



Proposed Colors

# Palo Alto Commons

# Amendment to existing PC by asking for:

- An increase in units & floor area
  - +16 additional units for a total of 137 Assisted Living and Memory Care units
  - +6,891 sf additional floor area
  - +0.07 FAR increase to 1.25
- 2' encroachment into setback on Goodwill side
- Change in the exterior color scheme

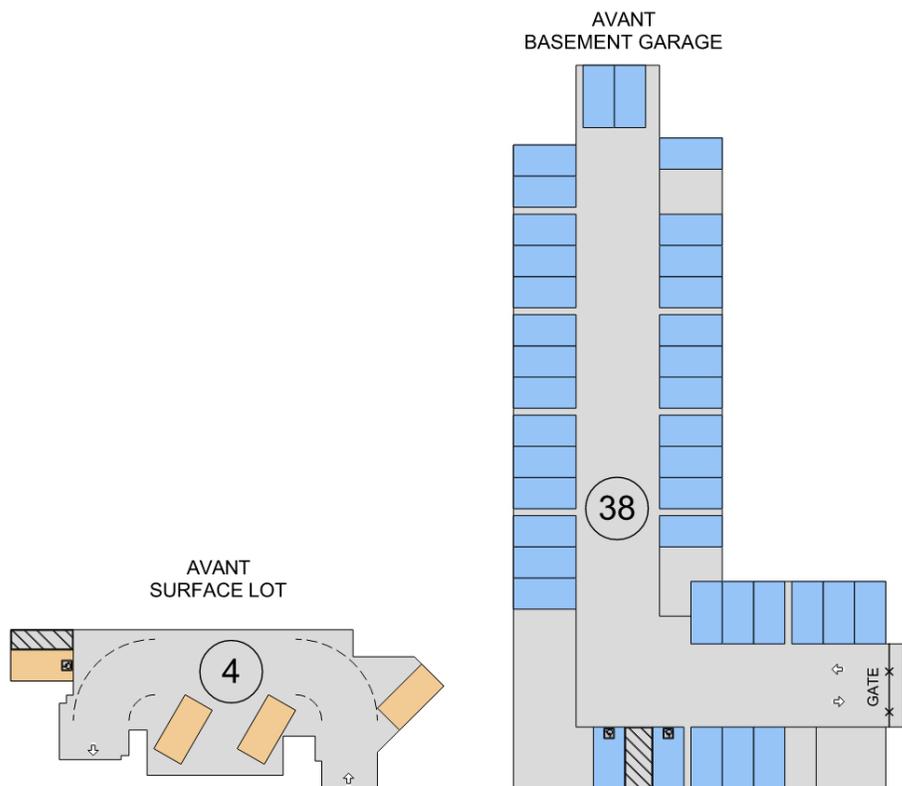
# By Right Approval:

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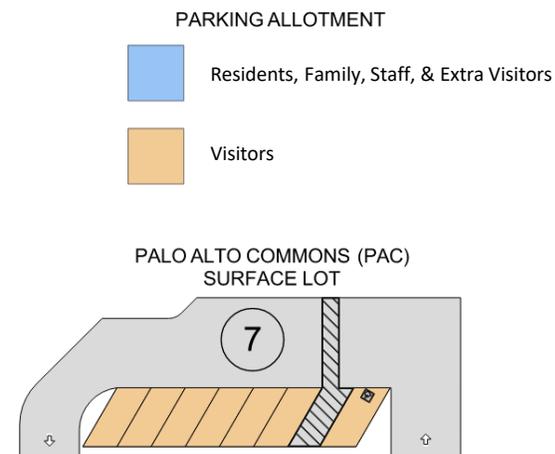
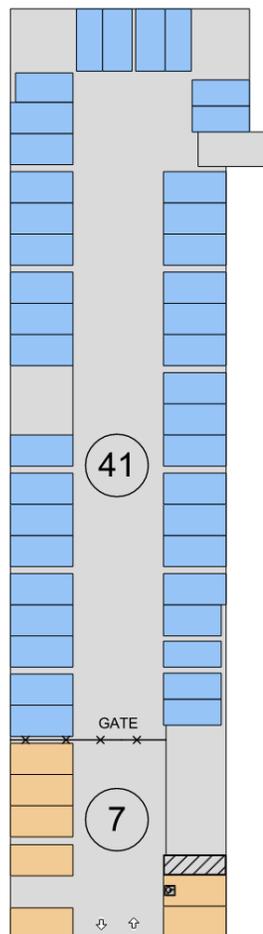
- No encroachment into the existing daylighting plane
- No encroachment into the existing setback along Wilkie Way residents
- No height increase
- No exception for the required parking spaces

# Parking Info

Hexagon Consulting has independently confirmed this info and found that we provide more parking than needed



PALO ALTO COMMONS (PAC) BASEMENT GARAGE



Staff on Largest Shift			
	Existing	Adding	Total
Total	52	+ 2	54
Commute by carpool, public transit, ride share (60%)	31	+1	32
Commute by car (40%)	21	<b>+1</b>	<b>22</b>

- All staff parking can be accommodated in the garages
- 17 spaces dedicated towards visitors
  - All other spaces are for a mix of residents, staff, and additional visitors if needed

Required Parking – Per PAMC					
Required	Res. Care Facility	141 beds	1 space per 2.5 beds	57	90 Total
	Independent Living	44 units	0.75 spaces per unit	33	
Existing					102*
Proposed					102*

\*Per PAMC ADA spaces count as 2 spaces

Legend	Car	Bike
Residents/Staff/Visitors	80	8 (ST)
Staff Only	-	2 (LT)
Visitors Only	17	-
Total	97	10

ST: Short Term  
LT: Long Term

# Parking Signage

Signage onsite at surface parking lot and entry to underground parking gate indicating to call for parking assistance if needed



# Valet Parking



- Valet parking available all day, with employee on staff to assist guests and residents
- Receptionist script at front desk to guide responses to guests

## PARKING



**"I can't find parking"**

**What to say...**

**I'll be happy to help you with that....**

**You should know the availability of PAC basement parking. If full, please call The Avant and coordinate parking slots available. If they have opening, direct the guest to the Avant Parking / PAC basement parking. If there is no available , say, we will help you valet your car at the parking area, please pull in your car at the front parking lot and will take care of you car.**

**Look for a driver/Director available to park our guest car.**

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# Surface Parking



# Existing Parking Gate



- 17 spaces before gate for visitors.
- If visitors need more spaces, they can use wired phone that connects directly to front desk.
- Front desk is always staffed during business hours.
- Residents and staff have remotes.
  - Backup remote locked with code .



# Parking Guidelines



## Community Parking Policies and Guidelines for Staff Members

To support smooth operations and a respectful environment for all, the following parking policies apply to all staff members:

### Staff Parking Guidelines

- All staff members may enter the PAC parking gate and park in any available parking spot within the gated garage.
- Parking spots outside the gate (in front of the PAC garage) are reserved for visitors only and should not be used by staff at any time.

### Neighborhood Parking Restrictions

- Staff are strictly prohibited from parking in nearby residential areas, particularly on **Wilkie Way**, to ensure parking availability for neighbors and their guests.

### Valet Parking Service

- If the gated garage is full, staff may use the community valet parking service. Please follow posted procedures or inquire at the front desk for assistance.

### Parking During Busy Days or Events

- On high-traffic days or during special events, staff are encouraged to carpool whenever possible to reduce parking demand.
- Shuttle service may also be arranged to transport staff from off-site parking areas to the community when necessary.

### Communication and Feedback

- Updates regarding parking policies or changes will be communicated regularly.
- Staff input is welcome and valued. Please share any suggestions or concerns with management to help us continually improve parking logistics.



To enhance the parking experience for all members of the Palo Alto Commons community, the following policy has been established to ensure fair and efficient use of parking spaces, maintaining a harmonious environment for residents, guests, staff, and neighbors.

### Designated Parking Areas

- Palo Alto Commons offers a total of 58 parking spots.
- The Avant, our independent living community located to the right of Palo Alto Commons, provides an additional 41 parking spots.

### Authorized Users

- Parking facilities at both Palo Alto Commons and the Avant are available for residents, family members, and staff members.
- Visitors and guests of residents may also use our parking facilities.
- Private caregivers are encouraged to use community valet parking services or nearby public parking. Our concierge is available to assist.

### Overflow Parking for Visitors

- If parking is full at Palo Alto Commons, visitors may be directed to the Avant garage.
- The concierge is authorized to assist and guide visitors to available parking options.
- A sign has been posted at the driveway entrance instructing visitors to contact the concierge for parking assistance.

### Staff Parking Guidelines

- Staff members are not permitted to park in residential neighborhoods near the community—especially on Wilkie Way—to preserve those spaces for local homeowners and guests.
- Staff may enter the parking gate and park in any available staff-designated spots within the gated garage.

### Valet Parking Service

- Valet parking is available Monday to Friday, from 8:00 AM to 4:30 PM, for residents, family members, staff members, guests and visitors.
- Valet service is also provided during community events, regardless of the day or time.
- After valet hours, there are generally available parking spots inside the gated garage for guests and visitors.

### Gate Access to Avant Parking Garage

- When needed, the concierge will facilitate visitor access to the Avant garage to accommodate overflow parking.
- This ensures a smooth parking experience for all community members.

### Parking During Busy Days

- On high-traffic days or during special events:
  - Staff are encouraged to carpool when possible.
  - A shuttle service may be arranged to transport staff from off-site parking areas to the community.

### Effective Communication

- The community will maintain regular updates with residents, families, and staff regarding any changes or upcoming events that impact parking.
- Feedback is welcome and encouraged to help continually improve parking operations and community satisfaction.
- You may reach out to Li Li, Senior Executive Director at [lli@wqliving.com](mailto:lli@wqliving.com)

# Wilkie Way



# Wilkie Way



Wednesday, 2/12 at 9:27am



Monday, 2/17 at 8:38am



Wednesday, 2/19 at 9:05am



Wednesday, 2/12 at 5:24pm



Wednesday, 2/19 at 7:39am



Wednesday, 2/19 at 7:39am

# Wilkie Way



Friday, February 28th at 9:16am



Thursday, February 20 at 4:57pm



Tuesday, March 11 at 9:45am



Friday, February 28th at 6:02pm



Friday, February 21st at 6:11pm



Friday, March 21 at 9:27am

# Wilkie Way



Tuesday, March 25 at 9am



Friday, April 4th at 9:29am



Tuesday, April 8th at 10:10am



Wednesday, March 26th at 8:30am



Friday, April 4th at 6:30pm



Friday, April 11th at 6:30pm

# Wilkie Way



Wednesday, April 17th at 10:40am



Monday, April 21st at 9:05am



Tuesday, April 22nd at 9:35am



Wednesday, April 17th at 1pm



Monday, April 21st at 5:10pm



Tuesday, April 22nd at 3pm

# View from Wilkie Way Side

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EXISTING



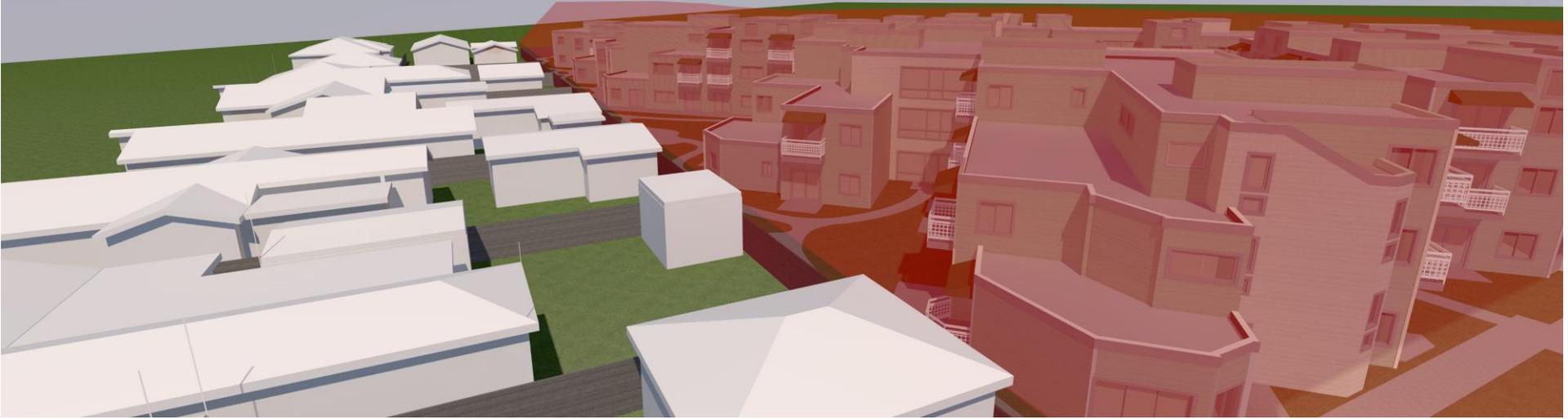
PROPOSED



# TENT DIAGRAMS

No protrusions into the daylighting plane

EXISTING



PROPOSED



# Existing Landscape

Adjacent to Wilkie Way Residents



# Landscape Plan



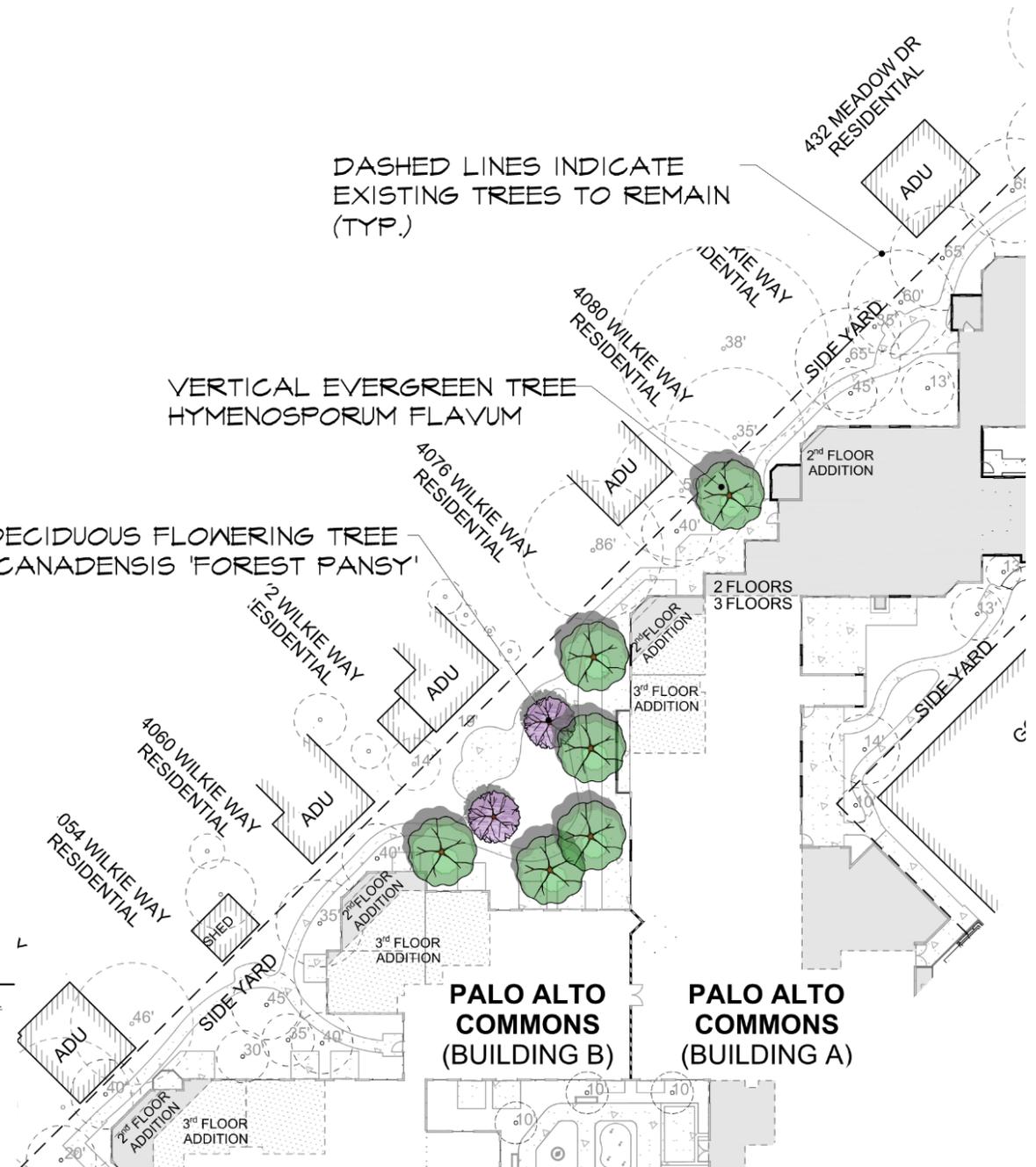
HYMENOSPORUM FLAVUM  
SWEETSHADE



CERCIS CANADENSIS 'FOREST PANSE'  
FOREST PANSEY REDBUD

## PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	PF	QTY	REMARKS	MEDIUM WATER USE	15 - 25FT. HT.	25 - 40FT. HT.	10 - 15FT. W.	15 - 25FT. W.
	CERCIS CANADENSIS 'FOREST PANSEY' / FOREST PANSEY EASTERN REDBUD	24"BOX	M	2	XX	X				X
	HYMENOSPORUM FLAVUM / SWEETSHADE	24"BOX	M	6	X		X	X		



# Privacy screening



2<sup>nd</sup> Floor Windows



3<sup>rd</sup> Floor Windows

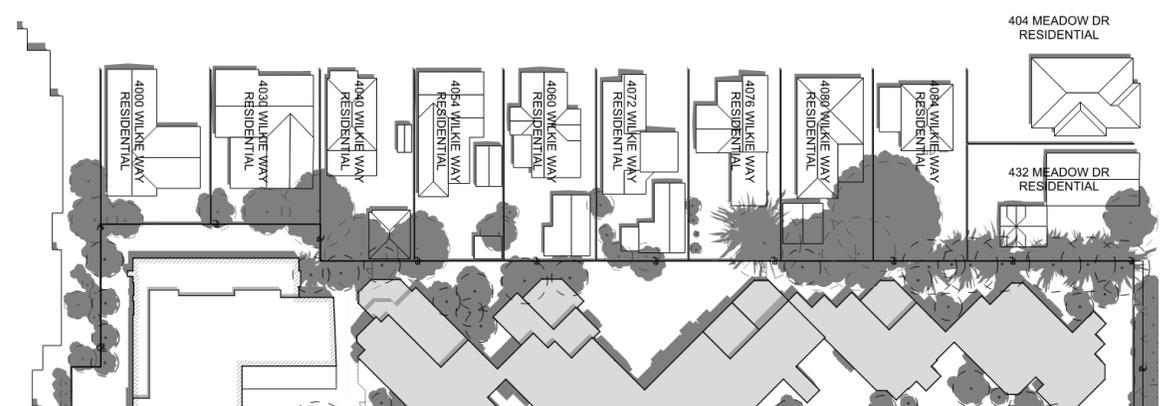
- Follows IR Guidelines set by the city of Palo Alto
  - Most windows are over 30' from neighbor's windows
  - 45° or 5' window sills or screened by trees
- Neighbors' buildings that are closest to the property line are either sheds or ADUs

# Shadow Study – March & June 21

March 21 - 12:00 pm - Existing



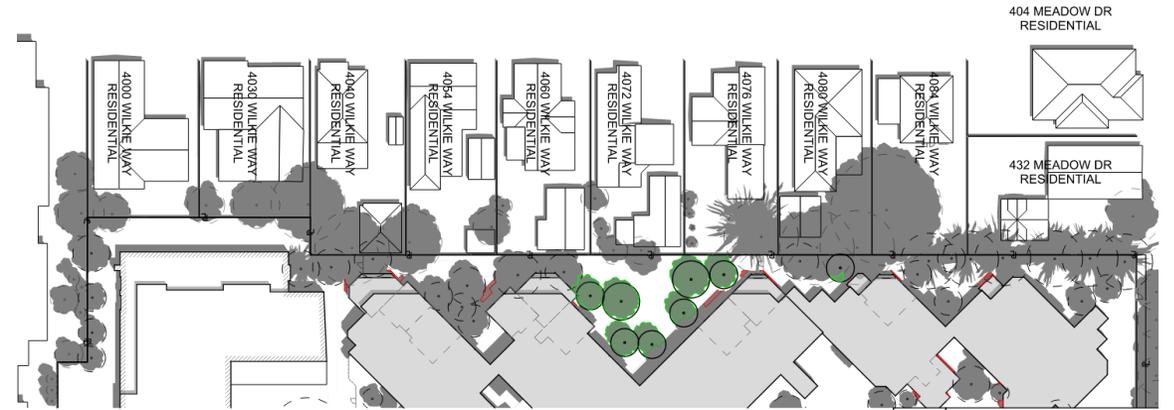
June 21 - 12:00 pm - Existing



March 21 - 12:00 pm - Proposed



June 21 - 12:00 pm - Proposed



# Shadow Study – December 21

Dec 21 - 12:00 pm - Existing



Dec 21 - 4:00 pm - Existing



Dec 21 - 12:00 pm - Proposed



Dec 21 - 4:00 pm - Proposed



# 3D Elevations

EXISTING

Entrance (South)



EXISTING

South East (Adj to Goodwill)



PROPOSED

Entrance (South)



PROPOSED

South East (Adj to Goodwill)



## EXTERIOR FINISHES

SIDING 1 - <b>SILVER SPRINGS</b> DUNN-EDWARDS DE6346	(S1)	
SIDING 2 - <b>HEATHER</b> DUNN-EDWARDS DEC773	(S2)	
SIDING 3 - <b>FROZEN LAKE</b> DUNN-EDWARDS DE5815	(S3)	
RAILING - <b>PRECIOUS PEARLS</b> DUNN-EDWARDS DEW386	(RT)	
TRIM - <b>RENWICK BROWN</b> DUNN-EDWARDS DET630	(T1)	
ROOF - <b>ASPHALT SHINGLES</b>	(RF)	

# 3D Elevations

EXISTING

North East



EXISTING

North



PROPOSED

North East



PROPOSED

North



## EXTERIOR FINISHES

SIDING 1 - SILVER SPRINGS  
DUNN-EDWARDS  
DE6346

(S1)



SIDING 2 - HEATHER  
DUNN-EDWARDS  
DEC773

(S2)



SIDING 3 - FROZEN LAKE  
DUNN-EDWARDS  
DE5815

(S3)



RAILING - PRECIOUS PEARLS  
DUNN-EDWARDS  
DEW386

(RT)



TRIM - RENWICK BROWN  
DUNN-EDWARDS  
DET630

(T1)



ROOF - ASPHALT SHINGLES

(RF)



# Balcony Removal

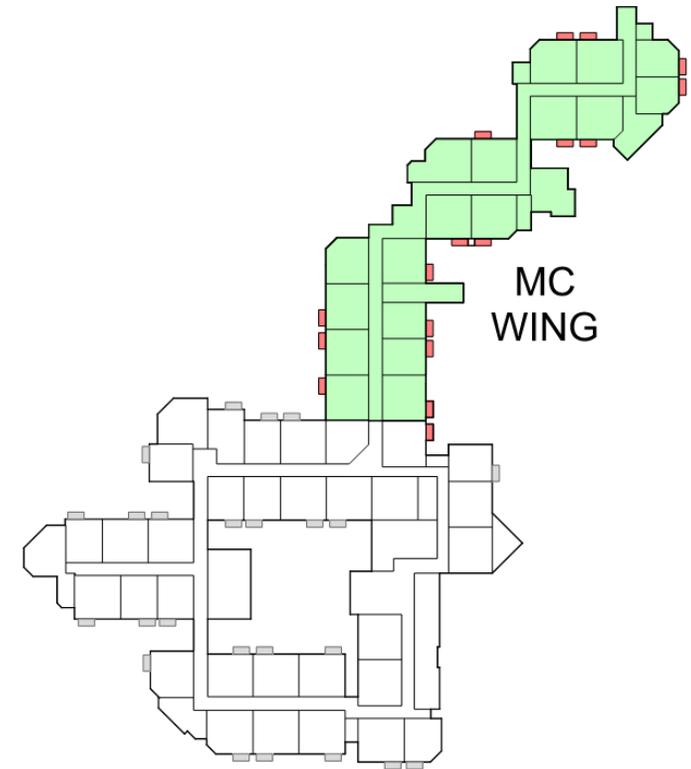
EXISTING

North East

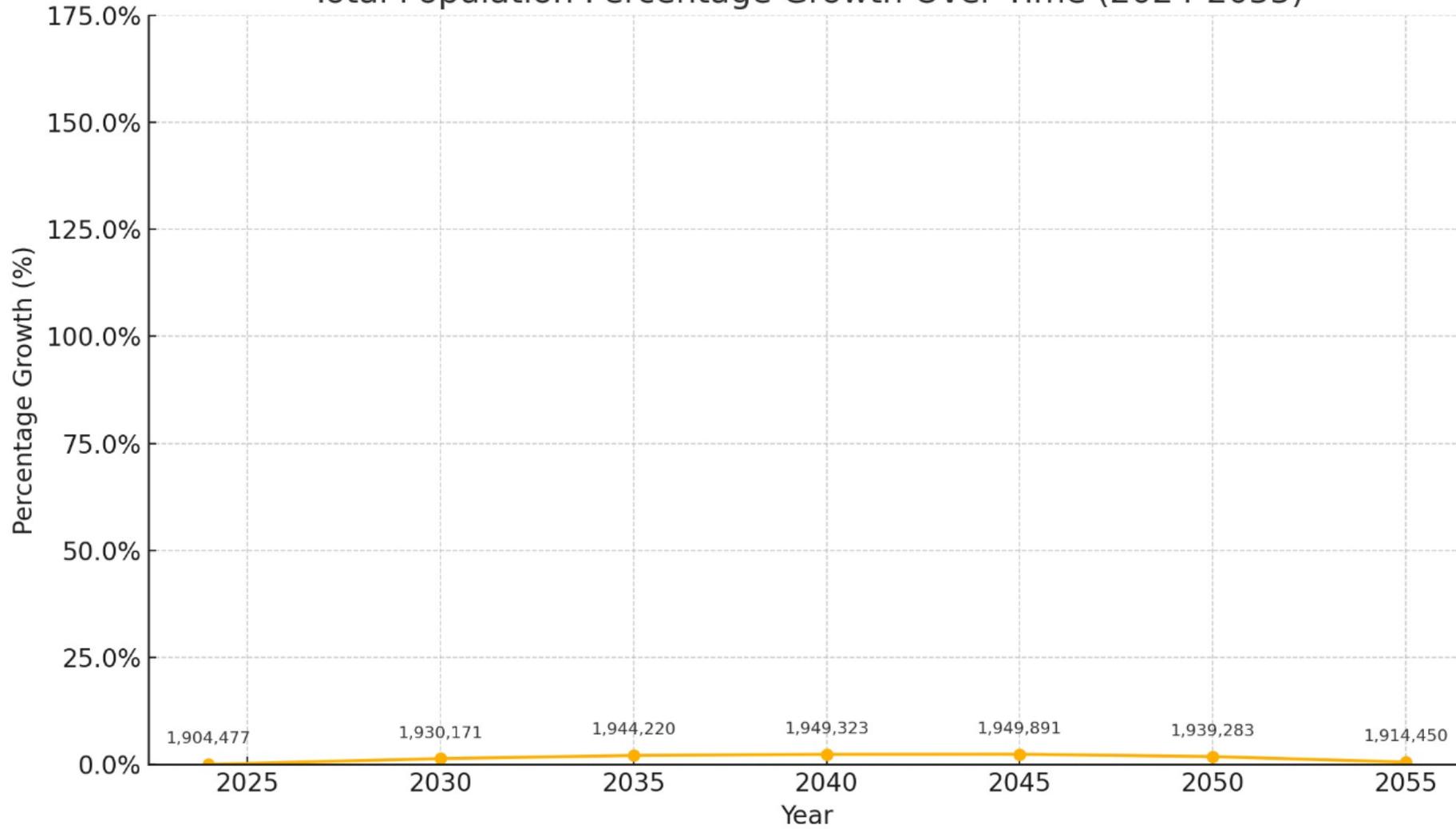


PROPOSED

North East

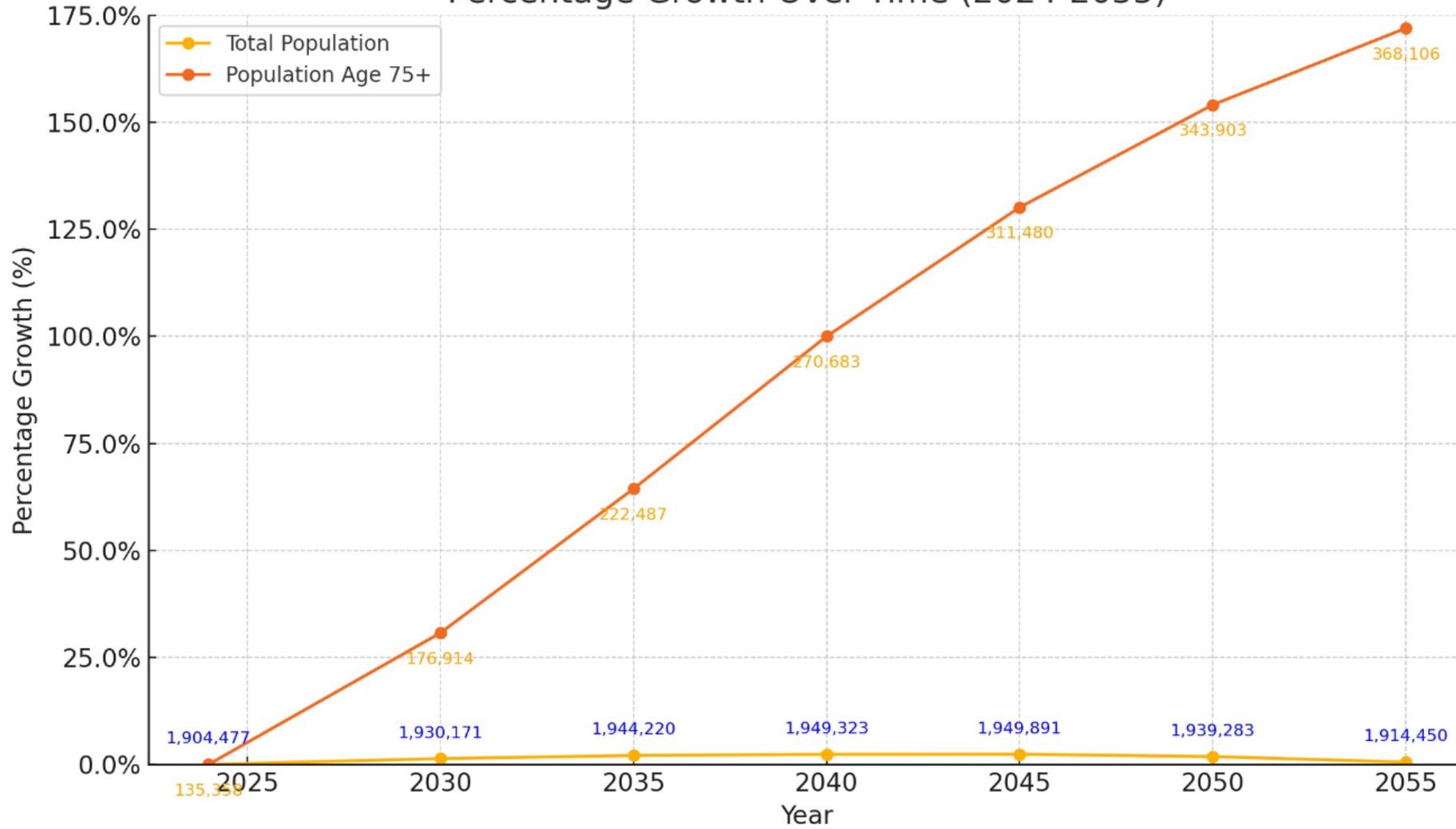


## Total Population Percentage Growth Over Time (2024-2055)



Source: California Dept. of Finance (<https://dof.ca.gov/forecasting/demographics/projections/>)

## Percentage Growth Over Time (2024-2055)



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