



DATE: March 24, 2015

AGENDA ITEM # 14

TO: City Council

FROM: James Walgren, Community Development Director

SUBJECT: Project photo-simulations and design submittal requirements

RECOMMENDATION:

Receive an informational report

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: Not applicable

Previous Council Consideration: September 9, 2014

CEQA Status: Not applicable

Attachments:

1. Examples of pre-2014 project renderings
2. Examples of post-2014 project photo-simulations

BACKGROUND

At the September 9, 2014 City Council meeting, Council requested a future agenda item to review commercial design review submittal requirements. The City has had a longstanding requirement that building streetscape renderings be required for new construction, but changing technology has allowed for more realistic simulations to be provided. This entails that a photograph be taken of the actual streetscape and then a computer-generated building rendering is superimposed into the streetscape to achieve an actual example of how a new structure would look in a particular setting and in a context from a human perspective. This expanded submittal requirement has been in effect since December 2013.

DISCUSSION

The City has previously required that building renderings be required for multiple-family, commercial and mixed-use project design review applications. Attachment 1 includes several examples of typical project renderings. This requirement was refined to be clear that the intent was to place these renderings in the context of the actual setting. Attachment 2 represents two more recent building simulations. Below is the submittal requirement language that has been in place since December 2013:

“For new buildings, and additions to existing buildings of fifty (50) percent or greater, provide a sufficient number of perspective color renderings of the proposed structure, photo-simulated in the context of the built and natural surroundings, to represent how all elevations of the building will appear.”

The enhanced computer-generated photo-simulation requirement more accurately represents proposed new buildings within their context. It is recommended to continue this requirement. Technologies are emerging to provide computer-generated building massing studies and staff will investigate and evaluate additional submittal requirements.

FISCAL IMPACT

None

PUBLIC CONTACT

Posting of the meeting agenda serves as notice to the general public

Packard Foundation



343 Second Street

The David and Lucile Packard Foundation recently completed a new 45,550 square foot office building at 343 Second Street to expand their headquarters. The goal of the project is to consolidate their offices and construct an environmentally friendly, energy conserving building. The project maintains and improves the three parking lots on Second Street and creates a visitor parking lot at Whitney Street. The project also renovates the Second and Whitney Street intersection and provides private open space along the San Antonio Road frontage.

First Street Safeway



160 First Street

The current Downtown Safeway is approximately 22,000 sq. ft. in size and in need of renovation. The market was built in 1967 and has remained popular with Los Altos shoppers. In early 2012 Safeway received approval for an approximately 45,000 sq. ft. new market designed with signature architecture that strengthens the project's physical and visual connection to the Downtown area and in Safeway's "lifestyle" store format with prepared foods, a coffee shop, and other amenities.

Post Office Condominiums



100 First Street

Approval for a new, 43-foot tall, three-story residential structure with 48 condominium units at the former site of the Los Altos Post Office on First Street. The project includes visitor ground level parking one level of underground parking.

City-Owned First and Main Property



400 Main Street

This approved two-story building with retail and restaurant space on the first floor and Class A office space on the second floor will be constructed at the City's First and Main property once permits have been secured and the property has been conveyed. The project provides on-site parking behind and below the building and accessed from First Street. It incorporates features such as new landscaping, wide, café-dining sidewalks, and a water feature and central plaza area that all enhance the pedestrian environment.

Enchanté Hotel



One Main Street

An 18 room boutique hotel approved for the One Main Street property at the intersection on Main Street and San Antonio Road, directly across from the Civic Center. The project will provide an outdoor dining area that will ultimately connect to the City's intersection improvements and Civic Center. The project will both revitalize this dormant corner and serve as a significant visual and pedestrian connection from Downtown to the Civic Center and the neighborhoods beyond to the east.

Lennar Homes Condominiums



396 First Street

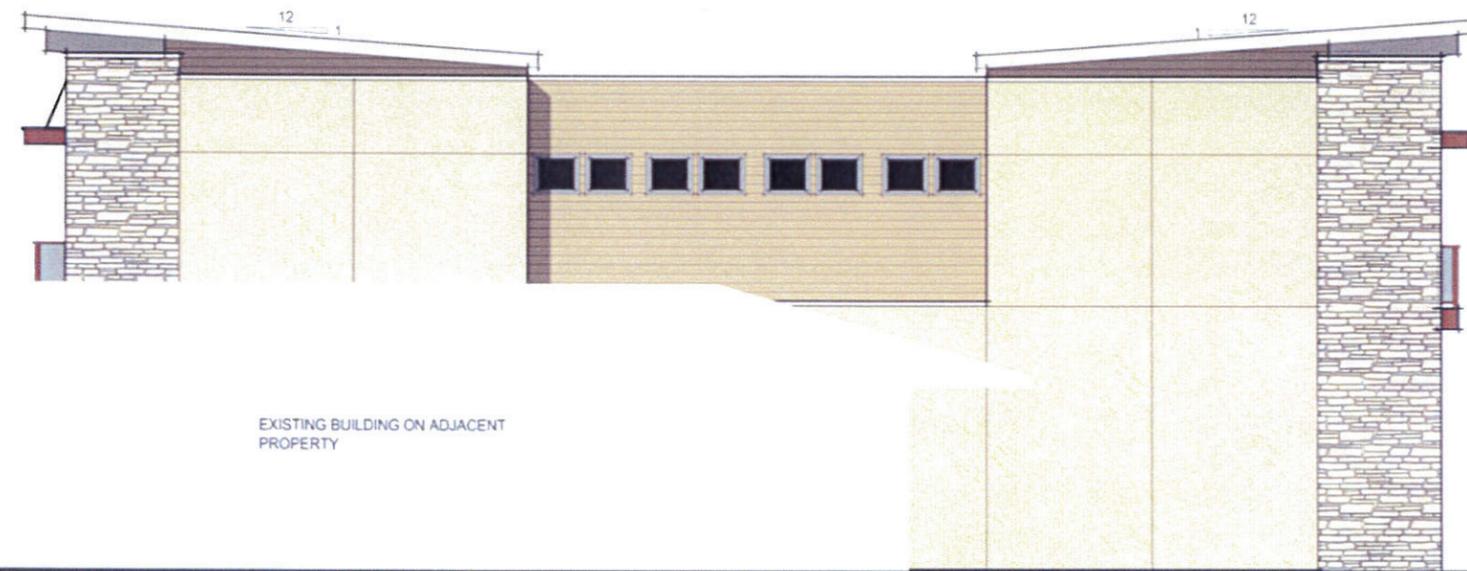
This approved project for a new three-story structure with 20 condominium units at 396 First Street – the former site of Adobe Animal Hospital – is also nearing completion. The project includes an underground parking garage.

Bank of the West Mixed-Use



240 Third Street

A three-story, mixed-use, condominium building is nearly completed at 240 Third Street, the former Bank of the West site. The project contains two retail areas on the first story, office space on the second story, and two residential units on the third story. The project provides an underground parking garage off the rear alley.



North Elevation



Corner of San Antonio Road & Sherwood Avenue



San Antonio Road - West Elevation





