
ATTACHMENT B
ARB FINDINGS FOR APPROVAL
3000 El Camino Real

23PLN-00110

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

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

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

| <i>Comp Plan Goals and Policies</i> | <i>How project adheres or does not adhere to Comp Plan</i> |
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| The Comprehensive Plan land use designation for the site is Research Office. | The proposed office use is allowed within the Research office comprehensive plan land use designation |
| <i>Land Use and Community Design Element</i> | |
| Policy L-1.2: Limit future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary. Retain undeveloped land west of Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. Retain undeveloped land northeast of Highway 101 as open space. | The proposed project includes reuse of an existing, vacant building, within an urban area, consistent with this policy. |
| Policy L-1.3. Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern. | The project is located within the urban service area and maintains the existing envelope of the building, consistent with this policy. |
| Policy L-1.6. Encourage Land uses that address the needs of the community and manage change | Although the proposed office use is less desirable to the surrounding community |

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| and development to benefit the community | that the former theater use, the building is currently vacant and it is unclear whether the theater could recover as a revenue generating business. The proposed office use is consistent with other uses in this area and is an allowed use on this site. Therefore, on balance, the project is consistent with this policy. |
| Policy L-1.11: Hold new development to the highest development standards in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts. | The proposed project includes remodeling an existing building within its existing envelope and maintains the same materials and color as the other buildings across the project site. Therefore, the project is consistent with this policy. |
| Policy L-2.9: Facilitate reuse of existing buildings. | The proposed project would modify and reuse an existing, vacant building, consistent with this policy. |
| Policy L-2.11: Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens. | The proposed project provides a new outdoor area for the proposed office users, consistent with this policy. |
| Policy L-5: Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due their size and scale. | The proposal includes a remodel of an existing building and does not change the scale of the existing building, which is consistent with the general area. Therefore, the project is consistent with this policy. |

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

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

Because the project is located within a Planned Community Zone District, the context-based design criteria and objective design standards do not apply to the proposed project. Regardless, the proposed modifications to Building 6 would not be visible from the public right-of-way and

would generally enhance the design of the site. Modifications to the façade include new windows and doors that provide more views into the building, as is appropriate for this change in use from a theater to an office. The project also includes a new outdoor area at the rear of the building that creates quality outdoor amenity space for the office use. The design as proposed includes removal of one existing protected tree, which is allowed as part of a development application in accordance with PAMC Section 8.10.050 so long as the replacement canopy requirements have been met and the replacement trees are native. The proposed project would be consistent with this finding. The proposed revisions would also require upgrades to the building in accordance with the green building code as well as seismic reinforcements, which would improve the safety of the building. The project does not include modifications that would change the building envelope, aside from a new rooftop HVAC system and associated screening, which would be two-feet taller than the existing parapet height. Therefore, it would not affect the massing and transitions in scale across the site. The proposed office use is consistent with the land use designation and allowed uses under the PC zoning.

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

The proposed project does not include any changes to the existing building material, which aligns with all of the other buildings on the project site. The project includes repainting the building following construction work on changes to windows and doors on the building. The project also includes an outdoor area using high quality materials and with muted colors that align with the existing structure and surroundings.

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

The project introduces more windows and doors to align the building with the new proposed office use whereas the existing theater included very few windows and doors. The project has a functional design that maintains all existing pathways in and around the project site and that does not impact any drive aisles. The open space is appropriate and integrated into the building design.

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

The landscape design is appropriate and practical, using low water use, native plants and incorporating vegetation into the open space area. The project includes changes to facades that

would necessitate removal of existing climbing plants on the building; however, new climbing plants are proposed as replacement plantings.

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

The modifications to the building would require bringing the building into conformance with green building standards which will help to reduce the existing energy use of the building. The proposed plantings would be native and low water use, consistent with the City's MWELO requirements.