



DATE: March 20, 2014

AGENDA ITEM # 2

TO: Planning and Transportation Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: Design Review Tour

BACKGROUND

As part of its periodic training the Planning and Transportation Commission reviews past projects with the purpose of considering what worked well and what might be improved.

DISCUSSION

This design review tour is set up as a self-guided tour with a follow-up study session discussion. The basis of the review should be considering the effect of each project with regard to the applicable zoning district goals, any design guidelines and the required design review findings. Section 14.78.050 of the Municipal Code establishes the required design review findings for commercial and multiple-family development as follows:

- A. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the specific district or area;
- B. The project has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design;
- C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth, and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies;
- D. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements;
- E. Landscaping is generous and inviting, and landscape and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy, either in the public right-of-way or within the project frontage;
- F. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions;

G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing; and

H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.

To help prepare for the tour and review staff assembled copies of the plans and prepared a map showing the relative location of the recent projects. The project list includes the addresses of the projects, the zoning and any applicable guidelines. The Community Design and Historic Resources Element of the General Plan provides overarching goals and polices that provide the basis for making the design review findings. The list of project sites is as follows:

1. 4400 El Camino Real (multiple-family residential)— Chapter 14.50 CT Commercial Thoroughfare District;
2. 5100 El Camino Real (multiple-family residential)—Chapter 14.50 CT Commercial Thoroughfare District;
3. 396 First Street (multiple-family residential)—Chapter 14.52 CD/R3 Commercial Downtown/Multiple-Family District, Downtown Design Guidelines;
4. 373 Pine Lane (institutional)—Chapter 14.58 PCF Public and Intuitional;
5. 960 (950) N. San Antonio Road (mixed-use office and multiple-family residential)—Chapter 14.62 PUD Planned Unit Development District, underlying Commercial Thoroughfare District;
6. 343 Second Street (office)—Chapter 14.44 CD Commercial Downtown District, Downtown Design Guidelines; and
7. 240 Third Street (mixed-use office and multiple-family residential)—Chapter 14.44 CD Commercial Downtown District, Downtown Design Guidelines.

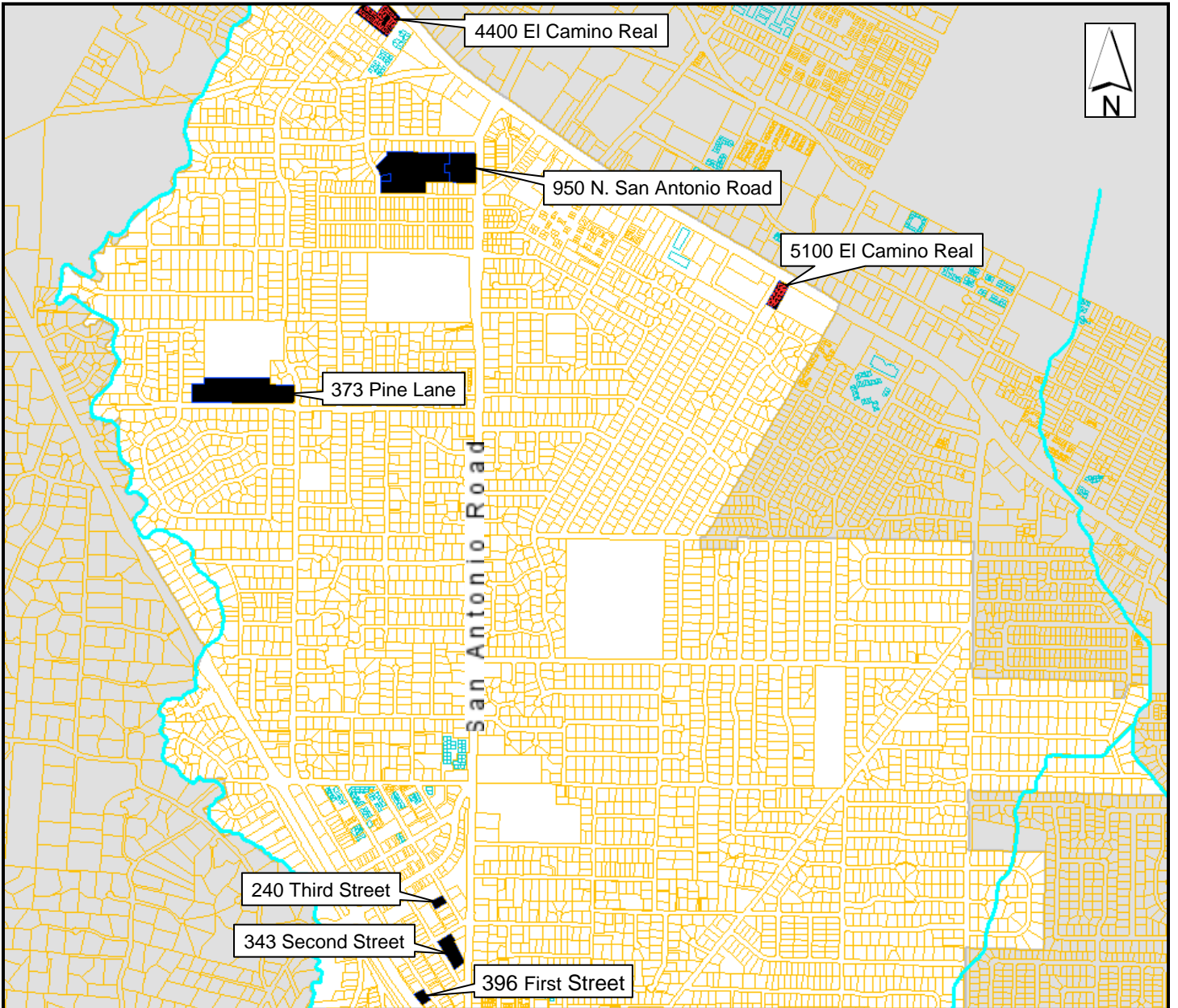
Attachments:

- A. Design Tour Map
- B. Project Plan

Design Tour Map

Planning and Transportation Commission

Spring 2014



Design Tour Map

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