
ATTACHMENT B
ARB FINDINGS FOR APPROVAL

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 is consistent with Finding #1 because:

In conformance with the following Comp Plan Goals and Policies, the project will include high quality design compatible with surrounding development.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Service Commercial.	The project proposes a mixed-use project, including 28 multiple-family dwelling units and ground floor retail, consistent with this land use designation.
<i>Land Use Element</i>	
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.	This project proposes to redevelop an existing commercial building into a mixed-use building with multi-family residential, independent living and assisted living, rental apartments serving seniors as well as providing approximately 2900 sf of ground floor retail. The project is located within a developed area of the city along the San Antonio corridor, consistent with this policy.
Policy L-2.5 Support the creation of affordable housing units for middle to lower income level earners, such as City and school district employees, as feasible.	This project includes 4 inclusionary below market rate units, 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 building includes balconies overlooking protected redwood trees, usable outdoor space behind the building, and a rooftop garden.
Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.	The proposed mixed-use building is compatible within the context of other projects being developed in the HIP area, and meets the high-quality standards of the Architectural Review Board. It maintains the required special setback for the building along the San Antonio frontage.
Policy L-6.7 Where possible, avoid abrupt changes in scale and density between residential	Although the four-story building is proposed adjacent to existing one-story buildings, it is of an

and non-residential areas and between residential areas of different densities.	appropriate scale for the HIP area on San Antonio Road.
Policy T-1.19 Provide facilities that encourage and support bicycling and walking.	The building includes sufficient short-and long-term bicycle parking consistent with the code requirements.
<i>Housing Element</i>	
Policy 3.1 Support the redevelopment of suitable lands for mixed uses containing housing to encourage infill development	The project redevelops and existing developed site with a mixed use development, consistent with this policy.

The project is consistent with the zoning requirements for the CS zoning district including, height, floor area ratio, setbacks, and lot coverage. It complies with the Context-Based Design Standards applicable to the project.

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.

The project is consistent with Finding #2 because:

There is internal order between the pedestrian entries, car entry, retail space and residential space. There are separate, defined entrances for the residents and retail tenant. There is no historic character to preserve. The project is designed to incorporate existing mature redwoods into the design of the open space area. The proposed four-story building is consistent with the applicable context-based design criteria, and scale, mass, and character is consistent with prior and planned development along this corridor.

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 project is consistent with Finding #3 because:

The project incorporates a variety of materials, including rosewood-colored synthetic wood siding, natural-colored fiber cement panels, natural and dark brown painted plaster, and dark bronze framed windows. This palette is appropriate for the proposed mixed-use building, and will be durable.

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 is consistent with Finding #4 because:

The design is functional. The car parking is provided below grade, with driveway access at the northern end of the project site. The bicycle parking is located at the ground level and in the below grade garage. As a Senior Living building, it is important that there is a loading space near the front entrance. The independent living tenants will have private balcony space, and all residents have access to communal open space in the side yard, rear yard, and rooftop garden. The primary entrances for the residential and the commercial spaces are well-defined with appropriate area available for signage.

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 project is consistent with Finding #5 because:

The project is consistent with the finding in that the project provides landscaped area in the front, rear, side courtyard, and rooftop garden. The project will preserve two Redwood trees and plant four more 24-inch box trees in the rear yard. All plants proposed are low to moderate water use, and most are native or regionally adapted.

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 project is consistent with Finding #6 because:

In accordance with the City's Green Building Regulations, the building will satisfy the requirements for CALGreen Mandatory + Tier 2. The project also complies with the Model water efficiency landscape ordinance (MWELo).