallons.
4. GCD sizing calculations shall be included on the plans. See a sizing calculation example below.
5. The size of all GCDs installed shall be equal to or larger than what is specified on the plans.
6. GCDs larger than 50 gallons (100 pounds) shall not be installed in food preparation and storage areas. Santa Clara County Department of Environmental Health prefers GCDs to be installed outside. GCDs shall be installed such that all access points or manholes are readily accessible for inspection, cleaning and removal of all contents. GCDs located outdoors shall be installed in such a manner so as to exclude the entrance of surface and stormwater. (CPC 1009.5)
7. All large, in-ground interceptors shall have a minimum of three manholes to allow visibility of each inlet piping, baffle (divider) wall, baffle piping and outlet piping. The plans shall clearly indicate the number of proposed manholes on the GCD. The Environmental Compliance Division of Public Works Department may authorize variances which allow GCDs with less than three manholes due to manufacture available options or adequate visibility.
8. Sample boxes shall be installed downstream of all GCDs.
9. All GCDs shall be fitted with relief vent(s). (CPC 1002.2 & 1004)
10. GCD(s) installed in vehicle traffic areas shall be rated and indicated on plans.

B. Drainage Fixture Requirements, PAMC Section 16.09.075 & cited Bldg/Plumbing Codes

11. To ensure all FSE drainage fixtures are connected to the correct drain lines, each drainage fixture shall be clearly labeled on the plans. A list of all fixtures and their discharge connection, i.e. sanitary sewer or grease waste line, shall be included on the plans.
12. A list indicating all connections to each proposed GCD shall be included on the plans. This can be incorporated into the sizing calculation.
13. All grease generating drainage fixtures shall connect to a GCD. These include but are not limited to:
 - a. Pre-rinse (scullery) sinks
 - b. Three compartment sinks (pot sinks)
 - c. Drainage fixtures in dishwashing room except for dishwashers shall connect to a GCD
 - d. Examples: trough drains (small drains prior to entering a dishwasher), small drains on busing counters adjacent to pre-rinse sinks or silverware soaking sinks
 - e. Floor drains in dishwashing area and kitchens
 - f. Prep sinks
 - g. Mop (janitor) sinks
 - h. Outside areas designated for equipment washing shall be covered and any drains contained therein shall connect to a GCD.
 - i. Drains in trash/recycling enclosures
 - j. Wok stoves, rotisserie ovens/broilers or other grease generating cooking equipment with drip lines
 - k. Kettles and tilt/braising pans and associated floor drains/sinks
14. The connection of any high temperature discharge lines and non-grease generating drainage fixtures to a GCD is prohibited. The following shall not be connected to a GCD:
 - a. Dishwashers
 - b. Steamers
 - c. Pasta cookers
 - d. Hot lines from buffet counters and kitchens
 - e. Hand sinks
 - f. Ice machine drip lines
 - g. Soda machine drip lines
 - h. Drainage lines in bar areas
15. No garbage disposers (grinders) shall be installed in a FSE. (PAMC 16.09.075(d)).
16. Plumbing lines shall not be installed above any cooking, food preparation and storage areas.
17. Each drainage fixture discharging into a GCD shall be individually trapped and vented. (CPC 1014.5)

C. Covered Dumpsters, Recycling and Tallow Bin Areas PAMC, 16.09.075(q)(2)

18. Newly constructed and remodeled FSEs shall include a covered area for all dumpsters, bins, carts or container used for the collection of trash, recycling, food scraps and waste cooking fats, oils and grease (FOG) or tallow.
19. The area shall be designed and shown on plans to prevent water run-on to the area and runoff from the area.
20. Drains that are installed within the enclosure for recycle and waste bins, dumpsters and tallow bins serving FSEs are optional. Any such drain installed shall be connected to a GCD.
21. If tallow is to be stored outside then an adequately sized, segregated space for a tallow bin shall be included in the covered area.
22. These requirements shall apply to remodeled or converted facilities to the extent that the portion of the facility being remodeled is related to the subject of the requirement.

D. Large Item Cleaning Sink, PAMC 16.09.075(m)(2)(B)

23. FSEs shall have a sink or other area drain which is connected to a GCD and large enough for cleaning the largest kitchen equipment such as floor mats, containers, carts, etc. Recommendation: Generally, sinks or cleaning areas larger than a typical mop/janitor sink are more useful.

E. GCD sizing criteria and an example of a GCD sizing calculation (2007 CPC)

Sizing Criteria:		GCD Sizing:	
Drain Fixtures	DFUs	Total DFUs	GCD Volume (gallons)
Pre-rinse sink	4	8	500
3 compartment sink	3	21	750
2 compartment sink	3	35	1,000
Prep sink	3	90	1,250
Mop/Janitorial sink	3	172	1,500
Floor drain	2	216	2,000
Floor sink	2		

Example GCD Sizing Calculation:

Quantity	Drainage Fixture & Item Number	DFUs	Total
1	Pre-rinse sink, Item 1	4	4
1	3 compartment sink, Item 2	3	3
2	Prep sinks, Item 3 & Floor sink, Item 4	3	6
1	Mop sink, Item 5	3	3
1	Floor trough, Item 6 & tilt skillet, Item 7	2	2
1	Floor trough, Item 6 & steam kettle, Item 8	2	2
1	Floor sink, Item 4 & wok stove, Item 9	2	2
4	Floor drains	2	8
1,000 gallon GCD minimum sized		Total:	30

Note:

- All resubmitted plans to Building Department which include FSE projects shall be resubmitted to Water Quality.
- It is frequently to the FSE's advantage to install the next size larger GCD to allow for more efficient grease discharge prevention and may allow for longer times between cleaning. There are many manufacturers of GCDs which are available in different shapes, sizes and materials (plastic, reinforced fiberglass, reinforced concrete and metal)
- The requirements will assist FSEs with FOG discharge prevention to the sanitary sewer and storm drain pollution prevention. The FSE at all times shall comply with the Sewer Use Ordinance of the Palo Alto Municipal Code. The ordinances include requirements for GCDs, GCD maintenance, drainage fixtures, record keeping and construction projects.

UTILITIES – WATER - GAS - WASTEWATER

PRIOR TO ISSUANCE OF DEMOLITION PERMIT

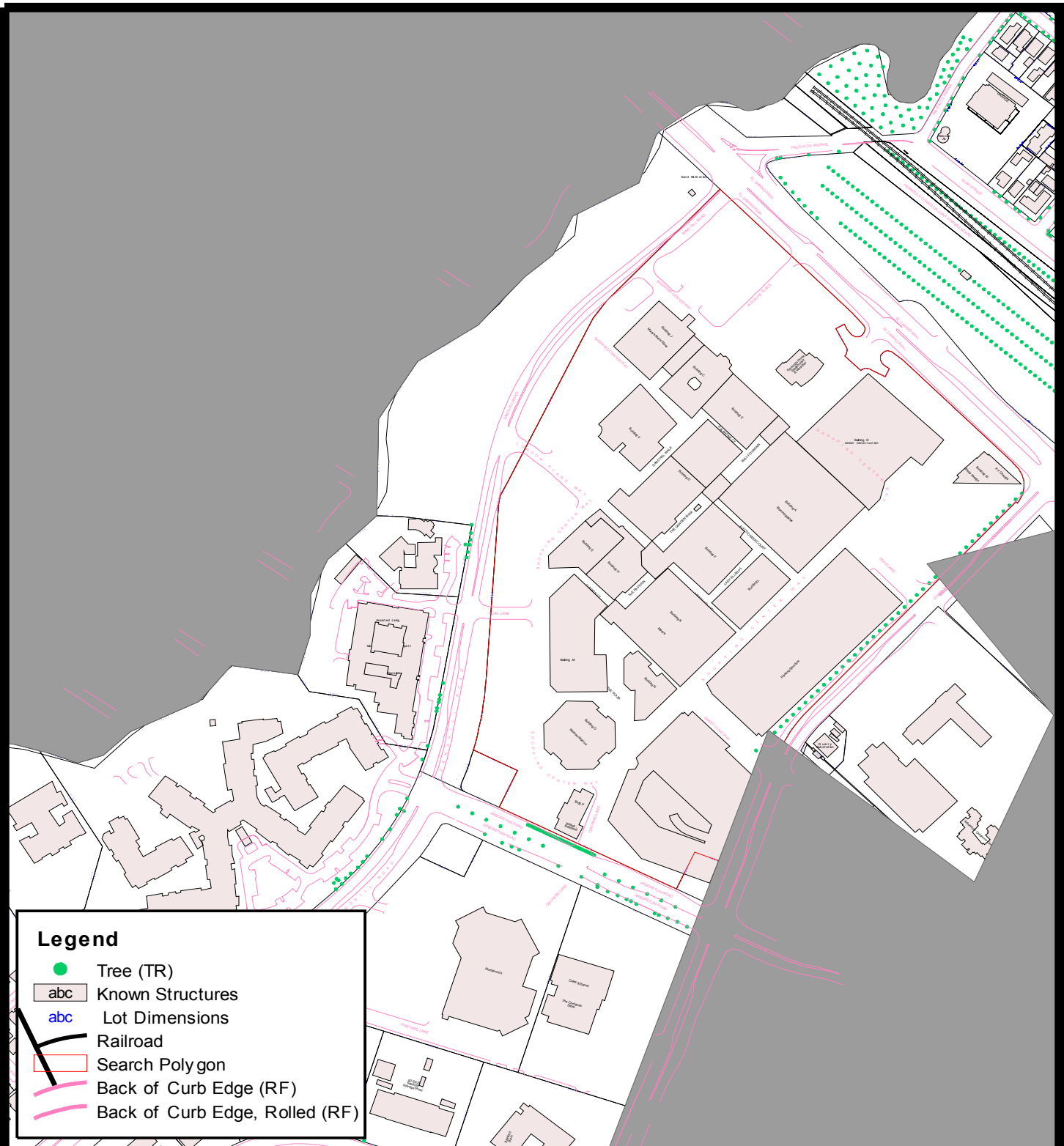
49. Prior to demolition, the applicant shall submit the existing water/wastewater fixture unit loads (and building as-built plans to verify the existing loads) to determine the capacity fee credit for the existing load. If the applicant does not submit loads and plans they may not receive credit for the existing water/wastewater fixtures.
50. The applicant shall submit a request to disconnect all utility services and/or meters including a signed affidavit of vacancy. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued by the building inspection division after all utility services and/or meters have been disconnected and removed. (The existing water service and meter may remain during construction (RP is required), a new service is required if existing service is not meeting current WGW utilities standards prior to final inspection.)

FOR BUILDING PERMIT

51. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet per parcel/lot for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the existing (prior) loads, the new loads, and the combined/total loads (the new loads plus any existing loads to remain).
52. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities. Plans for new wastewater laterals and mains need to include new wastewater pipe profiles showing existing potentially conflicting utilities especially storm drain pipes, electric and communication duct banks. **Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation.** Plans for new storm drain mains and laterals need to include profiles showing existing potential conflicts with sewer, water and gas.
53. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities.
54. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc).
55. The applicant shall be responsible for installing and upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.

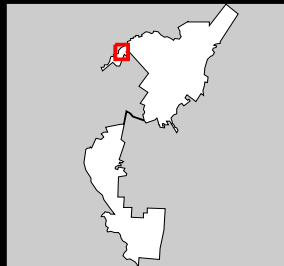
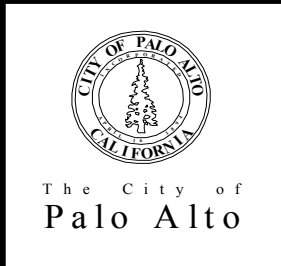
56. For contractor installed water and wastewater mains or services, the applicant shall submit to the WGW engineering section of the Utilities Department **four** copies of the installation of water and wastewater utilities off-site improvement plans in accordance with the utilities department design criteria. All utility work within the public right-of-way shall be clearly shown on the plans that are prepared, signed and stamped by a registered civil engineer. The contractor shall also submit a complete schedule of work, method of construction and the manufacturer's literature on the materials to be used for approval by the utilities engineering section. The applicant's contractor will not be allowed to begin work until the improvement plan and other submittals have been approved by the water, gas and wastewater engineering section. After the work is complete but prior to sign off, the applicant shall provide record drawings (as-builts) of the contractor installed water and wastewater mains and services per City of Palo Alto Utilities record drawing procedures. For contractor installed services the contractor shall install 3M marker balls at each water or wastewater service tap to the main and at the City clean out for wastewater laterals.
57. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. **Show the location of the RPPA on the plans.**
58. An approved reduced pressure detector assembly is required for the existing or new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive (a double detector assembly may be allowed for existing fire sprinkler systems upon the CPAU's approval). reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. **Show the location of the reduced pressure detector assembly on the plans.**
59. Single and multi-family up to 4 unit residences that have fire sprinklers served off the domestic water service shall have an approved double check assembly (DCA) installed on the main water service connection. DCAs shall be installed on the owner's property adjacent to the point of service within 5 feet of the property line.
60. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.
61. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.
62. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
63. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.

64. A new water service line installation for domestic usage is required. For service connections of 4-inch through 8-inch sizes, the applicant's contractor must provide and install a concrete vault with meter reading lid covers for water meter and other required control equipment in accordance with the utilities standard detail. Show the location of the new water service and meter on the plans.
65. A new gas service line installation is required. Show the new gas meter location on the plans. The gas meter location must conform to utilities standard details.
66. A new sewer lateral installation per lot is required. Show the location of the new sewer lateral on the plans
67. The applicant shall secure a public utilities easement for facilities installed in private property. The applicant's engineer shall obtain, prepare, record with the county of Santa Clara, and provide the utilities engineering section with copies of the public utilities easement across the adjacent parcels as is necessary to serve the development.
68. Where public mains are installed in private streets/PUEs *"Public Utility Easements: If the City's reasonable use of the Public Utility Easements, which are shown as P.U.E on the Map, results in any damage to the Common Area, then it shall be the responsibility of the Association/businesses/owner, and not of the City, to Restore the affected portion(s) of the Common Area. This Section may not be amended without the prior written consent of the City"*.
69. All existing water and wastewater services that will not be reused shall be abandoned at the main per WGW utilities procedures.
70. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' of existing trees. Maintain 10' between new trees and new water, gas and wastewater services/mains/meters.
71. To install new gas service by directional boring, the applicant is required to have a sewer cleanout at the front of the building. This cleanout is required so the sewer lateral can be videoed for verification of no damage after the gas service is installed by directional boring.
72. All utility installations shall be in accordance with the City of Palo Alto current utility standards for water, gas & wastewater.
- 73. The applicant shall obtain an encroachment permit from Caltrans for all utility work in the El Camino Real right-of-way. The applicant must provide a copy of the permit to the WGW engineering section.**



Legend

- Tree (TR)
- Known Structures
- Lot Dimensions
- Railroad
- Search Polygon
- Back of Curb Edge (RF)
- Back of Curb Edge, Rolled (RF)



180 El Camino Real
Stanford Shopping Center

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

A north arrow pointing upwards and a scale bar showing 0 feet to 448 feet.



City of Palo Alto

(ID # 5947)

Architectural Review Board ARB Staff Report

Report Type: New Business**Meeting Date: 7/16/2015****Summary Title: 180 El Camino Real - Anthropologie**

Title: 180 El Camino Real [15PLN-00123]: Request by Andy Neilands, on behalf of Stanford University, for Major Architectural Review of the Anthropologie tenant facade, signage, interior improvements, cafe, and outdoor seating. The project site is the 33,520 square foot Building DD at Stanford Shopping Center Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15301. Zone District: CC

From: Jonathan Lait**Lead Department: Architectural Review Board**

RECOMMENDATION

Staff recommends the Architectural Review Board (ARB) review the proposed project, receive any public testimony, provide comments, and continue the project review to a date certain.

BACKGROUND

The project is the proposed construction of all four facades of the two-story Building DD at Stanford Shopping Center for the retail company Anthropologie, as well as:

- installation of new tenant signage,
- interior improvements for the two-story retail space and ground floor café, and
- provision of an outdoor café seating area.

Previous Approvals

In 2014, the ARB recommended and the Director of Planning and Community Environment (Director) approved Building DD's basic height, floor area, site improvements, and additional requirements as part of the larger Phase III Redevelopment project at Stanford Shopping Center. The Phase III Redevelopment project approved the demolition of the former Bloomingdales building and the construction of four new buildings in its former footprint.. In 2015, the ARB recommended and the Director approved the Master Tenant Façade and Sign Program for Stanford Shopping Center (MTFSP). The two Director's approval letters for these projects are attached (as **Attachments A and B**, respectively), and ARB reports and project plans may be viewed on the City's website at the following web links:

1. Phase III Redevelopment – 4 New Buildings (File 14PLN-00247; “**project 1**” in this report) <https://www.cityofpaloalto.org/civicax/filebank/documents/44557>
2. MTFSP for Stanford Shopping Center (File 15PLN-00040; “**project 2**” in this report) <https://www.cityofpaloalto.org/civicax/filebank/documents/46652>

Current Construction

The demolition of the former Bloomingdales building is now complete. Construction is underway on the ‘core and shell’ of Buildings AA, BB, CC, and DD in the Phase III Redevelopment area. The building tenants are responsible for the build-outs of the remainder of the buildings’ components and spaces.

Further Architectural Review of Facades and Signage

The previous project 1 and project 2 approvals outline the locations and circumstances under which tenant facades and signage require further review by the Architectural Review Board. Building DD was outlined to return to the ARB.

Level of Architectural Review

Building DD was originally approved with the capacity to host multiple tenant spaces. However, there are no requirements that prohibit the Building DD from being occupied by the single tenant, Anthropologie. Anthropologie has requested some exceptions to the approved design requirements per Director’s approvals of projects 1 and 2. Therefore, the Anthropologie project is being processed as a Major ARB project, rather than a Minor ARB project.

Site Information

Building DD is located immediately adjacent to the new Bloomingdales building at the southeast corner of the Phase III Redevelopment area (as mapped on **Attachment C**). Building DD will be visible from the diagonal alley that stretches from the corner of El Camino Real and Quarry Road into the Stanford Shopping Center.

The plaza adjacent to Bloomingdales and Building DD was envisioned as an active, welcoming public space for public art, trees and landscaping, bicycle racks, and an outdoor café. The approved design of the two-story Building DD included a prominent, rounded corner that was to face the alley, serve as a pedestrian-scaled destination and provide a strong architectural gesture visible from El Camino Real and Quarry Road. The approved concept plans included a representative example of a possible design (*Figure 1, below*). Sight lines to the façade and top of Building DD will exist from over 400 feet away at street level, as well as from taller surrounding buildings in the Downtown and at the Hoover Medical Campus.

Figure 1: Example of a possible Building DD design

STOREFRONT ZONE DD REDEVELOPMENT



East Elevation – Bldg DD

PROJECT DESCRIPTION

Tenant Facades and Entrances

Anthropologie facades would be seen on all four sides of Building DD. There would be two building entrances. The retail entrance, with an illuminated metal canopy on the north elevation, would face the interior of the shopping center on Lady Ellen Place East, which is the new pedestrian shopping spine between Bloomingdales and Macy's. The café entrance, with an illuminated metal canopy, would be located at the southeast corner of the building at the intersection of Quarry Walk and El Camino Walk South. The café entrance incorporates a rounded corner similar to that which was originally envisioned for the building.

The project plans include elevations that show differences between the approved façade massing in comparison with the proposed massing (plan sheets A200 through A201.1). The applicant proposes façade elements that would be four to six feet higher than the approved height of 42 feet; the approved building height reflected a first floor to second floor height of 22 feet and a second floor to deck height of 19 feet, reaching a total roof height of 41 feet, plus a one foot tall parapet. Also, some of the facades do not currently utilize a full height tenant storefront design. Further differences between the approved and the proposed facades are outlined in the discussion below.

The applicant provided a description of the design intent and materials for the facades (**Attachment D**) and images of the proposed materials (on plan sheets A207 and A208). The façades would display four primary materials: glass storefront windows/doors, unstained wood siding, painted corrugated metal (M-6), and pale yellow/orange artisan plaster (M-1). The canopies at the building entrances would be made of hot-rolled steel, with a matte finish. The storefront windows would utilize dark bronze aluminum frames.

Plan sheets A204 through A206 show renderings of the massing and materials and plan sheets A100 through A102 contain floor plans and a material schedule. Exterior light fixtures are called out on plan sheets C102, A202, and A202.1, as well as plan sheets A200 through A201.1.

Signage

Six proposed signs announcing Anthropologie would be of various types and materials, as shown on plan sheets A310, A311, and A200 through A201.1. The signs would be located as follows:

- North elevation – Wall Sign
- North elevation – Canopy Sign
- East elevation – Wall Sign
- Southeast rounded corner elevation – Wall Sign
- Southeast rounded corner elevation – Blade Sign
- South elevation – Wall Sign
- West elevation (No signage proposed on the elevation).

Outdoor Seating and Public Plaza

Anthropologie’s outdoor seating area would accompany the café. Plan sheets A100 and L1.1 show the table, chair, and barrier spacing design. Staff has requested additional information on the color and other specifications for the tables and chairs and the material for the barrier. Some of the barriers on the cover sheet appear to also serve as planter boxes.

Public Art

The project is subject to the City’s public art requirement and Anthropologie proposes to pay the public art in-lieu fee.

Floorplans and Land Use

The café and the ground floor of the retail area would be internally open to one another. The second floor retail area would be accessed via a grand staircase in the center of the store. The required employee shower is shown on the second floor. The applicant will soon submit a Conditional Use Permit application for alcohol sales within both the indoor and outdoor portions of the café.

DISCUSSION

At this time, staff was unable to find that the project design is consistent with all of the prior project 1 and project 2 plans, findings, and conditions of approval. Given that staff could not yet

make the findings, staff has not yet crafted the Architectural Review (AR) approval findings, nor prepared the analysis of context based design (CBD) considerations. Therefore, at this first formal hearing, staff requests ARB feedback on the Anthropologie façade design and signage, as well as the proposed outdoor seating and barriers. Finally, staff is also working with the applicant on technical items such as floor area, and would finalize this work following any revisions the applicant may submit after the ARB discussion.

Prior Architectural Review Findings

The Architectural Review approval findings for projects 1 and 2 included the relevant statements noted below:

- Finding (1) that the project creates aesthetic focal points through...corner buildings with strong architectural gestures that anchor corner plaza areas...and additional pedestrian-oriented ground floor retail space (resulting from increased visual permeability and more ground floor tenant storefront openings in comparison with the former Bloomingdales), and that the project outlines a consistent program and process for modernizing the tenant/customer interface on all sides of the shopping center buildings.
- Finding (2) that the project designs reduced perceived massing and bulk of the shopping center by creating... strong architectural gestures where buildings are visible to the public right of way.
- Finding (4) that the project is required to be compatible with a larger unified design character, including in regard to continuing the trend of having full-height tenant facades.
- Finding (7) that the planning and siting of buildings created an internal sense of order and provided a desirable environment, with a walkable environment, visually interesting facades and a greater amount of pedestrian-oriented ground floor retail space, and that the project inherently provided quality control and a consistent methodology for the design of signage and tenant facades.
- Finding (12) that the approved materials, textures, colors and other elements would be an appropriate expression to the design and function of the project, in a manner compatible with the adjacent structures, and that landscaping, streetscape elements, and architectural design would be cohesive.
- Finding (13) that the approved landscape design concept conveyed an appropriate unity with the various project buildings.
- Finding (14) that the project incorporated sustainability features, such as storm water management and bird-friendly glazing.

Prior Context Based Design Considerations

The approved CBD Considerations and Findings for projects 1 and 2 included the following:

- Finding (1) was made in part because the project would have more fine-grained architectural patterns that would help buildings become more individually recognizable and would promote the creation of more interesting ground floor and second floor

urban design patterns. Additionally, the project was to create a strong focal point for the existing pedestrian alley.

- Finding (2) was made in part because the project requires the use of full-height tenant storefronts and outlines a consistent program and process for modernizing the tenant/customer interface on all sides of the shopping center buildings. Additionally, the project would have each side of a building designed with the same level of care and integrity.
- Finding (3) and (7) were made in part because the project promoted fine-grained architectural variation and visual interest in comparison with the previous MTFSP.

Tenant Facades and Entrances

Requested exceptions from the prior approvals include the following:

- a four to six foot building height increase in some locations,
- variations in height instead of a continuous parapet height,
- not incorporating a full-height tenant storefront design,
- not providing the minimum of 70% transparency; instead, providing blank walls, and
- wood siding (which was listed as an unacceptable finish in the MTFSP).

Staff recommends further refinement of the tenant facades and entrances, in order to meet the MTFSP conditions of approval and findings. Possible refinements could include:

- Maintain a continuous parapet height, consistent with the approved MTFSP,
- Creatively address the need for rooftop mechanical equipment screening without increasing the parapet wall height at the building edge,
- Include a full-height tenant storefront design, consistent with the approved MTFSP,
- Incorporate the minimum requirement of 70% storefront transparency in areas identified on the approved plans for tenant storefronts, consistent with the approved MTFSP,
- Introduce additional ground floor, visual permeability on the east elevation, consistent with the approved MTFSP,
- Introduce additional second-floor, visual permeability on the east and south elevations,
- Introduce visual interest, such as vitrines, on the blank walls on the east, south, and west elevations,
- Include additional projections and larger building corner display windows,
- Provide specifications for bird-friendly glazing, consistent with the approved MTFSP,
- Differentiate the height and massing of the proposed two-story facade from the height and massing of the adjacent, three-story Bloomingdales façade,
- Further differentiate proposed building colors and materials from the new white Bloomingdales building; the proposed painted corrugated metal (M-6) and pale yellow/orange artisan plaster (M-1) could appear very light and flat in bright sunlight,
- Include additional detailing and more horizontal and vertical elements to further visually break up the massing, prevent blank walls, and create strong architectural gestures,

- Carefully consider the compatibility of building materials and patterns with the adjacent Pavilion details and colors, and
- Provide consistency in design features that indicate similar functions; currently, the wood siding that signifies the retail entrance on Lady Ellen Place also highlights a service room, rather than an entrance, on the Quarry Road façade.

Anthropologie is known for incorporation of both modern materials and more rustic and colorful materials, as well as innovative window displays and use of materials in patterns. Staff is confident that architectural branding of facades with Anthropologie design details would ultimately yield a highly attractive building.

Signage

The proposed signage materials and sign types are consistent with the approved Master Tenant Façade and Sign Program, with the exception of the illuminated boxed portion of the sign for the cafe. The proposed sign types include:

- two halo-illuminated, solid black, pin-mounted, individual letter wall signs,
- a halo-illuminated, solid black, pin-mounted, individual letter canopy sign (mounted above the leading edge of the canopy),
- a white blade sign with acrylic letters, and
- a wall sign with black individual letters.

Staff has requested that the applicant provide additional sign information regarding placement height, size consistency, materials, color temperature for illumination, and mounting details.

The approved MTFSP allows for up to three signs on a primary elevation (1 primary wall sign, 1 blade or banner sign, and 1 optional canopy sign) and one sign on each secondary elevation.

The requested exceptions from prior approvals are to:

- not incorporate a blade or banner sign and
- have a larger secondary wall sign size.

The maximum wall and canopy sign area is based upon the underlying wall size for each elevation. Once the wall size is confirmed relative to building height and method of screening mechanical equipment, staff will check the size of each sign for consistency with the MTFSP.

Outdoor Seating and Public Plaza

Staff recommends further refinement of the urban design elements of the proposed outdoor seating area in order to meet the aforementioned original conditions of approval and findings. Examples of possible refinements include:

- Retention of the originally approved landscape strip and tree,
- Adjustments in seating and barrier placement in order to promote more coherent and unobstructed pedestrian circulation for non-Anthropologie patrons arriving from the alley or passing around the seating area to/from Quarry Walk, and

- Adjustments in seating density and barrier placement to promote less congestion for patrons within the seating area, and
- More clearly specifying the barrier design, including the locations of planters, materials, and height.

Outdoor Seating - Floor Area and Parking

As mentioned previously, the applicant proposes to install a permanent, illuminated, dark grey, distressed metal canopy above some of the outdoor seating. Plan Sheet A103 shows that the canopy would be largely open over the seating area; therefore, it would not cause the seating area to be counted as floor area, nor trigger associated parking requirements. As the project design evolves, staff will reconfirm this determination.

Building Interior – Floor Area and Parking

Building DD was originally approved with a gross floor area of 33,520 square feet. The project plan cover sheet indicates a decrease in both gross and net floor area. Staff is coordinating with the applicant to review the definitions of floor area in PAMC 18.04.030 and determine whether or not there is a floor area decrease and associated reduction in parking requirements. As the project design evolves, staff will also reconfirm whether there are any tenant improvements that increase floor area, such as the use of mezzanines. Additionally, staff will ensure that areas in front of first and second story windows remain free of storage or other interior-focused elements.

PUBLIC NOTICE

Notice of this ARB review of this project was provided by publication of the agenda in a local newspaper of general circulation. Additionally, property owners and utility customers within 600 feet of the project site were mailed a notice card.

ENVIRONMENTAL ASSESSMENT

This application is exempt from environmental review under provisions of the California Environmental Quality Act (CEQA), per CEQA Section 15301.

COURTESY COPIES

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Attachments:

- Attachment A1: Director Approval Letter 14PLN-00247 Phase III (PDF)

The Anthropologie at Stanford Shopping Center is part of the redevelopment area of this prominent retail center in Palo Alto, California. Located adjacent to the new Bloomingdales on a high-traffic corner, the design for the Anthropologie storefront reacts to its site location by taking into consideration key sightlines and pedestrians' path of travel. The pedestrian entries into the center are crucial and thus have become a major focus. They feature corner wrapping windows, as well as a dynamic mediterranean teal plaster with a white wash finish. These focused corners are recessed from the remainder of the elevations to further draw your attention to these gateway areas of the shopping center.

A key example of inviting the shoppers is as you enter the center from the parking garage, we have increased activity with over 58 linear feet of glazing at the ground level along the west facade. They offer fantastic views into a curated home goods area, a dedicated display window for apparel, as well as sights into Terrain, which focuses on the outdoor lifestyle and florals. Glazing is located around the remainder of the façade at key locations to give thoughtful views into the wide assortment of products Anthropologie offers, as well as into well curated vignettes. These window displays not only showcase products but are art statements in themselves and convey the creative nature of this lifestyle brand.

Supplemental glazing has been added to the second story to bring down the massing, offer views out to the rest of the brand new redevelopment area, as well as introduce additional natural light into the store.

The majority of the façade finish is handcrafted artisan plaster that is hand applied and created using old world building techniques. The result is a finish that is clearly unique and irregular with no two alike and synonymous with the Anthropologie brand that customers have come to expect and truly adore. Reclaimed wood cladding is located along the ground level to introduce a more textural surface at eye level. That same high quality wood cladding is implemented along the roof to conceal the mechanical units in a manner that was consistent with the integrity of the building's design and the quality of Stanford Shopping Center.

As an extension of the Anthropologie brand, there is a Café located in the southeast corner of the building, as well as an additional entrance into the store. The outdoor dining area will extend the elegant but rustic character of Anthropologie to the exterior and can be seen from both people walking by Bloomingdales and customers driving in from Quarry Road and Pear Lane. This café is considered an accessory use to Anthropologie and where everything you see and can touch will be available for purchase either in store or online by customers from the tables and chairs right down to the plates and utensils. Forming a portion of the perimeter of the outdoor seating area are raised wood planters that will supplement the greenery that will be introduced as part of the overall Phase III Redevelopment. The remaining railing is very minimal in nature to maintain a pleasant, open feeling to the walkway, which addresses the requirements of the Alcoholic Beverage Control since wine and beer will be served. Both the café and Anthropologie store will be denoted with signage that is visible both near and far without being overbearing. The signs will match the accent metal on the storefront and have hidden integrated back-lit lighting that emits a soft halo effect around each letter. Also, near one of the main display windows will be a custom sign that gets impressed directly into the plaster storefront creating a tactile experience for customer walking nearby.

The new Anthropologie will truly be a destination within the Stanford Shopping Center for both shoppers and diners alike. The overall design is both sensitive and reactive to its location while also being recognizably branded and feels welcoming. Through the use of natural materials and with a warm palette of colors this newly constructed building will appear timeless and complement the other buildings within this world class shopping center.

Attachment F: Project Plans – delivered to ARB Board Members only

Also available online at: <http://www.cityofpaloalto.org/civicax/filebank/documents/47442>