



Proposed Colors

Palo Alto Commons

Amendment to existing PC by asking for:

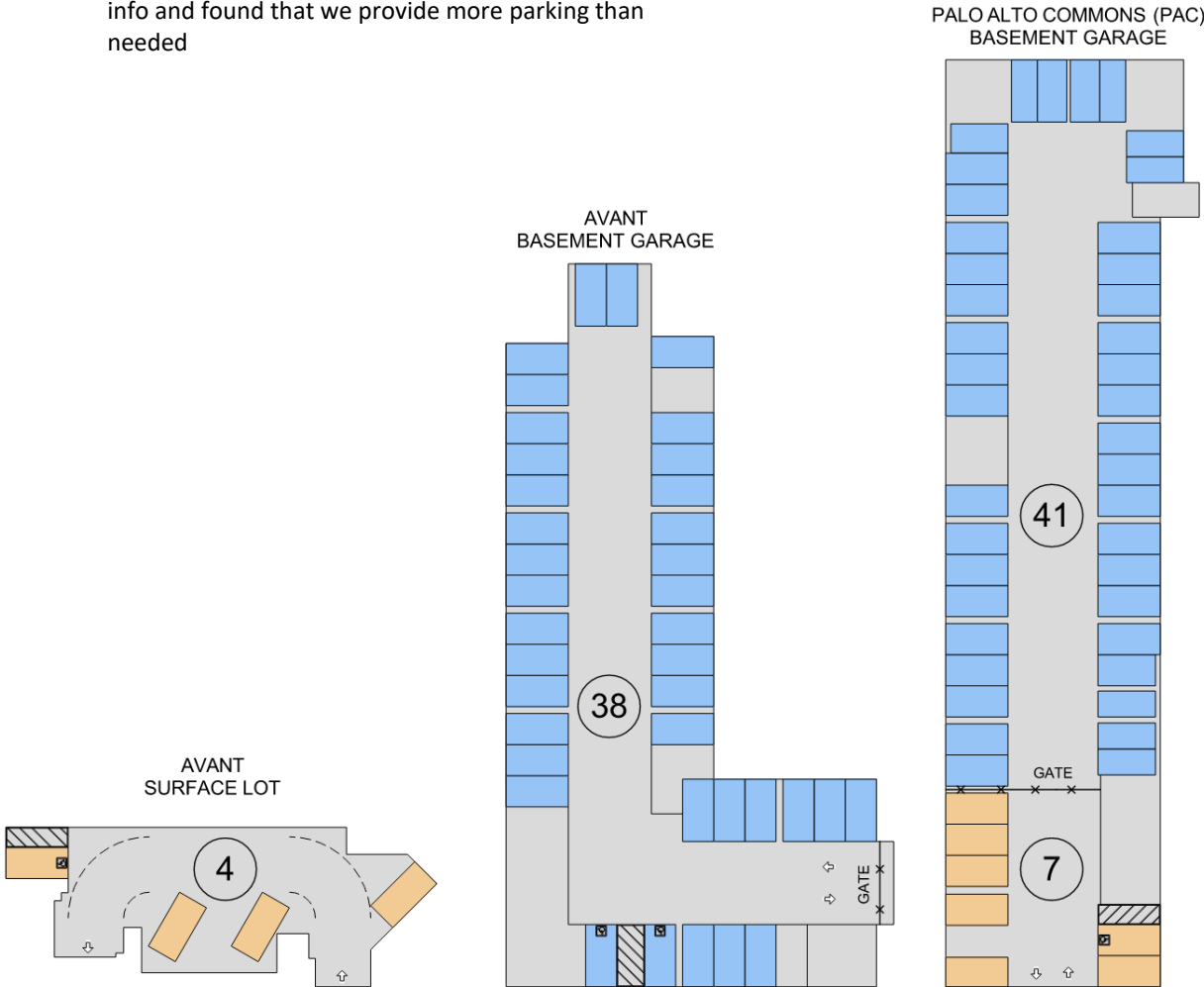
- An increase in units & floor area
 - +16 additional units for a total of 137 Assisted Living and Memory Care units
 - +6,891 sf additional floor area
 - +0.07 FAR increase to 1.25
- 2' encroachment into setback on Goodwill side
- Change in the exterior color scheme

By Right Approval:

- 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

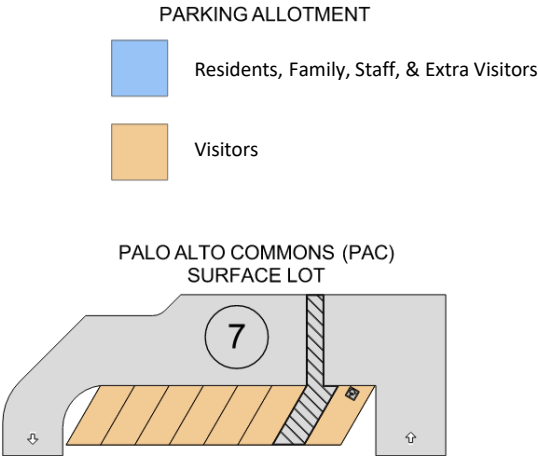


Staff on Largest Shift			
	Existing	Adding	Total
Total	52	+ 2	54
Commute by carpool, public transit, ride share (60%)	31	+1	32
Commute by car (40%)	21	+1	22

- 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 your car.

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

By Unknown Author is licensed under CC BY-SA

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

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



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



View from Wilkie Way Side

EXISTING



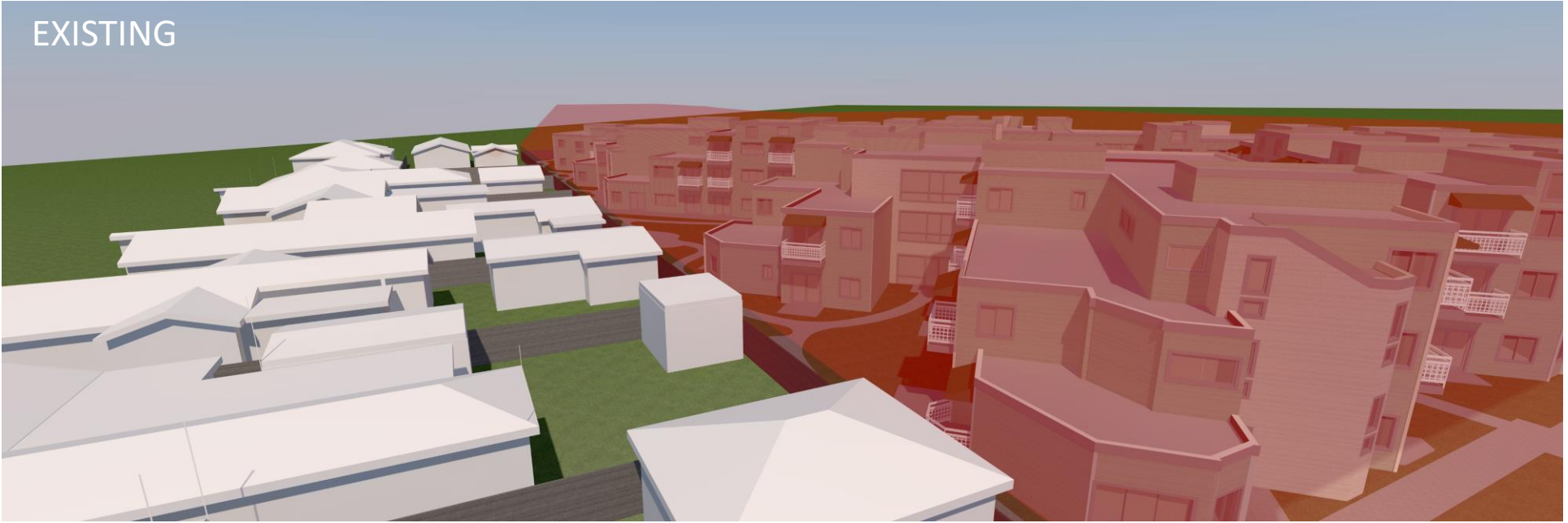
PROPOSED



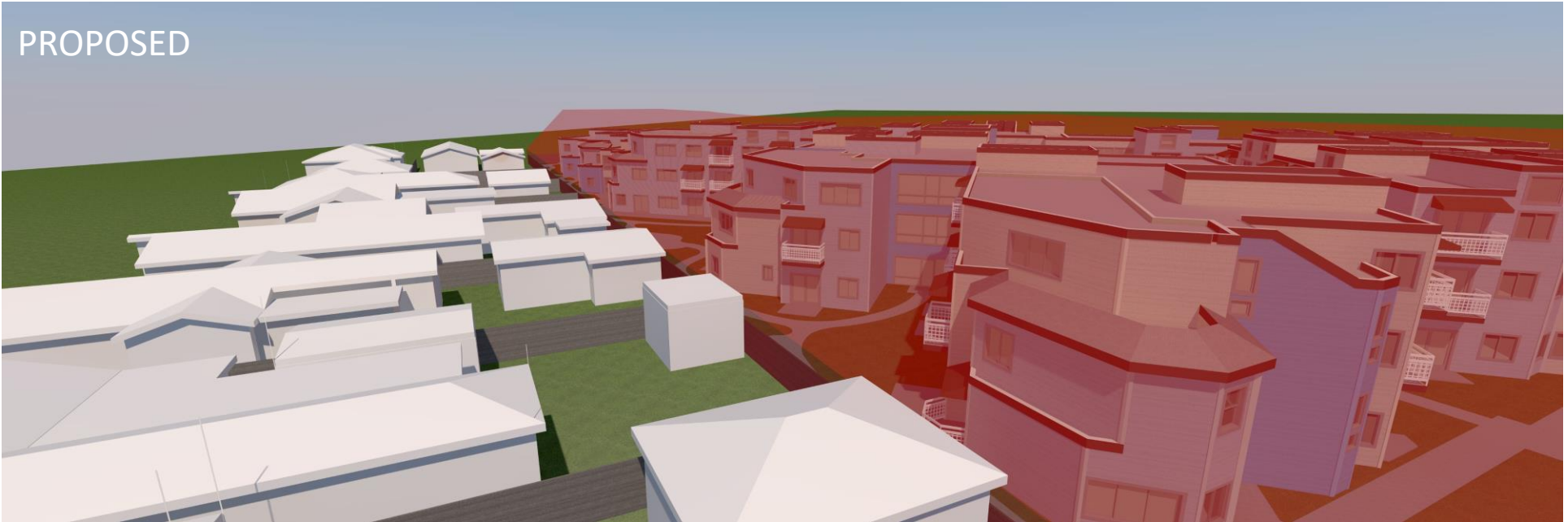
TENT DIAGRAMS

No protrusions into the daylighting plane

EXISTING



PROPOSED



Existing Landscape

Adjacent to Wilkie Way Residents



Landscape Plan



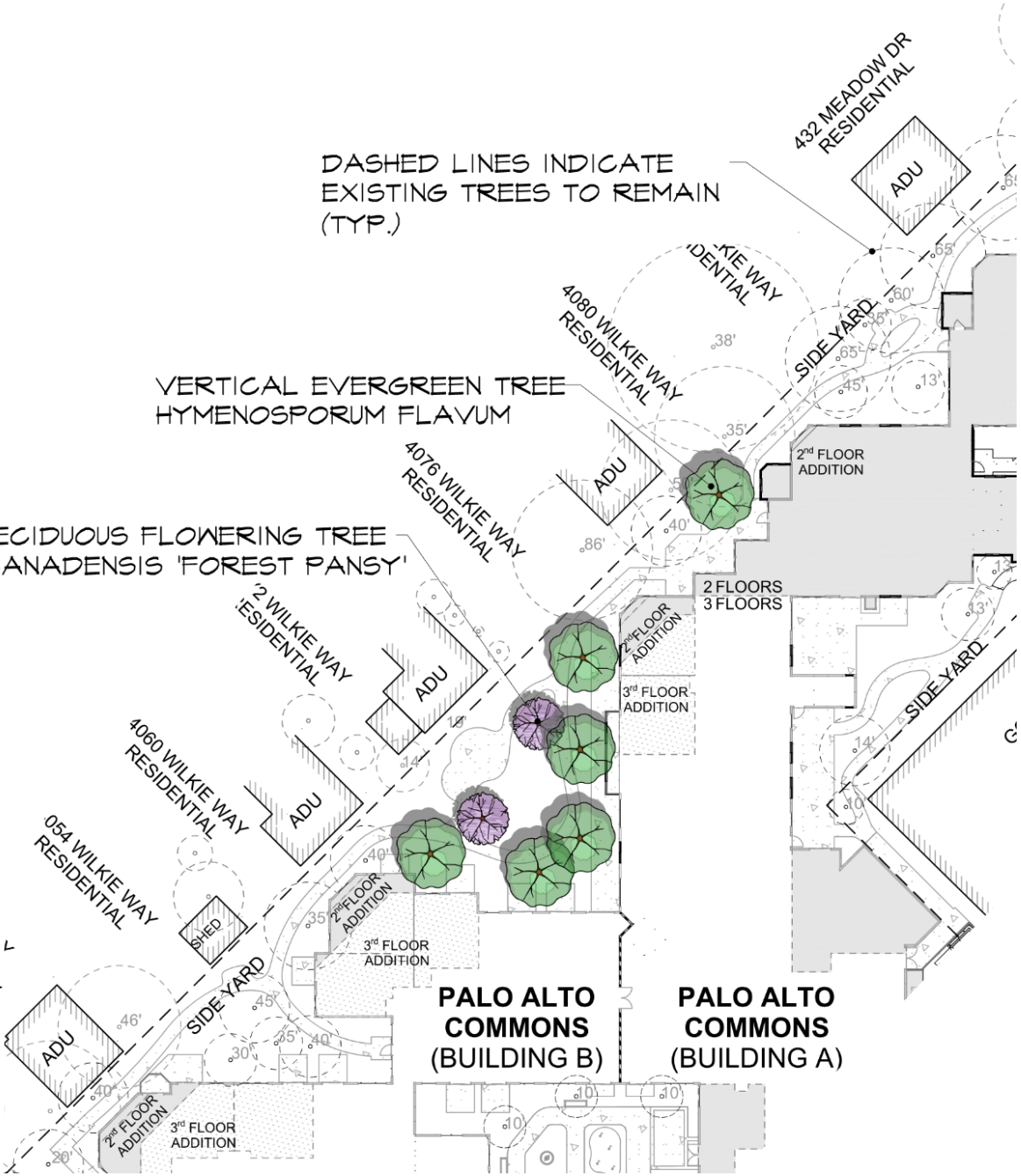
HYMENOSPORUM FLAVUM
SWEETSHADE



CERCIS CANADENSIS 'FOREST PANSY'
FOREST PANSY 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.
TREES										
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24"BOX	M	2	XX	X				X
	HYMENOSPORUM FLAVUM / SWEETSHADE	24"BOX	M	6	X		X	X		



Privacy screening



2nd Floor Windows



3rd Floor Windows

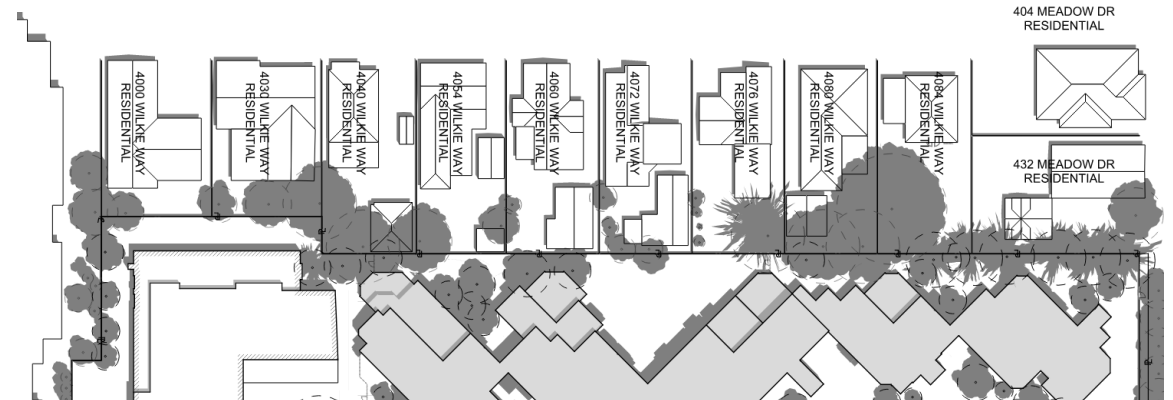
- Follows IR Guidelines set by the city of Palo Alto
 - Most windows are over 30' from neighbor's windows
 - 45° or 5' window sills or screened by trees
- Neighbors' buildings that are closest to the property line are either sheds or ADUs

Shadow Study – March & June 21

March 21 - 12:00 pm - Existing



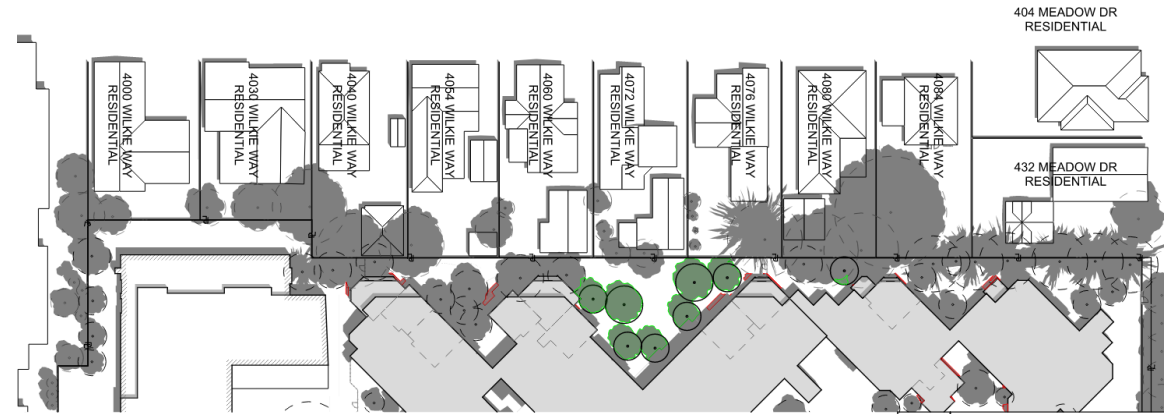
June 21 - 12:00 pm - Existing



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)



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

(R1)



TRIM - **RENWICK BROWN**
DUNN-EDWARDS
DET630

(T1)



ROOF - **ASPHALT SHINGLES**

(RF)



PROPOSED

South East (Adj to Goodwill)



3D Elevations

EXISTING

North East



EXISTING

North



PROPOSED

North East



EXTERIOR FINISHES

SIDING 1 - **SILVER SPRINGS**
DUNN-EDWARDS
DE6346

(S1)



SIDING 2 - **HEATHER**
DUNN-EDWARDS
DEC773

(S2)



SIDING 3 - **FROZEN LAKE**
DUNN-EDWARDS
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(S3)



RAILING - **PRECIOUS PEARLS**
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DEW386

(R1)



TRIM - **RENWICK BROWN**
DUNN-EDWARDS
DET630

(T1)



ROOF - **ASPHALT SHINGLES**

(RF)



PROPOSED

North



Balcony Removal

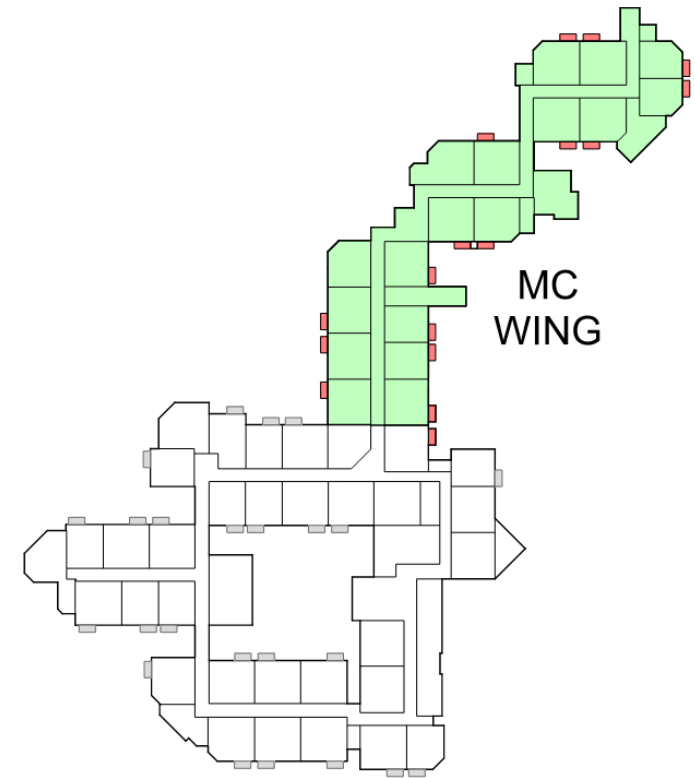
EXISTING

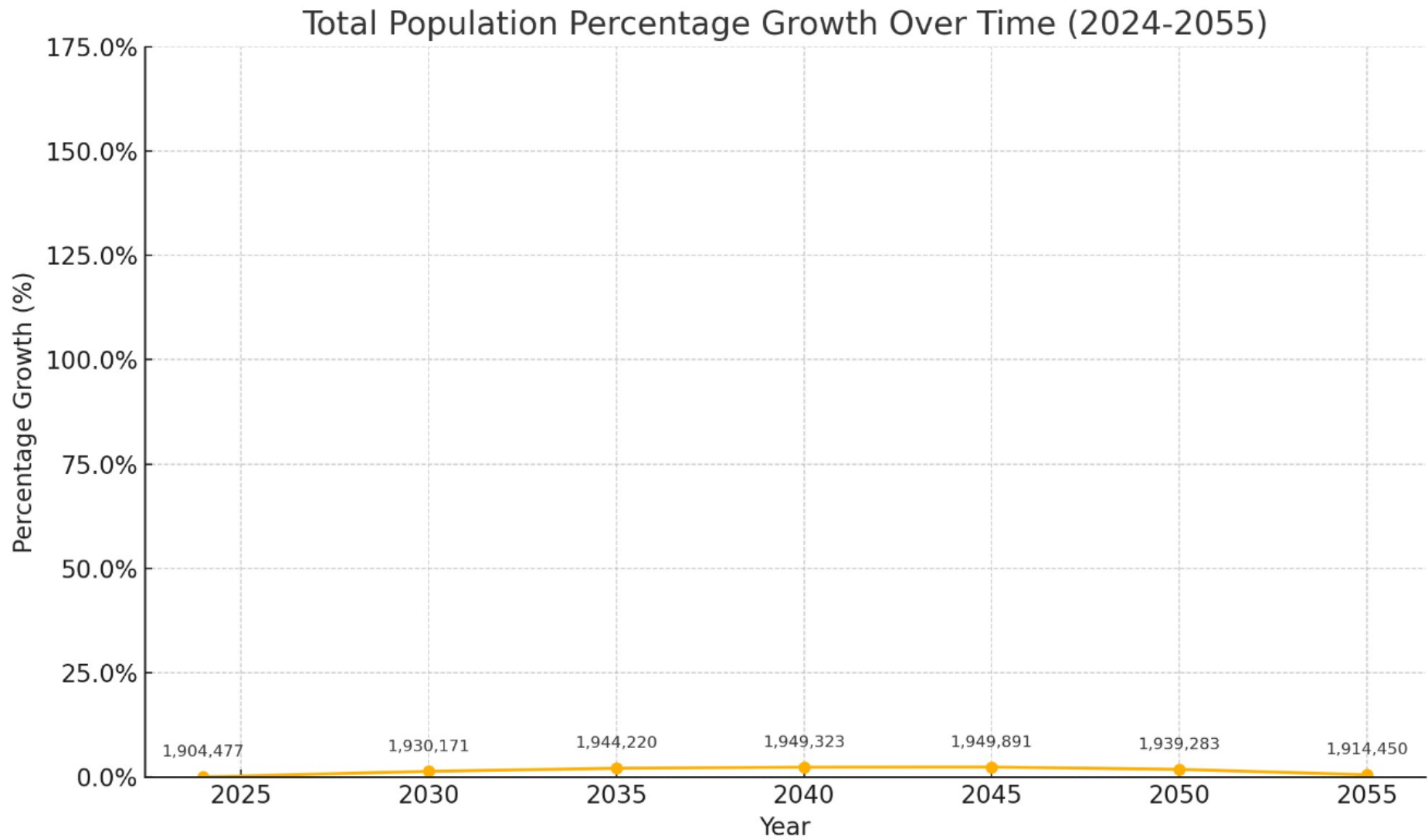
North East



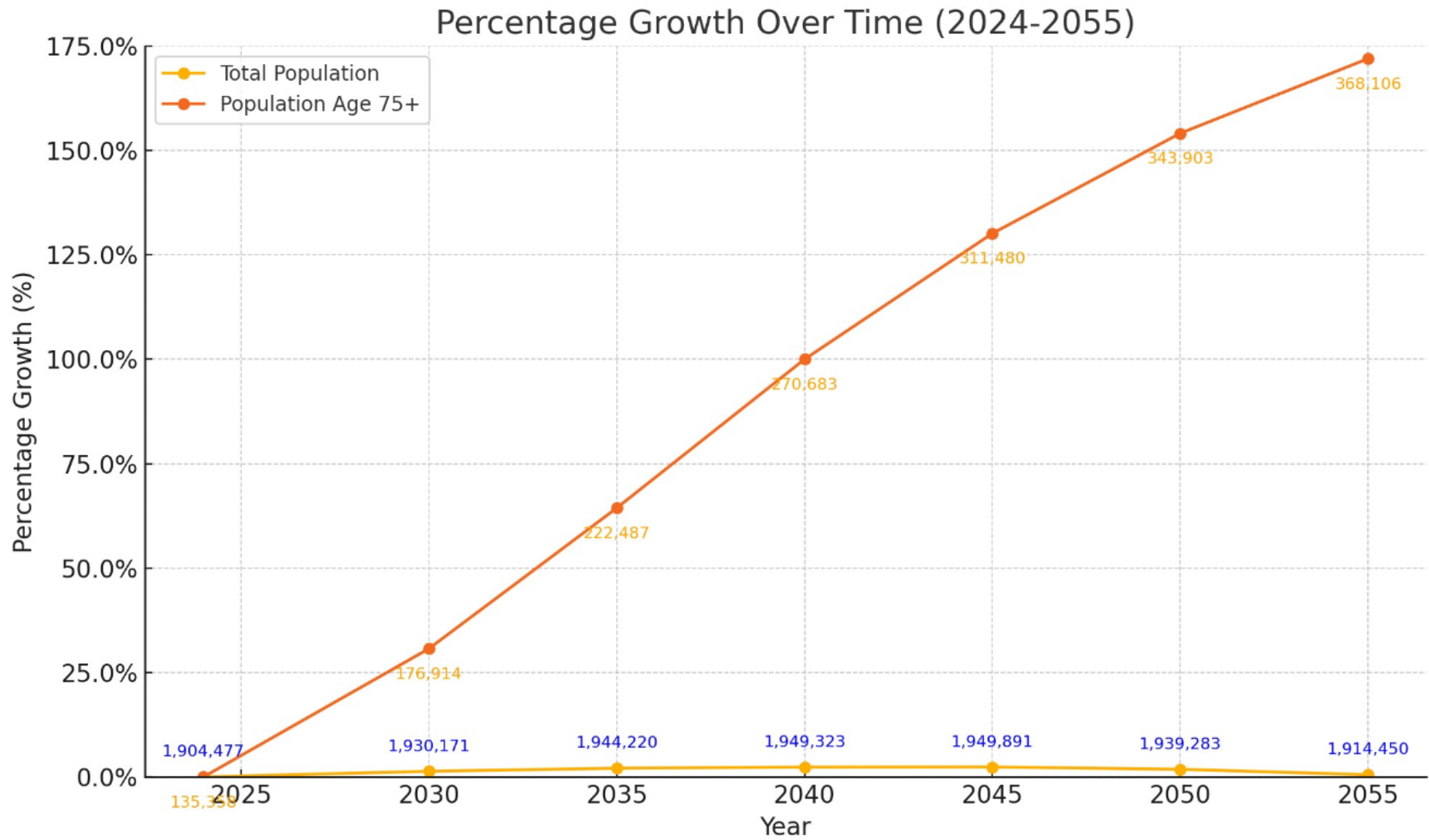
PROPOSED

North East





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



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