

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.

Comp Plan Goals and Policies	How project adheres or does not adhere to Comp Plan
The Comprehensive Plan land use designation for the site is Service Commercial.	The project proposes high-density housing in an area designated for high-density housing.
Land Use Element	
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 three existing commercial buildings into a single multiple-family residential condominium building within the Housing Incentive Program (HIP) area.
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 16 BMR units.
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 a central courtyard and rooftop garden.
Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.	The proposed residential building is being considered within the context of other projects being developed in the HIP area, and will meet the high-quality standards of the Architectural Review Board.
Policy L-6.7 Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.	While the proposed project is somewhat out-of-scale with the existing neighbor to the left, it is similar in density and scale to the HIP project approved for the right side adjacent neighbor, and other projects proposed for the HIP area.

<p>Policy T-1.19 Provide facilities that encourage and support bicycling and walking.</p>	<p>The building includes sufficient short and long term bicycle parking.</p>
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The project is consistent with the zoning requirements for office use including, height, floor area ratio, setbacks, and lot coverage.

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 amenity space. There are separate, defined entrances for the residents and retail tenant. There is no historic character to preserve.

The proposed five story building is consistent with the applicable context-based design criteria, and scale, mass, and character is consistent with prior and proposed projects anticipated for the HIP area.

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 glass, gray and beige equitone panels, blue and brown metal panels, and landscape elements. This palette is appropriate for a residential building, and relates to the adjacent 788 San Antonio project while being distinct.

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 bicycle parking is located at the ground level; the car parking is provided below grade, with driveway access at the northern end of the project site. The tenants will have private balcony space, and communal open space in the courtyard and rooftop garden. The building includes separate trash rooms for the commercial and residential components, and a loading space is located off

of San Antonio Road, as well as in the below-grade garage. 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, central courtyard, and rooftop garden. Three existing trees, including two protected Coast Live Oak, will be preserved. 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 includes a "cool" high albedo membrane roof, electric vehicle charging outlets, and drought tolerant and native landscaping.