



4350 El Camino Real

Story Pole Hearing - January 26, 2021

We took yet another look

- Met with the City Council's ad hoc subcommittee and staff
- Re-evaluated the potential for story poles adding two more for a total of 4 poles and 2 height balloons
- Refined our photorealistic perspective images and aligned them to correlate to vantage points desired by the ad hoc subcommittee
- Enhanced our 4 billboard graphics and locations
- Refined our 3D pedestrian walk-through and flyover models for public viewing

Cautions

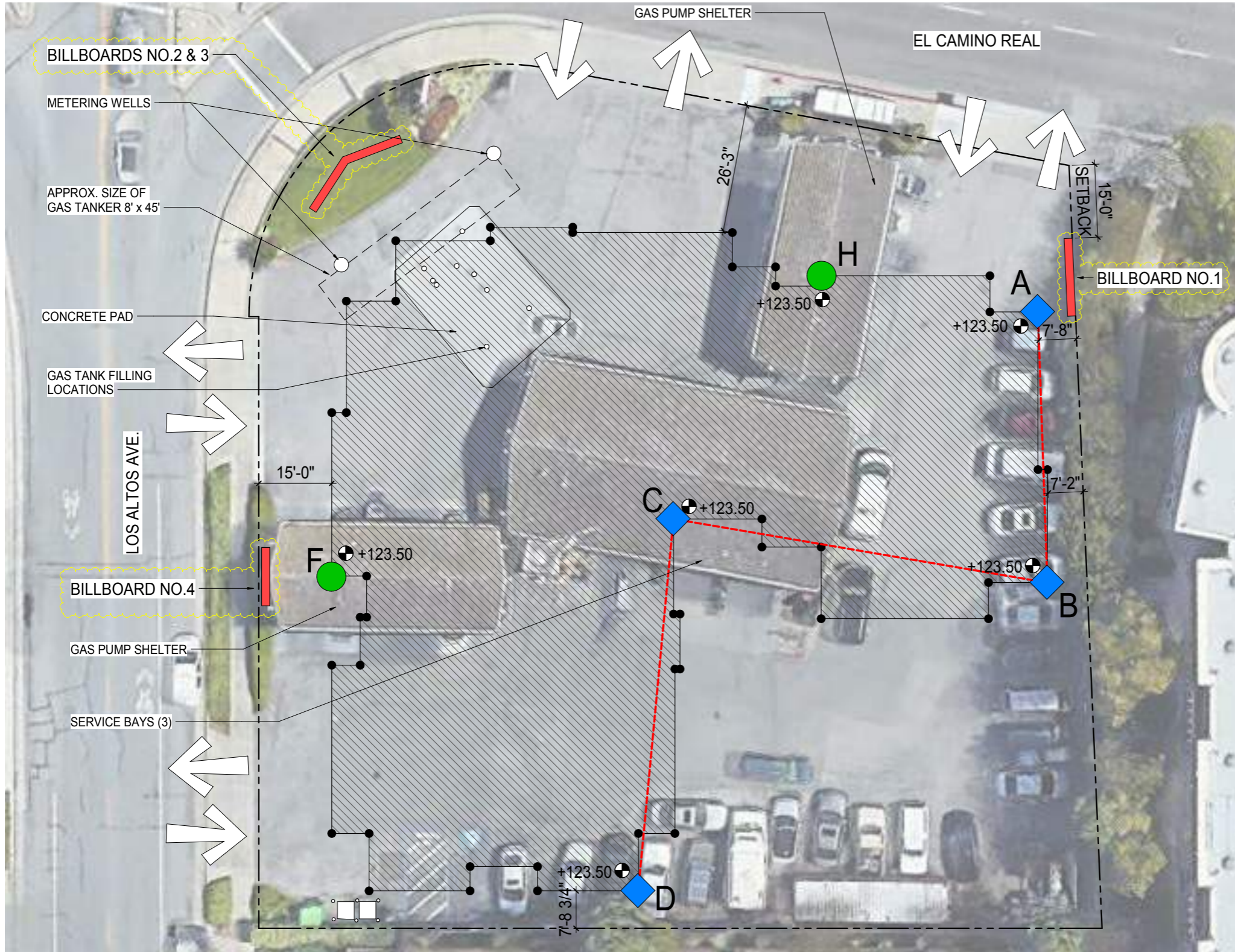
- Extremely active gas station use with approximately 1,000 vehicle trips per day (*Hexagon Traffic Engineers*)
- Land use attorney indicates that there is a “greatly increased risk of personal injury from falling story poles” given the use of the property (*Matteoni O’Laughlin & Hetchman*)
- Civil engineer outlines conflicts with the story poles and their radiating guy wires blocking frontages, access to on-site uses, blocking necessary ADA and air station facilities, and recent story pole failures of lesser installations (*BKF Engineers*)
- Story pole contractor/engineer cites “unnecessary life and safety risk to the general public” from story poles near the street (*Coastline Engineering & Development Group*)

Site Use Constraints

- **Extremely active existing use**—1,000 trips per day per, required access to all four driveways, both entrances to each pump island, and to the service bays behind the building
- **Vehicle repair and drop-off**—25 to 30 cars per day are on-site for for auto repair, parking and vehicle staging necessary
- **Fuel deliveries and vendors**—a two-trailer semi-truck delivers 9,000 gallons of gasoline every other day, multiple vendors every day, propane fuel deliveries
- **Waste and recycling pick up**—Mission Trail Waste at southeast corner, waste oil truck at service bays
- **ADA parking and air service**—Legally required air and ADA parking

Proposal

- Build 4, approximately 57-foot-tall metal story poles to define the northeast corner, east building wall and southeast corner with netting spanning the poles showing the roof height, and 2 large balloons showing the building height from both frontages
- Provide 4 photorealistic 3D images showing the project from opposite vantage points on both frontages
- Provide 4 realistic perspectives from the east and south vantage points benefiting the adjacent property
- Place 4 large billboards: two at the corner facing the intersection, one facing the adjacent building to the east, and one facing Los Altos Avenue
- Provide 3D computer models showing pedestrian-level walk through and fly-overs for public viewing
- Limit the story pole installation to 30 days—to minimize safety and liability concerns related to similar installations, to allow neighbors, public decision makers and staff enough time to consider and to allow for documentation


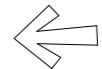








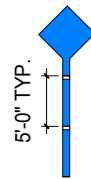
NOTE: TYPICAL STORY POLE MATERIALS - NESTED ALUMINUM METAL POLES, STEEL GUY WIRES. POLES SET AT APPROPRIATE HEIGHT FROM GRADE TO BUILDING HEIGHT. POLES ANCHORED WITH A SERIES OF GUY WIRES AT TWO TO THREE HEIGHTS. POLES LABELED IN 5-FT INCREMENTS FROM FINISH GRADE. TWO-FOOT WIDE BRIGHTLY COLORED NETTING AND/OR FLAGS SPANNING BETWEEN THE POLES AT THE PROPOSED BUILDING HEIGHT

INDEMNITY STATEMENT:
 THE UNDERSIGNED (APPLICANT/OWNER) AGREES TO INDEMNIFY AND HOLD THE CITY HARMLESS FOR ANY LIABILITY, COSTS OR EXPENSES, INCLUDING ATTORNEY'S FEES, ASSOCIATED WITH THE CONSTRUCTION OF, OR ANY DAMAGE CAUSED BY, THE STORY POLES OR SUPPORT APPARATUS INSTALLED PER THIS PLAN."

 OWNER'S REPRESENTATIVE SIGNATURE

GRAPHIC LEGEND:

-  PROPOSED BUILDING FOOTPRINT
-  VEHICULAR SITE ACCESS
-  PROPOSED CORNER OF BUILDING
-  TOPOGRAPHIC ELEVATION
-  STORY POLE LOCATIONS
-  STORY POLE NETTING
-  BILLBOARD LOCATIONS
-  BALLOON LOCATIONS

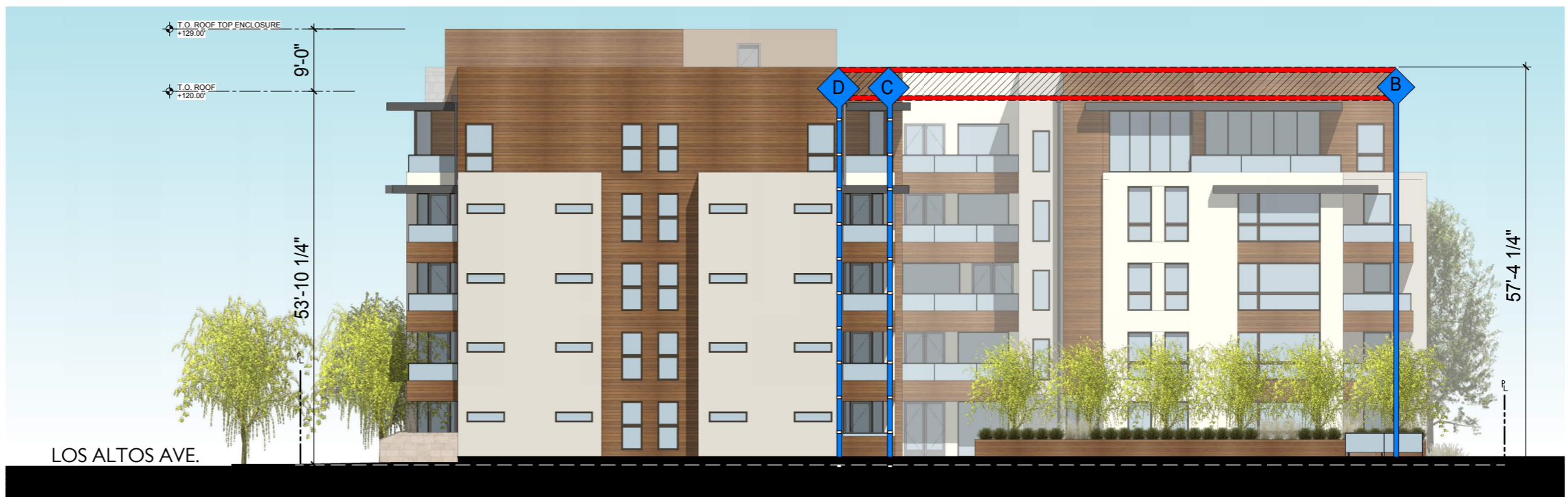


NOTE: 5'-0" INCREMENTS INDICATED AT STORY POLE LOCATIONS

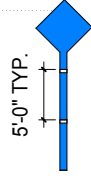


STORY POLE EAST ELEVATION

APPROX. BILLBOARD LOCATION



STORY POLE SOUTH ELEVATION



NOTE: 5'-0" INCREMENTS INDICATED AT STORY POLE LOCATIONS



STORY POLE LOS ALTOS AVE ELEVATION

APPROX. BILLBOARD LOCATION



STORY POLE EL CAMINO REAL ELEVATION

APPROX. BILLBOARD LOCATION

APPROX. BILLBOARD LOCATION

AVERAGE LOT ELEVATION = ± 66.15

LOS ALTOS AVE.

16'-0"



12'-0"

4350 EL CAMINO REAL

Project Description:

The proposed design for 4350 El Camino Real provides 40 new market rate condominium residences, and 7 affordable residences on the prominent corner of Los Altos Avenue and El Camino Real. Of the 7 affordable residences there are 3 Very Low income 1BR units, 2 Moderate Low Income 1 BR units and 2 Moderate Low Income 2 BR units. The 2/3rd + acre site is bordered on two sides by an existing 3 story multifamily structure. 4350 is designed in a 5 story "L" shaped configuration creating an ample open space courtyard that provides a light filled landscape space between the buildings. In total, the onsite open space requirement is exceeded by more than 500%.

The project is proposing 9' of the 11' height increase Incentive above the height limit of 45' per LAMC 14.28.040 and an incentive to propose 24' wide parking drive aisles.

The average set back along El Camino Real exceeds the required setback due to the "staggered" massing related to the angle of the roadway, permitting an enhanced landscape frontage and robust articulation of the façade. The top floor has deeper setbacks on both El Camino Real and Los Altos Avenue reducing the scale and adding attractive character to the massing.

Along Los Altos Avenue, the ground floor residences are provided with stoops leading to direct exterior entries, enhancing the pedestrian character of the street. A glassy, transparent building lobby is located at the corner, and features a unique massing treatment above with projected wood balconies and corten elements. Other exterior building materials include stone, plaster, cementitious siding, glass railings, and ornamental metal work. Many of the windows are recessed providing 3-dimensional articulation to the building.

The resident courtyard has been designed to provide a pleasant landscaped amenity space for the residents. The east and south sides of the courtyard are lined with trees, which combined with the trees on the adjacent property lines, provide effective screening and privacy for both adjacent residents, as well as the residents of this project.

The 2 level below grade parking garage provides 84 parking spaces, as well as secure bike parking.

Applicant / Property Owner:

ANGIE & GREG GALATOLO
PHONE: (650) 704-8168
EMAIL: ANGIEGALATOLO@GMAIL.COM

Project Planner:

To submit comments or get additional information, please contact:
SEAN K. GALLEGOS, ASSOCIATE PLANNER
PHONE: (650) 947-2641
EMAIL: SGALLEGOS@LOSALTOSCA.GOV



4350 EL CAMINO REAL MULTI-FAMILY HOUSING

12'-0"

NOTICE OF DEVELOPMENT PROPOSAL: 4350 EL CAMINO REAL LOS ALTOS, CA



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PUBLIC MEETING DATES (AS SCHEDULED)

NOTICE FIGURE	NOTICE FIGURE	NOTICE FIGURE
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GRAPHIC LEGEND:

- PROPOSED BUILDING FOOTPRINT
- VEHICULAR SITE ACCESS
- PROPOSED CORNER OF BUILDING
- TOPOGRAPHIC ELEVATION
- STORY POLE LOCATIONS
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- BILLBOARD LOCATIONS
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8'-0"

12'-0"

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8'-0"

12'-0"

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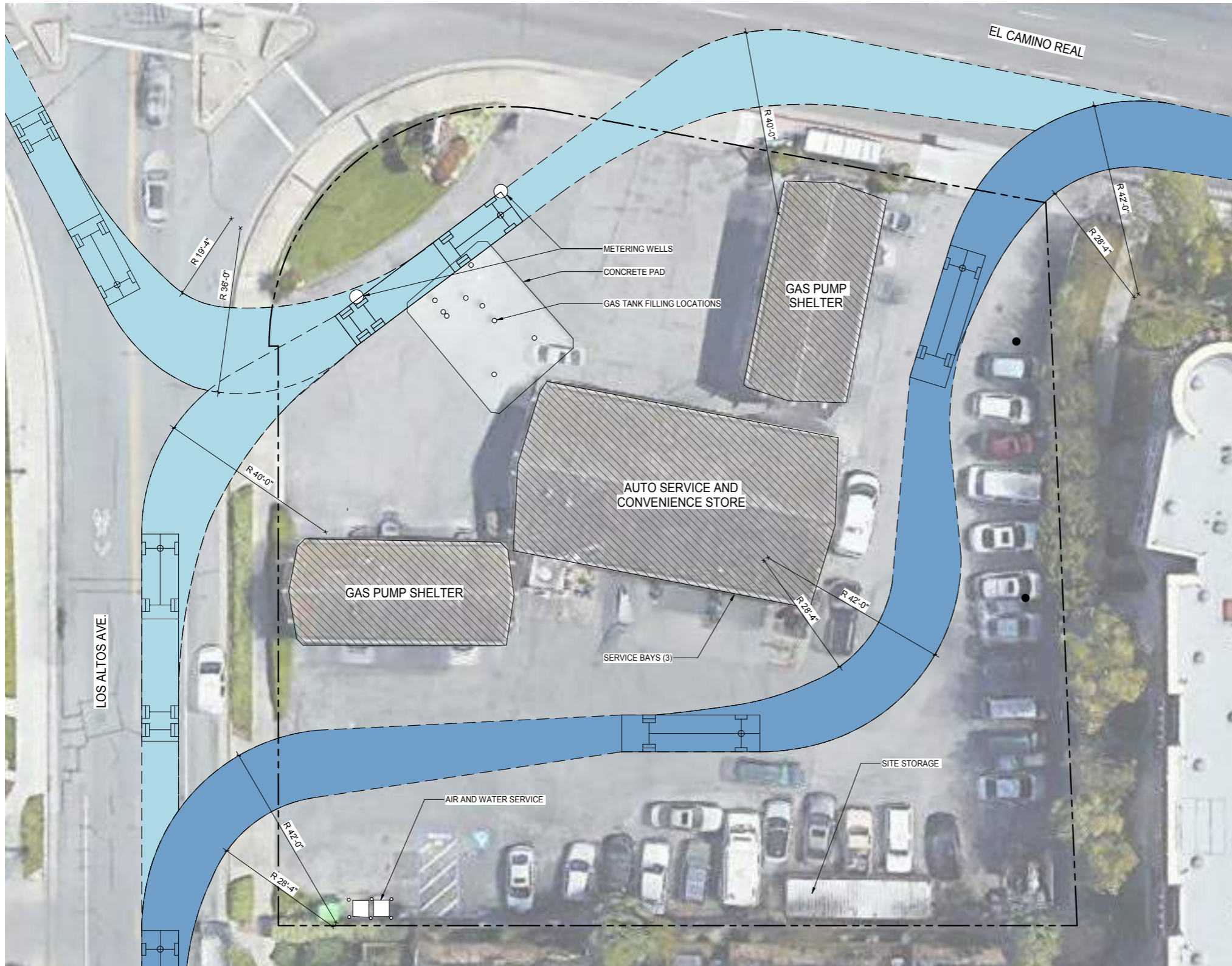
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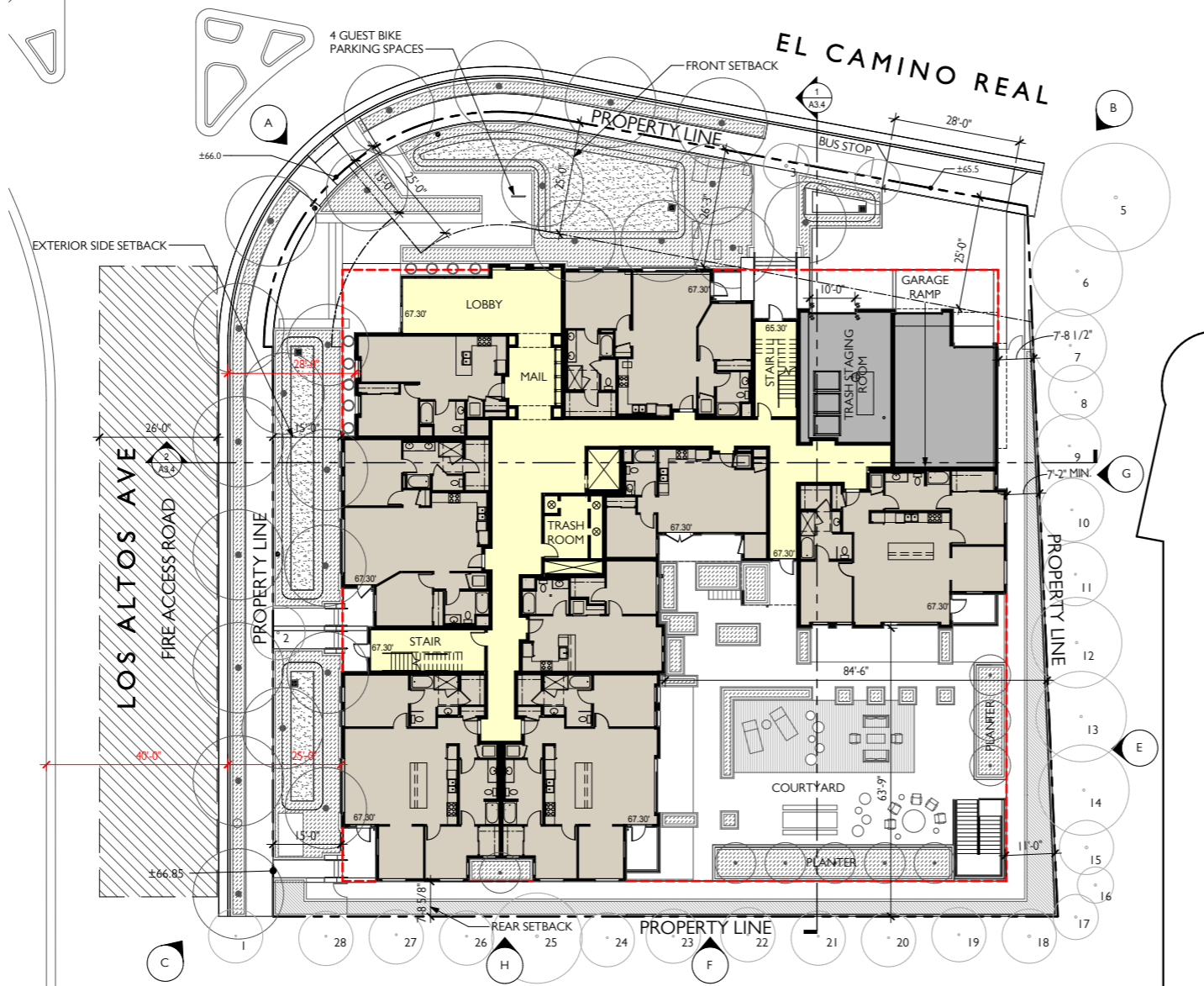


8'-0"



GRAPHIC LEGEND	
GAS DELIVERY TANKER TRUCK	
SIZE:	8'-0" x 45'-0" APPROX.
INSIDE RADIUS:	19'-4" MIN.
OUTSIDE RADIUS:	40'-10" MAX.
MEDIUM BOX / STRAIGHT TRUCK	
SIZE:	8'-0" x 30'-0" APPROX.
INSIDE RADIUS:	28'-4" MIN.
OUTSIDE RADIUS:	43'-6" MAX.





TREE IDENTIFICATION

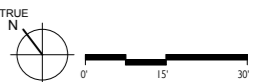
NO.	RADIUS	SPECIES
1	6'-0"	MAYTEN (<i>MAYTENUS BOARIA</i>)
2	6'-0"	JUNIPER, HOLLYWOOD (<i>JUNIPERUS CHINENSIS</i>) - TO BE REMOVED*
3	5'-0"	JUNIPER, HOLLYWOOD (<i>JUNIPERUS CHINENSIS</i>) - TO BE REMOVED*
4	5'-0"	JUNIPER, HOLLYWOOD (<i>JUNIPERUS CHINENSIS</i>) - TO BE REMOVED*
5	12'-0"	LONDON-PLANE (<i>PLATANUS ACERIFOLIA</i>)
6	10'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
7	8'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
8	6'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
9	7'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
10	7'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
11	7'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
12	10'-0"	BRISBANE BOX (<i>LOPHOSTEMON CONFERTUS</i>)
13	10'-0"	BRISBANE BOX (<i>LOPHOSTEMON CONFERTUS</i>)
14	10'-0"	BRISBANE BOX (<i>LOPHOSTEMON CONFERTUS</i>)
15	6'-0"	PINE, CANARY ISLAND (<i>PINUS CANARIENSIS</i>)
16	4'-0"	BRISBANE BOX (<i>LOPHOSTEMON CONFERTUS</i>)
17	5'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
18	6'-0"	PINE, CANARY ISLAND (<i>PINUS CANARIENSIS</i>)
19	6'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
20	6'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
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27	6'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)
28	6'-0"	CRAPE MYRTLE (<i>LARGERSTOEMIA INDICA</i>)

GRAPHIC LEGEND:

- EXTENT OF GARAGE BELOW
- DIRECTION OF RENDERED PERSPECTIVE VIEW. SEE SHEETS A3.0x

NOTES:

1. THERE ARE NO OVERHEAD UTILITY LINES THAT IMPEDE ACCESS TO THE BUILDING FROM THE FIRE ACCESS ROAD.
 2. THE FIRE ACCESS ROAD EXCEEDS 26' IN WIDTH (IT IS APPROXIMATELY 40' WIDE).
 3. THE SIDE OF THE BUILDING FACING LOS ALTOS AVENUE IS MORE THAN 15' AND LESS THAN 30' FROM THE FIRE ACCESS ROAD.
- PROJECTS HAVING A GROSS BUILDING AREA OF UP TO 124,000 SQUARE FEET MAY HAVE A SINGLE APPROVED FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS. THE BUILDING IS EQUIPPED WITH AN APPROVED SPRINKLER SYSTEM, AND THEREFORE ONE FIRE ACCESS ROAD IS REQUIRED.

















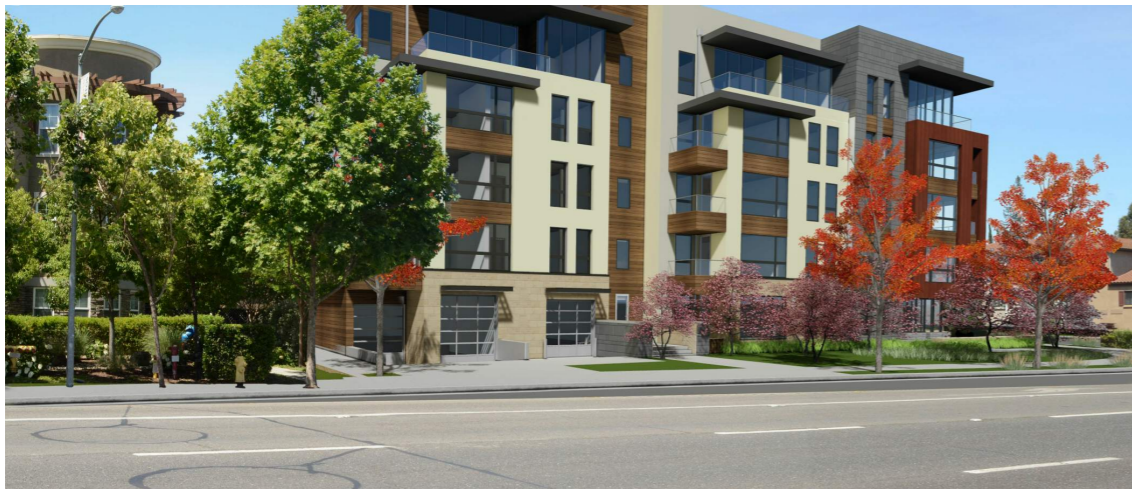




2A "4350_El_Camino_Northbound-from-sidewalk"



1A "4350_El_Camino_pano"



2B "4350_El_Camino_Northbound-from-sidewalk" photosimulation



1B "4350_El_Camino_pano" photosimulation



2A "4350_EI-C-from-East_across-EIC"



1A "4350_E-C_Los-Los-Altos_Ave_near-corner"



2B "4350_EI-C-from-East_across-EIC" photosimulation



1B "4350_E-C_Los-Los-Altos_Ave_near-corner" photosimulation



2A "4350_El-C_Los-Altos-Ave_close"



1A "4350_El-C_Los-Altos-Ave_distant"



2B "4350_El-C_Los-Altos-Ave_close" photosimulation



1B "4350_El-C_Los-Altos-Ave_distant" photosimulation

Story Pole Policy

- **Purpose is to help provide a visual notice of a project** and to help show the height, mass and bulk of project in context
- ***Exemptions allowed*** for public health/safety concerns, or if story poles impair the use of existing structures or business
- **All reasonable alternatives explored, required findings met and support granting an exemption**

If Not Here — Where?

Granting the story pole exemption is appropriate on this site because it meets **both** of either required findings:

- **Comprehensive story poles** would create a public health and/or safety concern by **generating hazardous and dangerous conditions related to handling highly flammable products;** and
- **Comprehensive story poles would impair the use** of the fuel delivery, dispensers, service bays and area, required ADA parking and air service, waste and recycling pick up to the extent the structures cannot be reasonably occupied or used for necessary business activities **and thus make the existing business infeasible.**

(Source: Story Pole Policy, April 2019)



4350 El Camino Real

Thank You...