

SOUTH EL CAMINO REAL DESIGN GUIDELINES

Address/File #: 3265 El Camino Real [24PLN-00012]

This checklist provides a summary of the South El Camino Real Design Guidelines in conjunction with the 1979 Council-adopted El Camino Real (ECR) Design Guidelines, and the proposed project's consistency.

		Proposed Project		Comments
		is/has:	needs:	
	Guiding Principles			
1	Within a pedestrian node (California Av., Barron-Ventura or Triangle at El Camino Way)	N/A		Site is a corridor area
2	A 12' sidewalk (curb face to building) with trees, planters and seating	X		Existing street tree will remain; additional short term bike parking provided in furniture zone.
3	Built with the front wall (building face) located at the back of the sidewalk	x		100% of frontage is built to back of sidewalk
4	Outdoor seating and dining, where appropriate		x	Not feasible given narrowness of the site
5	A minimum height of 25 feet (2 and 3-story building) to reinforce the street's importance	X		Proposed building is 79 feet tall
6	An entry or entries facing El Camino Real, so the building is oriented to the street	X		Main entrance faces El Camino Real
7	On a street corner, incorporate special features to highlight building	N/A		Not located at a corner
8	Facades that animate street: doors and windows, arcades, awnings, balconies, stairs	X		The façade includes primary and secondary entries on El Camino Real to activate the street
9	Flat roofs and parapets to create cohesive streetscape	X		The proposal includes roof parapets that frames the building to El Camino Real
10	Facades that have clearly expressed bases, bodies and roofs or parapets .	X		The proposal incorporates all three elements into the design
11	Scale and presence proportional to the scale and importance of El Camino Real	X		The proposed scale is consistent with what is expected along El Camino Real in context with the standards allowed under the El Camino Real Focus Area and NVCAP provisions
12	Adjacent to residential neighborhood, variations in scale, articulation, setbacks	N/A		The property isn't adjacent to a residential neighborhood
	Site Planning and Landscape Design Concepts	is/has:	needs:	
	Node Area projects:			
15	At least 75% of building face is at ECR setback line/build-to-line	N/A		Site is a corridor area
16	On a corner, building occupies 50% of side street frontage	N/A		Not located at a corner
	Corridor Area projects (Cal Ventura, Hotel Area):			
18	At least 50% of building face is at ECR setback line/build-to-line	X		100% of frontage is built to back of sidewalk
19	On a corner, building occupies 33% of side street frontage	N/A		Not located at a corner
	Increased setbacks: (more than the build-to-line)			
21	An increased setback that does not exceed 20 feet of the property frontage length	N/A		Built to front setback
22	Public amenities (wider sidewalk, outdoor seating or dining)	X		Expanded sidewalk and short term bike parking provided in sidewalk
	Curb cuts and parking lots			
24	A minimized curb cut width	X		Only one curb cut is provided on ECR
25	An extension of sidewalk material and width across driveways	X		Applicant will provide
26	Sharing driveway with adjoining property	N/A		Site does not share a driveway with adjoining lots
27	Using alley access or side street access to parking lot	N/A		Access is not provided to the site via an alley.
28	Parking lot no more than 50% of ECR frontage, no more than 120'	x	X	Parking is provided inside building in garage

Usable Open Space Amenities				
30	Attractive and functional plazas, seating and activity areas		X	Seating and activity areas in the front of the property is not feasible given the narrowness of the site
31	Canopies and covered trellises		X	Seating and activity areas in the front of the property is not feasible given the narrowness of the site
32	Careful treatment of property edges and spaces between buildings	X		The edges and spaces between buildings have been treated to ensure that the massing does not overwhelm adjacent structures and that the quality of the design is consistent across all facades

	Landscape and Hardscape			
33	Extensive planting and the use of other landscape amenities to create “outdoor rooms”	X		The existing street tree will remain. Additional landscaping is provided along the front within the landscape/furniture zone
	Site Lighting			
34	Emphasize pedestrian path and safety, minimize glare	X		Lighting is provided at the entry on El Camino Real to encourage pedestrian use. Most lighting is provided on site and at the roof terrace to minimize glare
35	Use variety of fixtures that are integrated into building/landscape design	X		Pedestrian scaled lighting is provided at the entry and walkways throughout the site
	Alleys			
37	Windows and doors oriented toward alley	N/A		The site is not serviced by an alley
38	Service facilities screened with enclosures	N/A		The site is not serviced by an alley
39	Durable, attractive garage doors, entry doors, windows	N/A		The site is not serviced by an alley
40	Lighting directed to not impact adjacent properties	N/A		The site is not serviced by an alley
	Building Design Concepts	is/has:	needs:	
42	An articulated base, body and roof/parapet	X		The proposal incorporates all three elements into the design
43	Building facade reinforces the street	X		The proposed scale is consistent with what is expected along El Camino Real in context with the standards allowed under the El Camino Real Focus Area and NVCAP provisions
44	Facades parallel to right of ways	X		The proposal incorporates this element into the design
45	Exceptions to front or side daylight plane requirements	N/A		Does not abut residential uses which would require a daylight plane
46	Design consistency on all facades	X		The design is cohesive on all facades of the building
47	An articulated facade rather than a merely decorative or false front	X		The front façade includes projecting bay windows to articulate the facade
49	Recessed entry arcades		X	The expected use of the site would be an office where access would be limited. The ARB was previously open to creating pedestrian amenities, such as benches, rather than requiring other retail or retail-like uses on site to approve this application.
	Awnings			
51	Spaces to gather or retreat		x	Seating and activity areas in the front of the property is not feasible given the narrowness of the site
52	Habitable space in front of parking	X		Parking is provided inside building in garage
	Windows			
54	Inset/trimmed windows	X		The bay windows at the front façade have a clear and consistent trim pattern around them that is visually interesting and supports the architectural expression of the building.
55	Display windows	x		The proposed residential building does not have a ground floor retail space. The ground floor will have windows to signal habitation towards the building
56	Transparent doors and windows along at least 75% of ground floor ECR facades		x	This is more appropriate for a commercial use whereas the building is 100% residential.
57	Transparent windows along at least 50% of upper level ECR facades	X		The primary façade include windows which will introduce visibility into the building at a higher level than the ground floor
	Rooflines			
59	Prominent cornices and rooflines that detract from architectural style	X		The building does not have a prominent roofline that would detract from the architectural style

60	A flat roof and/or a roof form reflecting facade articulation	X		The proposed roof line is subdued such that it allows the other articulations on the building to stand out with the design. Even though it is subdued, it is integrated well into the design to provide a clear top element to the structure.
61	Parapet hides rooftop mechanical equipment	X		The section drawings indicate the the proposed parapet will hide the anticipated mechanical equipment for the structure.
	Materials			
63	Durable, high quality materials to convey integrity, permanence and durability	X		The proposed materials and integration into the design satisfy the City's high quality architectural review findings
64	Materials integral to facade and structure, not arbitrarily applied	X		The varied materials and articulations on the building are well composed which results in a coherent and aesthetically pleasing design

	Signage	is/has:	needs:	
66	Sign colors limited as set forth in 1979 El Camino Real Design Guidelines	N/A		Signage will be proposed in a future application.
67	Sign area limited to 2/3 of the maximum sign area per PAMC (1979 ECRDG)	N/A		
68	Integrated into building façade	N/A		
69	Individually formed letters (no sign cabinets)	N/A		
70	Window sign coverage no greater than 20% maximum	N/A		
71	No new pole signs	N/A		
72	Monument signage only when no feasibility for wall signs on building	N/A		
73	Wall wash lighting or halo lighting ("reverse pan channel letters")/backlighting of signs	N/A		
74	Colors that coordinate with building colors (no florescent or very bright colors)	N/A		