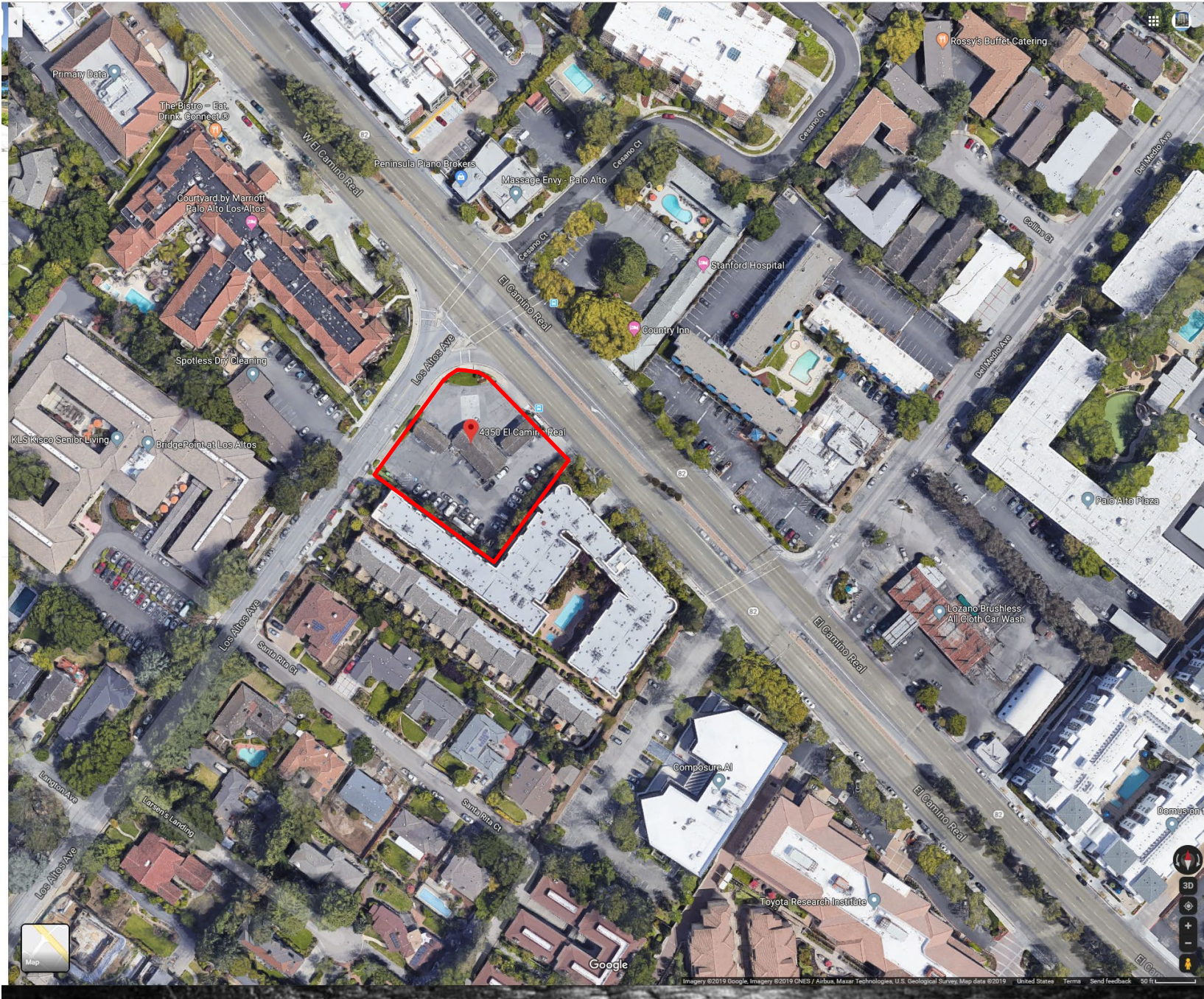


# **4350 El Camino Real Story Pole Exception Request**

**Tuesday, January 26, 2021  
City Council**





# Proposed Project

- The new five-story multiple-family building would contain 47 residential units, including 10 one-bedroom, 32 two-bedroom, and five three-bedroom units.
- The proposed height of the building is 56 feet, with an additional six feet, four inches to the tops of the mechanical equipment screens and stair tower.
- Parking is provided in a two-level, below-ground garage that contains 39 vehicle spaces on the upper level, and 45 vehicle spaces on the lower level for a total of 84 spaces.



# City Council Direction – April 14, 2020

- Councilmembers Enander and Lee Eng were appointed to a subcommittee to work with staff and the applicant on modifications to the exception request to best meet the intentions of the story pole policy and Council directions.

# City Council Subcommittee Direction

1. The Story Pole plan shall include story pole locations A, B, C and D.
2. The Story Pole plan shall show the two highest points of the proposed building by providing helium balloons in locations F and H.
3. The Story Pole Plan shall show the story pole materials, installation details and structural requirements, and the site plan shall show netting or flagging connecting the story pole locations A, B, C and D.
4. Billboard Nos. 1, 2, 3 and 4 shall provide six photorealistic perspectives of the building form consistent with the Story Pole Submittal Requirement handout and City Council Subcommittee.
5. The pedestrian photorealistic perspectives shall be consistent with the photographs provided by Councilmember Enander.
6. A 3-D animation model shall be provided from both a pedestrian level and from an aerial fly around. The animations should be posted online and a link to the animation shall be provided on each of the billboards placed on the site.
7. An Indemnity Statement shown on the cover sheet, signed by the owner or application consistent with the City's Story Pole Submittal Requirement Handout.

# Exception Request Criteria

The City Council may grant exceptions to the Story Pole Policy due to:

- a) a public health and/or safety concern; or
- b) that such an installation would impair the use of existing structure(s) or the site to the extent it would not be able to be occupied and the existing business and/or residential use would be infeasible.



# Applicant Submittal

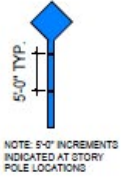
1. The Story Pole plan includes story pole locations A, B, C and D.
2. The Story Pole plan shows the two highest points of the proposed building by providing helium balloons in locations F and H.
3. The Story Pole Plan shows the story pole materials, installation details and structural requirements, and the site plan shows netting or flagging connecting the story pole locations A, B, C and D.
4. Billboard Nos. 1, 2, 3 and 4 provides six photorealistic perspectives of the building form consistent with the Story Pole Submittal Requirement handout and City Council Subcommittee.
5. The pedestrian photorealistic perspectives appear consistent with the photographs provided by Councilmember Enander.
6. A 3-D animation model provides both a pedestrian level and an aerial fly around. The animations will be posted online and a link to the animation shall be provided on each of the billboards placed on the site.
7. An Indemnity Statement is shown on the cover sheet, signed by the owner or application consistent with the City's Story Pole Submittal Requirement Handout.



# Story Pole and Billboard Diagram

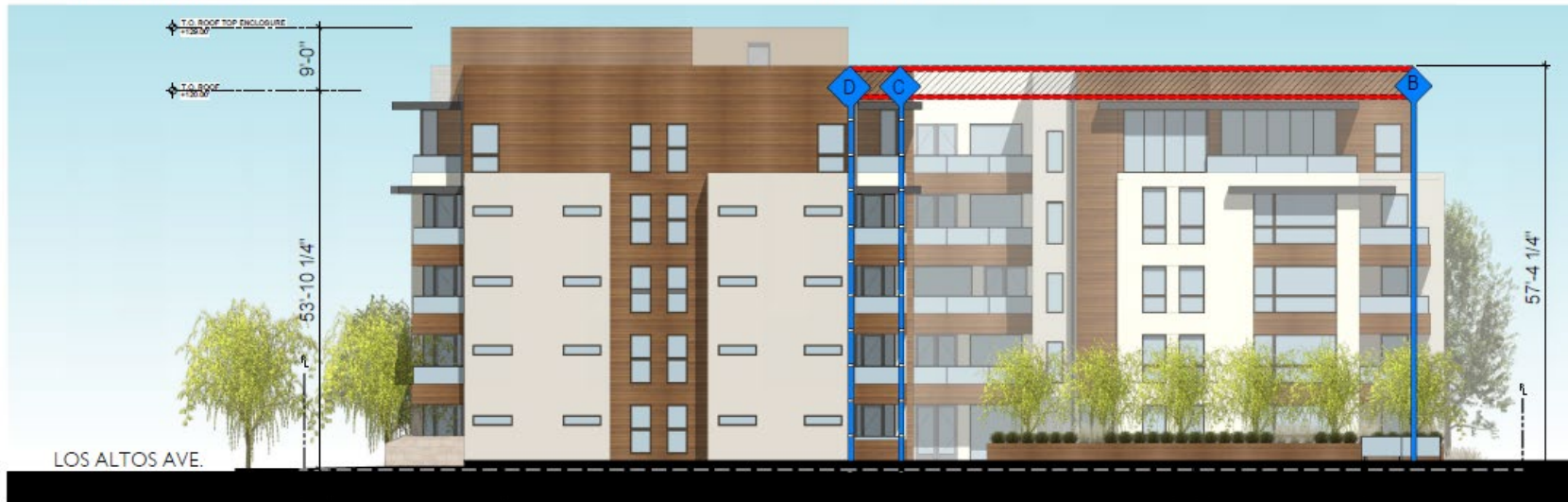


# Story Pole – East & West Elevations



STORY POLE EAST ELEVATION

APPROX. BILLBOARD LOCATION



STORY POLE SOUTH ELEVATION

# Story Pole – Los Altos Ave. & El Camino Real



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# Billboards



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 (88 units), 2 Moderate Low Income (1 BR units and 2 Moderate Low Income 2 BR units). The 0.27+ 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 14.20.02 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" missing related to the angle of the roadway, permitting an enhanced landscape heritage and robust articulation of the facade. The top floor has deeper setbacks on both El Camino Real and Los Altos Avenue reducing the scale and adding attractive character to the missing.

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 missing treatment above with projected wood balconies and corn 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 64 parking spaces, as well as secure bike parking.

**Applicant / Property Owner:**  
ANGIE & GREG GALATOLO  
PHONE: (650) 724-1155  
EMAIL: ANGIEGALATOLO@GMAIL.COM

**Project Planner:**  
To submit comments or get additional information, please contact:  
SEAN K. GALLEGO, ASSOCIATE PLANNER  
PHONE: (650) 847-2641  
EMAIL: SGALLEGO@LADALTOCCA.GOV



4350 EL CAMINO REAL MULTI-FAMILY HOUSING

14'-0"

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

4350 EL CAMINO REAL

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**PUBLIC MEETING DATES (AS SCHEDULED)**

NOTICE FIGURE

NOTICE FIGURE

NOTICE FIGURE

8'-0"

**GRAPHIC LEGEND:**

- PROPOSED BUILDING FOOTPRINT
- VEHICLE/SITE ACCESS
- PROPOSED CORNER OF BUILDING
- TERRAIN/PROPOSED ELEVATION
- STORY POLE LOCATIONS
- STORY POLE METING
- BUILDING LOCATIONS
- MULLION LOCATIONS

2

4



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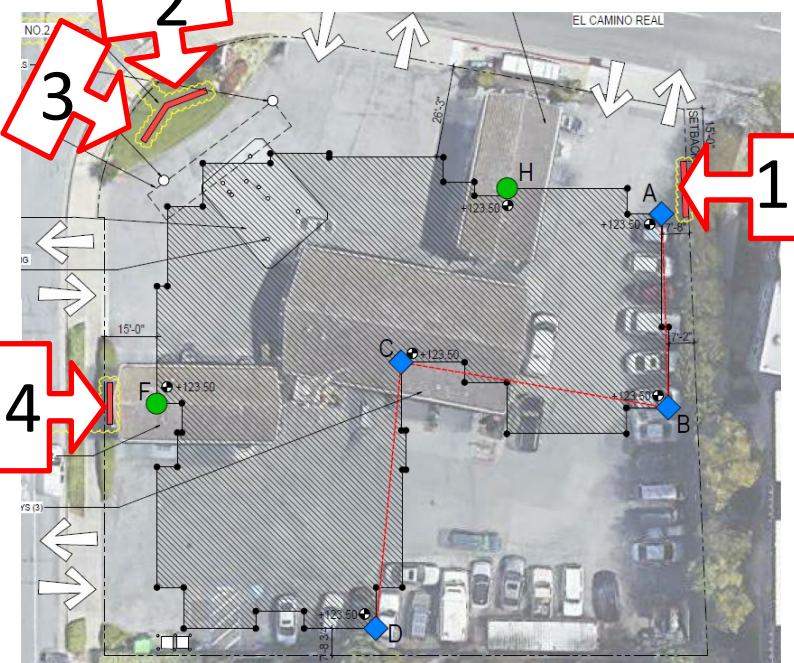
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16'-0"

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# Perspective Views



# Perspective Views



# Recommendation

- Request the City Council review and take appropriate action based on the City Council's Review and deliberation of the evidence in the record.