CITY OF PALO ALTO

2 Architectural Review Board

Staff Report

Agenda Date: January 24, 2013

To: Architectural Review Board

From: Elena Lee, Senior Planner — **Department: Planning and Community Environment**

Subject: **398 Arboretum Rd. [12PLN-00508]:** Request by The Container Store Inc., on behalf of the Board of Trustees of the Leland Stanford Junior University, for Architectural Review of new exterior storefronts and signage for the Container Store at the Stanford Shopping Center. Zone District: CC (Community Commercial). Environmental Assessment: Exempt from the provisions of CEQA, 15301 (Existing Facilities).

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed project based upon the Architectural Review Findings (Attachment A) and conditions of approval (Attachment B) attached to the staff report.

PROJECT DESCRIPTION

The project is the modification of two street-facing walls and one interior wall, and the installation of new signage on an existing three-story tenant space at the southern portion of the Stanford Shopping Center, on the same parcel as Nordstrom. The store faces two public streets, Quarry Road and Vineyard. The most recent tenant of the building was Andronico's Market. The existing adjacent tenant, Crate and Barrel, will continue to occupy the eastern third of the building. Also on the same site is the stand alone Nordstrom store. This project has been brought before the ARB because significant changes are proposed for a substantial frontage along Arboretum Road and Vineyard Road.

DISCUSSION

Façade Improvements

The subject storefront has two primary facades, facing Quarry Road (south) and Vineyard Road (west), and a smaller third façade, facing the interior of the site (north and facing Nordstrom), that are proposed to be changed. The project would involve removal of the existing exterior walls along the first floor level, including the stone base, entry canopy on the Quarry Road elevation, first floor roof screen, cart corral, signage and storefront system.

The applicant will be maintaining the existing brick finish on the upper floors, which extends across to the Crate and Barrel space, to provide continuity of design. On the Quarry Road elevation, which serves as the primary entrance, the applicant proposes a new clear glass storefront system, a metal

canopy that wraps across a portion of the Vineyard Road elevation, and a white metal panel system above the glass and to the right of the entry. The new canopy would be supported by a combination of new and existing columns that would be wrapped in aluminum. On the Vineyard Road elevation, the applicant proposes the same storefront glass system on the right side of the elevation with the metal canopy above. The white metal panels would cover the remainder of the façade. The Vineyard Road elevation also includes a small loading area to the left. The loading area is proposed to be finished with new metal overhead doors, recoating of the existing stucco around the loading doors and a new Exterior Insulation Finish System (EIFS) above. The least amount of change is proposed for the north interior elevation because it is less visible. A new metal door and light are proposed. The previous roof screen would be replaced with a six foot tall wall mounted above the existing stone wall/parapet consisting partially of the same metal panel on the other elevations and an EIFS system. A new steel pipe guard rail would serve to section off the loading area.

The applicant also proposes to repair the sidewalk where necessary, replace bike racks and lockers to match the existing, and install two new benches along the frontages. While the majority of pear trees are proposed to remain, the applicant proposes to remove five pear trees along Quarry Road. The new landscaping consists of new trees and planters. Two 24-inch box European hornbeams are proposed at the corner and six white planter pots are proposed to flank the entry along the Quarry Road frontage. Four 24-inch box Bowhall Red Maple trees are also proposed along the Vineyard Road elevation.

The applicant proposes a color scheme consisting of the existing tan brick, white metal panels, white brushed aluminum wrapped columns, white stucco, and a white metal canopy with a blue band (PMS 286) along the base. An LED lighting system is proposed to illuminate the canopy. The Container Store corporate color scheme is a modern palette that is compatible with the also modern looking adjacent Crate and Barrel. Color and material samples will be provided at the ARB hearing.

Wall Signs

The project includes two aluminum channel letter wall signs; one would be located at the top left corner of the building on the Quarry Road façade; a second identical sign would be located at the top right corner on the Vineyard Road façade. The two wall signs would each measure 133.33 square feet (40" tall and 40' long). The channel letters would measure 4 inches deep with a 1 inch stand-off to separate the letters from the wall. A blue 8.26 square foot aluminum canopy sign (1'6" tall and 12' long/3" above the canopy) with white push through letters is proposed to be installed above the Quarry Road entry/canopy. The canopy sign would be bolted with an aluminum mounting plate. All three signs would be halo illuminated. The proposed sign square footages meet the requirements of the Sign Ordinance.

The Stanford Shopping Center is subject to both the City's Sign Ordinance and a master sign program. While the signs conform to the City's Sign Ordinance in terms of maximum size, they would not conform to the Center's master sign program. The program stipulates only one sign per storefront and limits the letter height to 10 inches. The shopping center management has approved of the proposed signage. There have now been several signs, approved through the ARB process, that do not meet the master sign program.

Signage that is compliant with the City's Sign Ordinance but not the master sign program can be approved if recommended by the Architectural Review Board. Recent shopping center sign approvals recommended by the ARB include letter heights of greater than 10 inches and more than one sign per storefront.

ENVIRONMENTAL REVIEW

The project would be an alteration to an existing facility and new construction not exceeding 10,000 square feet qualifying for a Class 3 Categorical Exemption per section 15301 of the California Environmental Quality Act.

ATTACHMENTS

A. Architectural Review Findings
B. Draft Conditions of Approval
C. Project Description (prepared by applicant)
D. Project Plans (Board members only)

COURTESY COPIES

Pete Fitzgibbon
Simon Property Group

Prepared by: Elena Lee, Senior Planner

Reviewed by: Amy French, AICP, Chief Planning Official

ATTACHMENT A
FINDINGS FOR APPROVAL
ARCHITECTURAL REVIEW BOARD STANDARDS FOR REVIEW
398 Arboretum Road, Container Store
File No. 12PLN-00508

The design and architecture of the proposed improvements, as conditioned, furthers the goals and purposes of the ARB ordinances as it complies with the Architectural Review findings, as required in Chapter 18.76.020 of the PAMC.

1) The deign is consistent and compatible with the applicable elements of the city's Comprehensive Plan in that the proposed project is consistent with policies L-18: Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods; Policy L-26: Maintain Stanford Shopping Center as one of the Bay Areas's premiere regional shopping centers. Encourage any new development at the center to occur through infill, including development on existing surface parking lots. Policy B-22: Work with Stanford University to ensure that the Stanford Shopping Center is sustained as a distinctive, competitive, high quality regional shopping center.

2) The design is compatible with the immediate environment of the site in that the design is compatible with the architecture of other areas within the mall.

3) The design is appropriate to the function of the project in that it accommodates a retail use while encouraging the pedestrian attributes of the mall.

4) In areas considered by the Board as having a unified design character, the design is compatible with such character in that the space will be designed in a consistent manner with other remodeled areas of the mall.

6) The design is compatible with approved improvements both on and off the site in that the space is compatible with the newly designed and original spaces in the mall.

12) The materials, textures, colors and details of construction and plant materials are an appropriate expression to the design and function and whether the same are compatible with the adjacent and neighboring structures, landscape elements and functions in that the materials are of high quality and appropriately express the use of the space. The space incorporates similar details and colors of the surrounding spaces while still maintaining a unique design.

ARB standards #5, 8-11 and 12-15 are not applicable to the project.

ATTACHMENT B
CONDITIONS OF APPROVAL
398 Arboretum Road (Container Store)/File No. 12PLN-00508

PLANNING DIVISION

1. The project shall be implemented and shown on the plans dated received on file with the City of Palo Alto Planning Division except as modified by these conditions of approval.

2. A copy of the ARB approval letter shall be printed on the plans submitted for building permits.

3. Construction activities and all noise producing equipment shall comply with Chapter 9.10 (Noise) of the Palo Alto Municipal Code.

4. During construction, the site shall be kept clear of debris on a daily basis.

5. All landscaping located around the building shall be protected and maintained.

6. All signs shall utilize halo illumination.

7. All bicycle racks and lockers shall be installed to the satisfaction of the Planning Director in accordance to the Municipal Code

8. The project is required to meet all CALGreen Mandatory Measures and CALGreen Tier 1 Measures with Local Amendments. Additionanl information, ordinances and applications can be found at www.cityofpaloalto.org then "Building Permits" then "Green Building Applications" or http://www.cityofpaloalto.org/gov/depts/pln/sustain/greenbldg/apps.asp.

9. Prior to the approval of a building permit, all of the following must be included in the Building Permit plan set:
    a. Palo Alto Nonresidential Tier 1 application spreadsheet completed and signed
    b. A commissioning plan must be created and submitted;
    c. Title 24 calculations (to demonstrate achievement of energy performance at least 15% better than Title 24 and consistency between the calculations and the plans).

10. Prior to the approval of the Final Inspection/Issuance of Certificate of Occupancy all of the following must be completed:
    a. Submittal of all Construction (phase) & Demolition (phase) receipts to the Green Building Planner
    b. Field verification by the Green Building Planner that energy efficiency, water conservation and other green building measures were installed as detailed in the Building permit
    c. All documentation required by code for compliance by the Building Inspector

Please note: Your project may qualify for incentives/rebates from Palo Alto Utilities. For more information, please contact Utility Marketing Services at (650) 329-2241. Incentives include free use of a consultant to review your Title 24 calculations and provide guidance to maximize your project energy efficiency.

For questions regarding the Green Building requirements, please contact the Green Building Planner Dionne Early at Dionne.Early@cityofpaloalto.org or (650) 329-2189.

UTILITIES ELECTRICAL ENGINEERING

General

11. The applicant shall comply with all the Electric Utility Engineering Department service requirements noted during plan review.

12. The applicant shall be responsible for identification and location of all utilities, both public and private, within the work area. Prior to any excavation work at the site, the applicant shall contact Underground Service Alert (USA) at 1-800-227-2600, at least 48 hours prior to beginning work.

13. The applicant shall submit a request to disconnect all existing utility services and/or meters including a signed affidavit of vacancy, on the form provided by the Building Inspection Division. Utilities will be disconnected or removed within 10 working days after receipt of request. The demolition permit will be issued after all utility services and/or meters have been disconnected and removed.

11. The Following Shall Be Incorporated In Submittals for Electric ServiceA completed Electric Load Sheet and a full set of plans must be included with all applications involving electrical work. The load sheet must be included with the preliminary submittal.

12. Industrial and large commercial customers must allow sufficient lead-time for Electric Utility Engineering and Operations (typically 8-12 weeks after advance engineering fees have been paid) to design and construct the electric service requested.

13. Location of the electric panel/switchboard shall be shown on the site plan and approved by the Architectural Review Board and Utilities Department.

14. All utility meters, lines, transformers, backflow preventers, and any other required equipment shall be shown on the landscape and irrigation plans and shall show that no conflict will occur between the utilities and landscape materials. In addition, all aboveground equipment shall be screened in a manner that is consistent with the building design and setback requirements.

15. For underground services, no more than four (4) 750 MCM conductors per phase can be connected to the transformer secondary terminals; otherwise, bus duct must be used for connections to padmount transformers. If customer installs a bus duct directly between

the transformer secondary terminals and the main switchgear, the installation of a transition cabinet will not be required.

16. The customer is responsible for sizing the service conductors and other required equipment according to the National Electric Code requirements and the City standards. Utilities Rule & Regulation #18.

17. Any additional facilities and services requested by the Applicant that are beyond what the utility deems standard facilities will be subject to Special Facilities charges. The Special Facilities charges include the cost of installing the additional facilities as well as the cost of ownership. Utilities Rule & Regulation #20.

18. Projects that require the extension of high voltage primary distribution lines or reinforcement of offsite electric facilities will be at the customer's expense and must be coordinated with the Electric Utility.

During Construction

19. At least 48 hours prior to starting any excavation, the customer must call Underground Service Alert (USA) at 1-800-227-2600 to have existing underground utilities located and marked. The areas to be check by USA shall be delineated with white paint. All USA markings shall be removed by the customer or contractor when construction is complete.

20. The customer is responsible for installing all on-site substructures (conduits, boxes and pads) required for the electric service. No more than 270 degrees of bends are allowed in a secondary conduit run. All conduits must be sized according to National Electric Code requirements and no 1/2 – inch size conduits are permitted. All off-site substructure work will be constructed by the City at the customer's expense. Where mutually agreed upon by the City and the Applicant, all or part of the off-site substructure work may be constructed by the Applicant.

21. All primary electric conduits shall be concrete encased with the top of the encasement at the depth of 30 inches. No more than 180 degrees of bends are allowed in a primary conduit run. Conduit runs over 500 feet in length require additional pull boxes.

22. All new underground conduits and substructures shall be installed per City standards and shall be inspected by the Electrical Underground Inspector before backfilling.

23. The customer is responsible for installing all underground electric service conductors, bus duct, transition cabinets, and other required equipment. The installation shall meet the National Electric Code and the City Standards.

24. Meter and switchboard requirements shall be in accordance with Electric Utility Service Equipment Requirements Committee (EUSERC) drawings accepted by Utility and CPA standards for meter installations.

25. Shop/factory drawings for switchboards (400A and greater) and associated hardware must be submitted for review and approval prior to installing the switchgear to:

    Gopal Jagannath, P.E.
    Supervising Electric Project Engineer
    Utilities Engineering (Electrical)
    1007 Elwell Court
    Palo Alto, CA 94303

26. Catalog cut sheets may not be substituted for factory drawing submittal.

27. All new underground electric services shall be inspected and approved by both the Building Inspection Division and the Electrical Underground Inspector before energizing.

After Construction & Prior to Finalization

28. The customer shall provide as-built drawings showing the location of all switchboards, conduits (number and size), conductors (number and size), splice boxes, vaults and switch/transformer pads.

Prior To Issuance of Building Occupancy Permit

29. All required inspections have been completed and approved by both the Building Inspection Division and the Electrical Underground Inspector.

30. All fees must be paid.

31. All Special Facilities contracts or other agreements need to be signed by the City and applicant.

UTILITIES WATER GAS WASTEWATER

32. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet for City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h, and sewer in fixture units/g.p.d.). The applicant shall provide the existing (prior) loads, the new loads, and the combined/total loads (the new loads plus any existing loads to remain).

33. The applicant shall submit improvement plans for any utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations and any other required utilities.

34. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc).

35. The applicant shall be responsible for installing and upgrading the existing utility mains and/or services as necessary to handle anticipated peak loads. This responsibility includes

all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services.

36. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA's for domestic service shall be lead free. **Show the location of the RPPA on the plans.**

37. An approved reduced pressure detector assembly is required for the existing or new water connection for the fire system to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive (a double detector assembly may be allowed for existing fire sprinkler systems upon the CPAU's approval). reduced pressure detector assemblies shall be installed on the owner's property adjacent to the property line, within 5' of the property line. **Show the location of the reduced pressure detector assembly on the plans.**

38. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the utilities cross connection inspector is required for the supply pipe between the meter and the assembly.

39. Existing wastewater laterals that are not plastic (ABS, PVC, or PE) shall be replaced at the applicant's expense.

40. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.

41. Each unit or place of business shall have its own water and gas meter shown on the plans. Each parcel shall have its own water service, gas service and sewer lateral connection shown on the plans.

42. If the façade improvements impact the gas service or meter then a new gas meter location must be determined. Show the new gas meter location on the plans. The gas meter location must conform with utilities standard details.

43. Utility vaults, transformers, utility cabinets, concrete bases, or other structures can not be placed over existing water, gas or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the plan location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas or wastewater mains/services or meters. New water, gas or wastewater services/meters may not be installed within 10' or existing trees. Maintain 10' between new trees and new water, gas and wastewater

services/mains/meters.

44. To install new gas service by directional boring, the applicant is required to have a sewer cleanout at the front of the building. This cleanout is required so the sewer lateral can be videoed for verification of no damage after the gas service is installed by directional boring.

45. All utility installations shall be in accordance with the City of Palo Alto utility standards for water, gas & wastewater.

FIRE DEPARTMENT

46. An evacuation alarm shall be provided throughout the tenant space in accordance with 2010 California Fire Code Section 907.2.7.

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Attachment C

November 6, 2012

City of Palo Alto
Architectural Review Board
Development Center
285 Hamilton Avenue
Palo Alto, CA 94301

RE: The Container Store - Tenant Improvements
Architectural Review Board
Minor Project Submittal

Below please find the Written Project Description for the above referenced project.

The scope of work to be performed includes the full interior demolition of the ground floor space previously occupied by Andronico's. Interior demolition shall include all fixtures, finishes, equipment, framing, and MEPF systems supporting the now vacant tenant space. Interior demolition will also include the existing freight elevator and equipment as well as the infill of the freight and passenger elevator shafts. Exterior demolition will include removal of the existing exterior ground floor wall and finishes along Quarry Road and a portion along Vineyard, the existing Andronico's entry feature, the existing roof screen above the first floor walls, the cart corral, oven enclosure, café space, receiving area and all exterior stone veneer on the Quarry Road and Vineyard elevations of the building.

New interior work will include new MEPF systems, interior framing, finishes, fixtures, and room layout commensurate with The Container Store's brand image and standards. New exterior work will include white, exterior metal panel finish to replace the stone veneer removed from the Quarry Road and Vineyard elevations, structural modifications as required to support the new façade design, new metal panel roof screen to screen the new mechanical equipment on the first level roof, new column enclosures at the existing projected canopy, new canopy fascia and colors, new overhead coiling doors and compactor pad at the existing loading dock, new guardrail at the existing loading dock, new curtain wall system to match the new metal panel façade finish with clear insulated glass, new sliding door package at the new main entry, new stucco canopy (bottom) with new LED light fixtures and patch and repair of existing stucco around the loading dock area.

The existing exterior landscaping, sidewalks, site lighting, parking, and striping are existing to remain. No work is planned in those areas. Any sidewalk area that is disturbed by demolition on the exterior of the building will be replaced with new to match existing. Two existing trees adjacent to the building will be relocated to another part of the sidewalk adjacent to the building and four additional trees will be added to this area. Irrigation lines will be extended to the new and relocated tree wells. The existing bike racks and benches will be replaced with new to match The Container Store's design aesthetic, and six new, large, white, pots will be added to the sidewalk flanking the new main entry.

New tenant signs will be added to the existing exterior walls at the third level facing Quarry Road and Vineyard and to the top of the existing projected canopy immediately above the new main entry.

The existing use of the space is retail and the proposed use of the space is also retail. The purpose of the proposed changes is to create a space that is both in keeping with the modern look of the original Saks building and in keeping with the clean lines of The Container Store's brand image. The added glass improves visibility into the tenant space which also enlivens the sidewalk area.

Good Fulton & Farrell Architects, Inc.

Scott A. Kanaga, AIA
Associate Principal