



DATE: September 25, 2013

AGENDA ITEM # 2

## AGENDA REPORT

**TO:** Bicycle and Pedestrian Advisory Commission

**FROM:** Zachary Dahl, Senior Planner

**SUBJECT:** New Office Building – 467 First Street

### RECOMMENDATION:

Recommend approval of Commercial Design Review Application 13-D-06 to the Planning and Transportation Commission

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### BACKGROUND

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission shall consider projects at a public meeting and act in an advisory capacity to the Planning and Transportation Commission on bicycle and pedestrian matters. For Commercial Design Review applications, the Commission shall provide an advisory recommendation on the elements of the application that pertain to bicycle and pedestrian issues.

The City does not have a bicycle parking ordinance, but does use the VTA Bicycle Technical Guidelines as a recommended bicycle parking guideline. For office buildings/office uses, VTA recommends one space per 6,000 square feet (75% Class I and 25% Class II). A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

### DISCUSSION

This is a Commercial Design Review application for a new three-story, 17,156 square-foot office building at 467 First Street with surface parking and one level of underground parking. The existing site includes a vacant lot (former gas station), Burger Town, the Barking Lot and a portion of public right-of-way (alley) that is owned by the City. The project site is zoned CD/R3 and CD, both of which allow for the development of commercial office uses. The site is located on the corner of South San Antonio Road and First Street. The project would use the public alley and a driveway on South San Antonio Road to access the surface parking and a driveway on First Street to access the underground garage.

As recommended by the VTA guidelines, the project should provide three bicycle parking spaces (two Class I and one Class II). The project is substantially exceeding this guideline by providing four Class I bicycle lockers in the underground parking, along with an end of trip facility (bathroom with

shower and changing room), and six Class II bicycle racks (12 spaces) along First Street and on the site adjacent to the underground parking garage driveway.

The sidewalk along South San Antonio Road would seven feet wide with tree wells located at the back of sidewalk (five-foot sidewalk width at the tree wells). This is consistent with the sidewalk and street tree pattern along San Antonio Road.

The sidewalk along First Street will vary in width from five to nine feet and include landscaped parkways between the back of curb and edge of sidewalk. Truncated domes and wider sidewalk with lower landscaping has been provided at the parking garage driveway to improve vehicle visibility and pedestrian safety.

## **ENVIRONMENTAL REVIEW**

This project will require an environmental initial study and a Negative Declaration as required by the California Environmental Quality Act. This evaluation will be prepared prior to review by the Planning and Transportation Commission.

Attachments:

- A. Applicant Cover Letter

September 17, 2013

City of Los Altos  
Planning Division  
One North San Antonio Road  
Los Altos, CA 94022

Re: 467 First Street- "Southgate" Bicycle and Pedestrian Advisory Commission (BPAC) Project Description

To Planning Staff and Bicycle and Pedestrian Advisory Commission:

Attached is Hayes Group Architect's submittal package for 467 First Street for Commercial Design Review. The project applicant is Hayes Group Architects on behalf of Southgate Partners LLC. This package includes 1 PDF file including; the zoning compliance analysis, massing elevations, truck circulation plan, site landscape improvement plans and images, the proposed site plan, floor plans and roof plans, elevations, sections, and color rendered perspectives.

#### 1. EXISTING CONDITIONS

The site is an aggregate of three parcels on either side of an existing city alley. One parcel, is a triangular lot located at the corner of South San Antonio Road and First Street, one is the site where Burger Town restaurant is located and the other is where the Barking Lot business is located.

The existing site edges include four (4) driveway curb cuts and sidewalk widths of 7'-0" along San Antonio Road, and three (3) driveway curb cuts along First Street. The project proposes to combine the sites on either side of the alley and remove the city alley and provide an easement for vehicular traffic. The combined site is bound by an existing commercial building to the North and an automobile repair shop on the Northeast.

#### 2. PROPOSED PROJECT

We propose to demolish the Burger Town and the Barking Lot buildings and create a new, commercial office building with a gross floor area of 17,156 SF. The new office building would consist of a three-story portion along First Street and two-story portion along South San Antonio Road.

The building's forms are simple and recognizable with shed roofs and green roofs. The three-story portion is partially stepped back from First Street to reduce the scale and provide abundant roof terraces for the occupants. The two-story portion along San Antonio Road extends from the parking lot to the corner, terminating in an outdoor amenity with landscaping and low wall forms.

The proposed site design includes an enhanced pedestrian experience with additional street trees, landscaping planters, low stone walls and articulated sidewalks along the bounding edges. The sidewalks are to be replaced with integrally colored (beige/earth-tone) concrete with a sandblast finish. Driveway curb cuts will be reduced from four (4) on San Antonio Road to one (1), and three (3) along First Street to one (1).

To address the goal of the city's San Antonio Road Streetscape Plan of screening parked cars, a continuous low (+/-26" tall) architectural planter is proposed. The planter will be constructed of a colored concrete (beige/earth-tone), or stone cladding. A continuous line of low, colorful plantings, +/-18" to +/-30" tall will attractively and effectively buffer the small on-grade parking lot.

A widened sidewalk that varies from 7'-0" to 9'-5" is proposed along First Street with additional landscaping elements including new street trees, low planters, and low in ground planters as well as additional bicycle parking spaces.

### 3. PARKING & BICYCLE SPACES

Onsite parking will be available at two locations:

1. Sixteen (16) parking spaces will be available on a surface lot accessed to and from South San Antonio Road.
2. Twenty-nine (29) parking spaces designated as employee parking, will be available in a below grade garage accessed via First Street.

Bicycle parking will be provided in accordance with VTA bicycle parking standards with four (4) Class I lockers located in the garage, and six (6) Class II spaces at grade by the entry to the garage. Six (6) Class II spaces are located along First Street. Four (4) bicycle parking are required. Twelve (12) additional Class II spaces are proposed above VTA bicycle parking standards requirements.

Changing rooms and a shower facility will also be located in the garage level near the bicycle parking and lobby entry.

The San Antonio Road Class II bicycle lane will remain as is today. The new proposed street trees along San Antonio Road will be located at the back of sidewalks and specified with raised canopies to provide ample circulation clearance below as well as clear sightlines to the vehicular entries.

We look forward to a staff review and scheduling of the BPAC hearing so that we can proceed with the development of this project.

Please call me at (650) 365-0600x15 if you have any questions.

Sincerely,



Ken Hayes, AIA  
Principal

cc: South Gate Partners, LLC

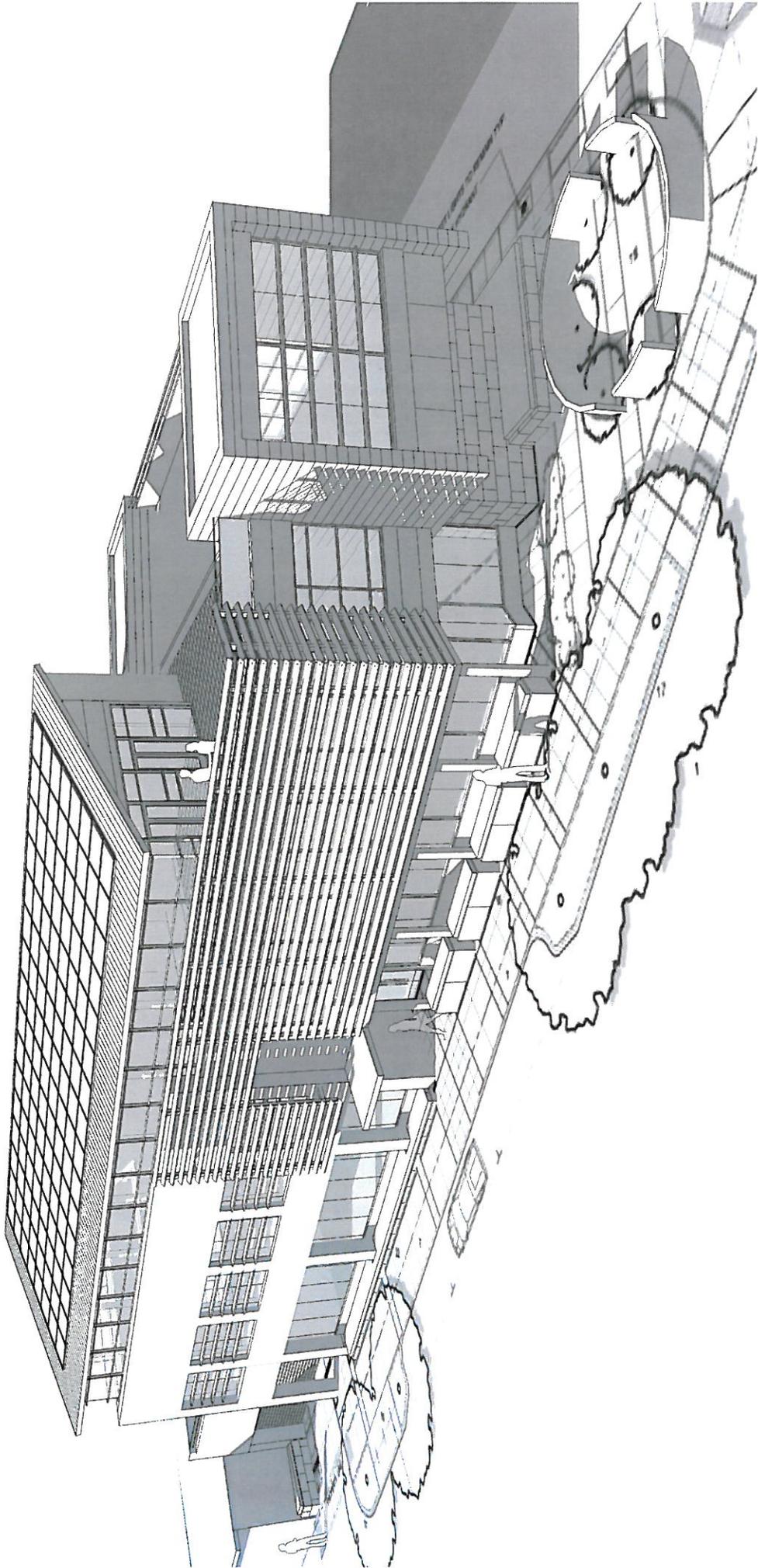




M. PECHENIK



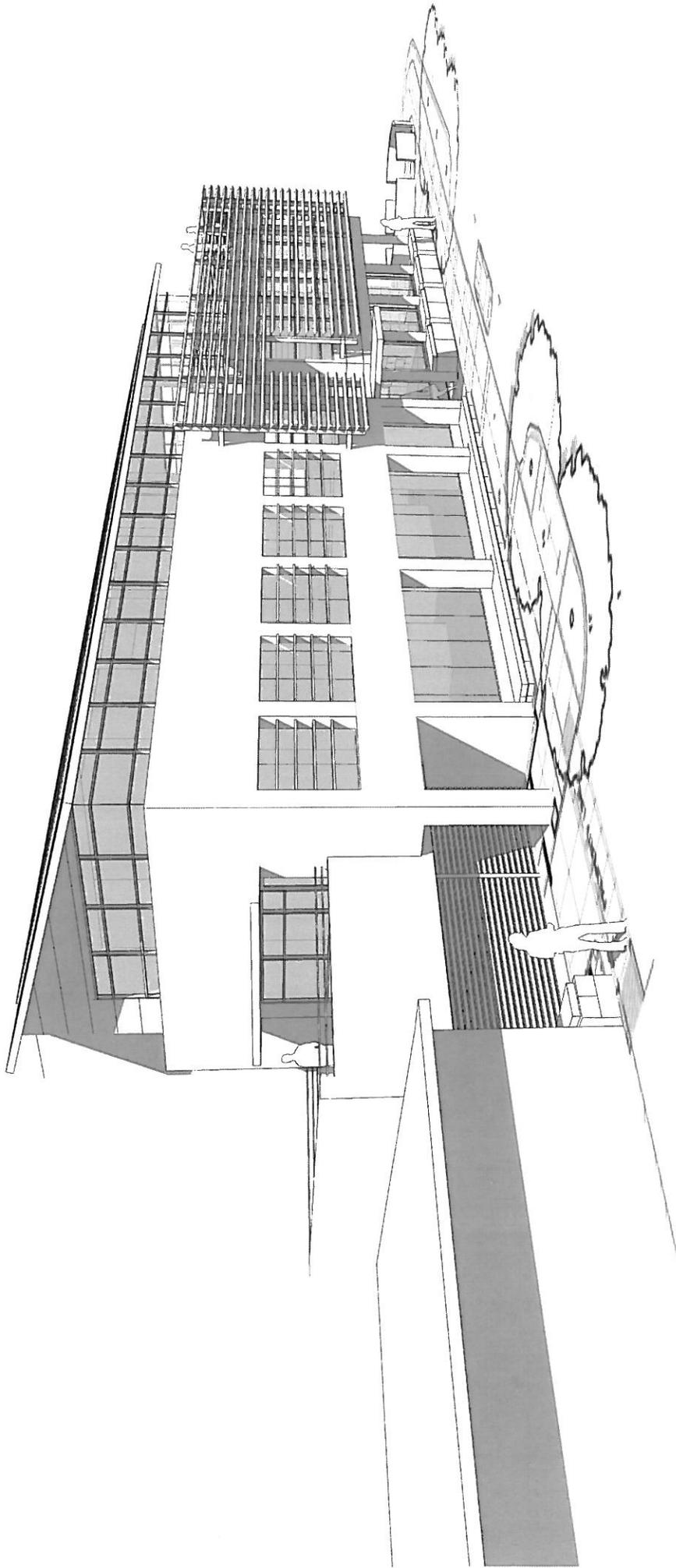
M. PECVENIK

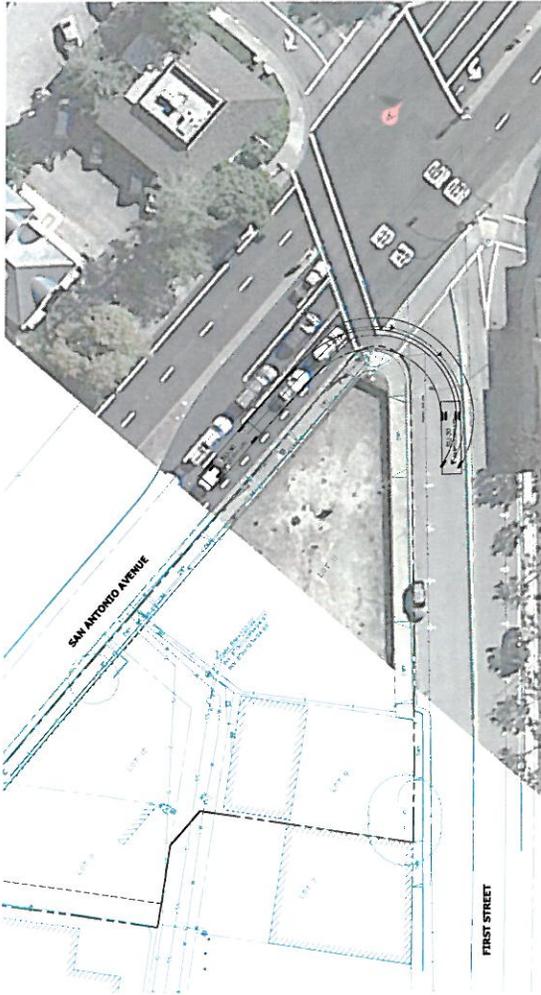


SOUTHGATE - 467 FIRST STREET, LOS ALTOS, CA 94022  
WALL TO WALL ARCHITECTURE ASSOCIATES, INC. PROJECT #110204

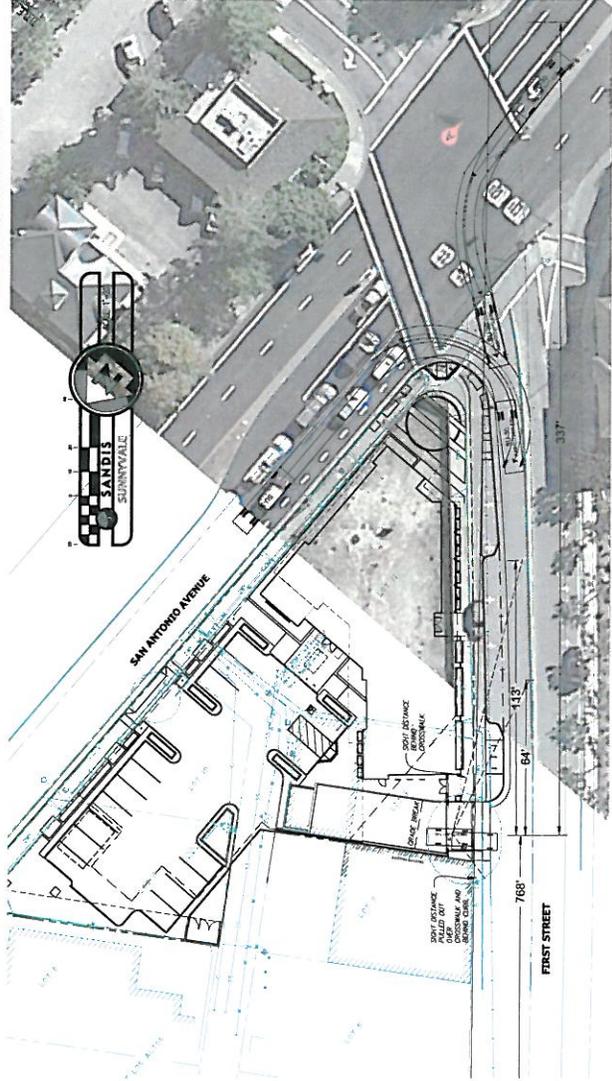
AERIAL VIEW A0.2.2  
CONTRACT



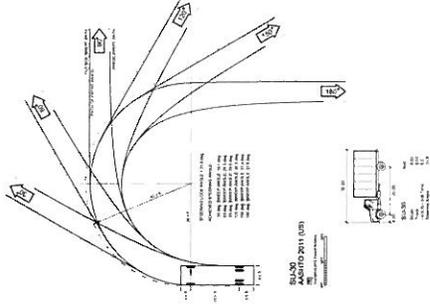




EXISTING CONDITIONS



PROPOSED IMPROVEMENTS AND GARAGE SIGHT DISTANCE STUDY



**SANDIS**  
 CIVIL ENGINEERS  
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 184 E. Duane Avenue  
 San Antonio, TX 78204  
 www.sandis.com

UNIVERSITY MICROFILMS

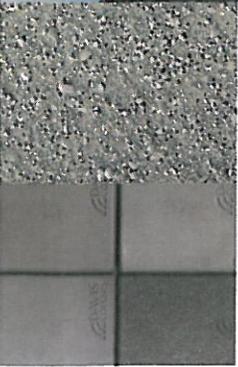
DATE	
PROJECT NO.	04022
PROJECT NAME	SOUTHGATE - 467 FIRST STREET, LOS ALTOS, CA 94022
DATE	11/17/20
BY	
DATE	



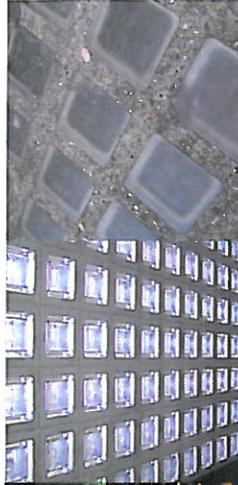
REVISION 20-21-2020/11/17/20



PAVING AND CORTEN STEEL EDGES



GLASS BLOCK PAVING



LIGHTING AND SITE FURNITURE



FENCE



VINES



SEDGES



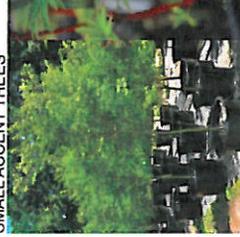
DAY LILIES AND GROUND COVERS



SMALL ACCENT SHRUBS



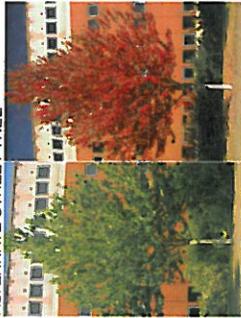
SMALL ACCENT TREES



STREET TREE



ALTERNATE STREET TREE



COLUMNAR ACCENT TREE

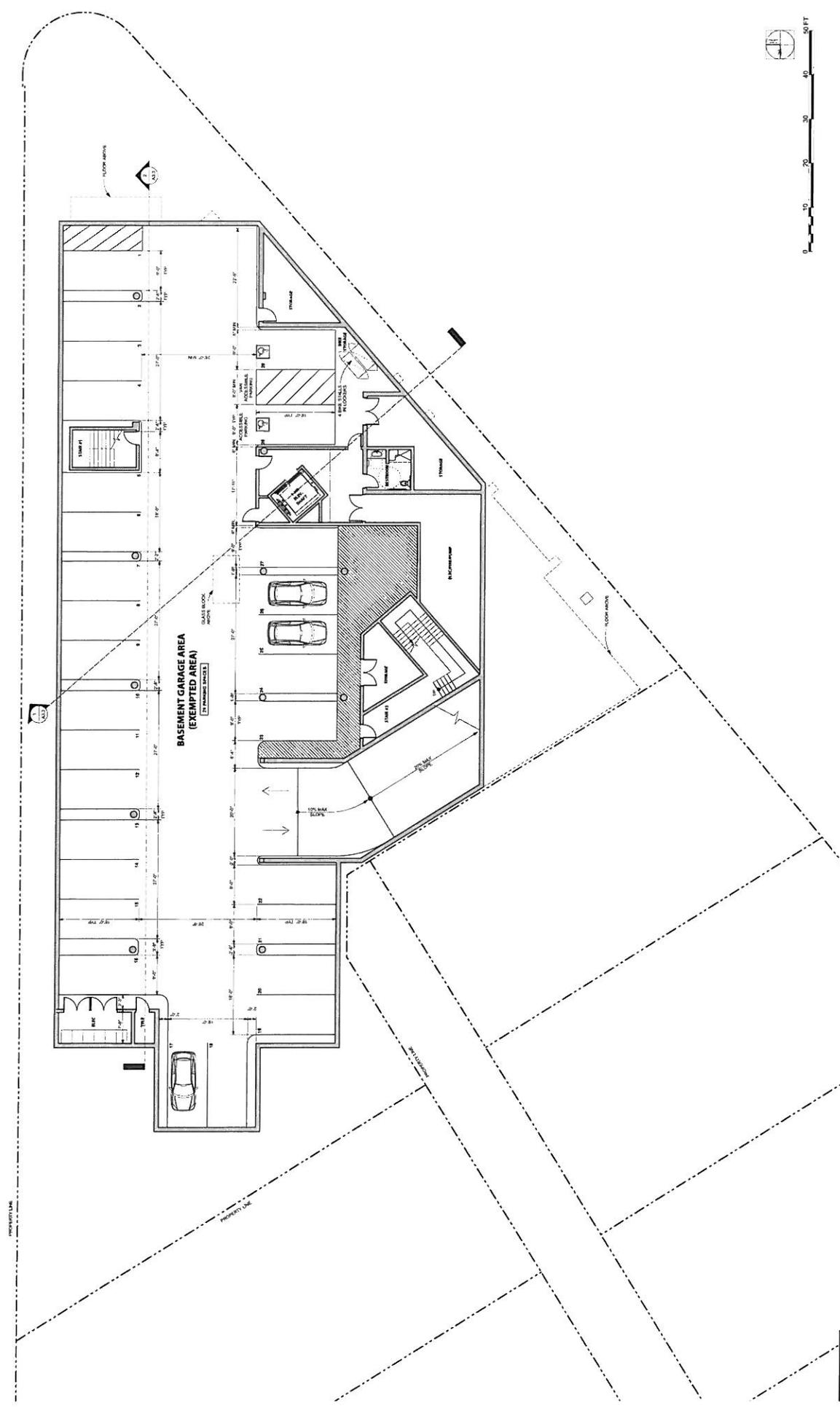


BAMBOO



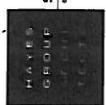
EVERGREEN SCREEN TREE





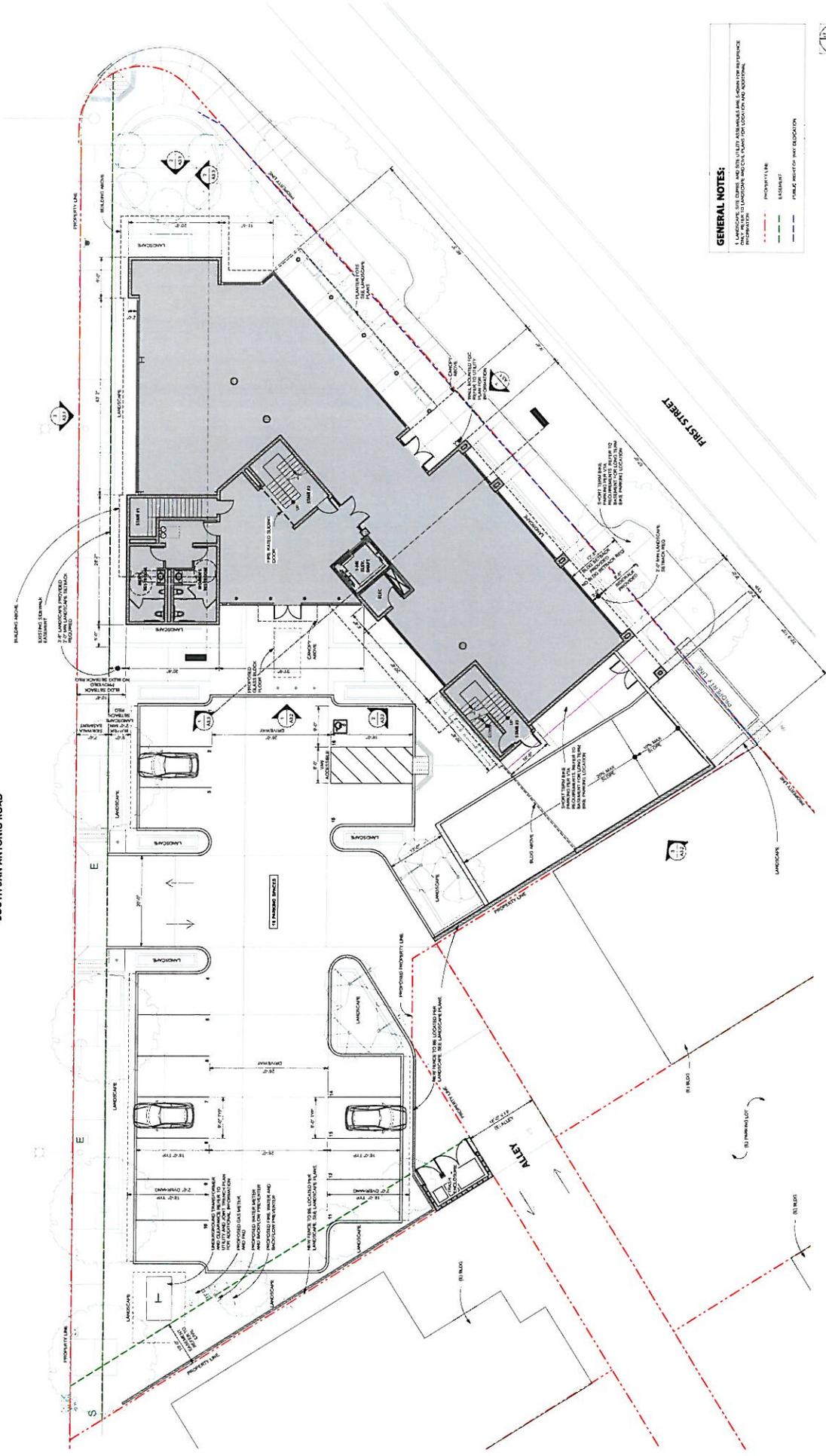
**PROPOSED BASEMENT FLOOR PLAN A2.0**

SOUTHGATE - 467 FIRST STREET, LOS ALTOS, CA 94022



SCALE: 1/8" = 1'-0"

SOUTH SAN ANTONIO ROAD

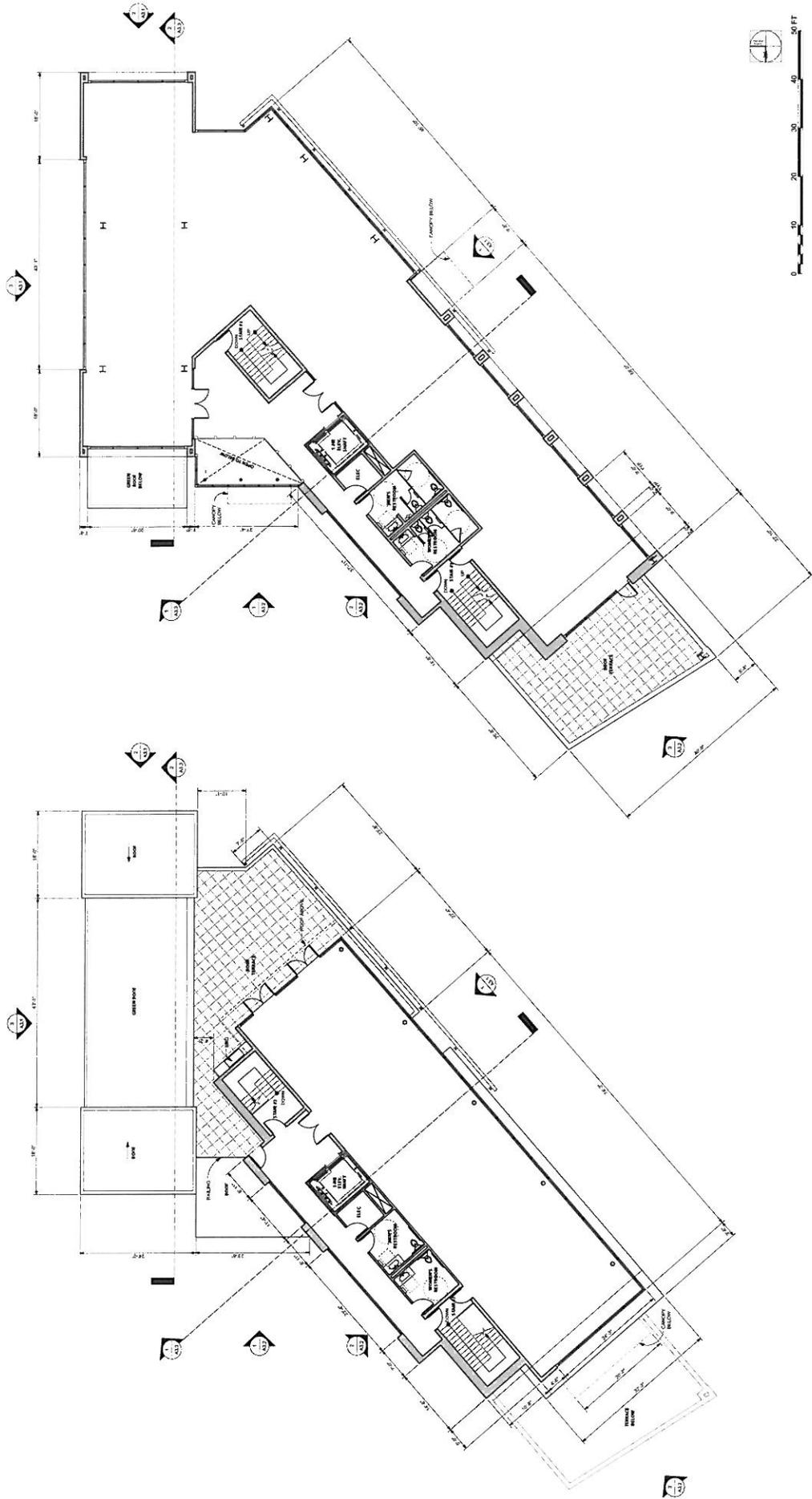


**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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**SOUTHGATE - 467 FIRST STREET, LOS ALTOS, CA 94022**  
 SCALE: 1/8" = 1'-0"





SECOND FLOOR PLAN 1  
SCALE: 1/8" = 1'-0"

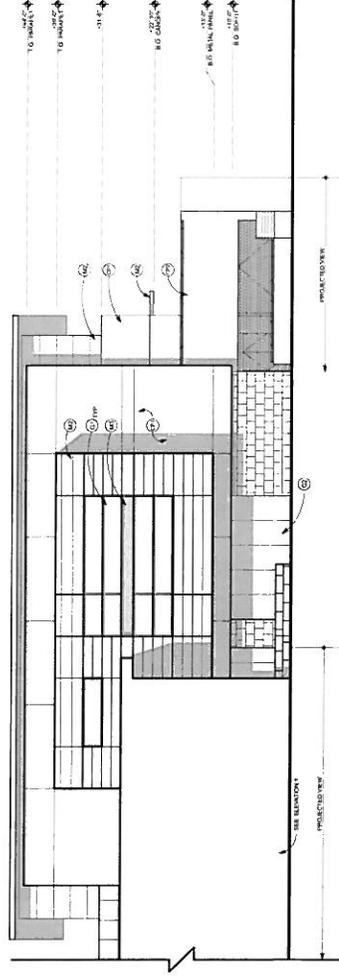
THIRD FLOOR PLAN 2  
SCALE: 1/8" = 1'-0"



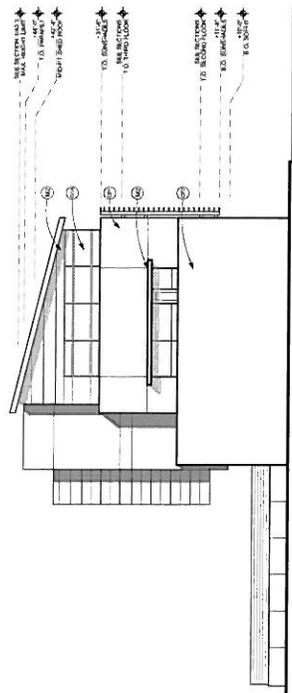


**GENERAL NOTES**

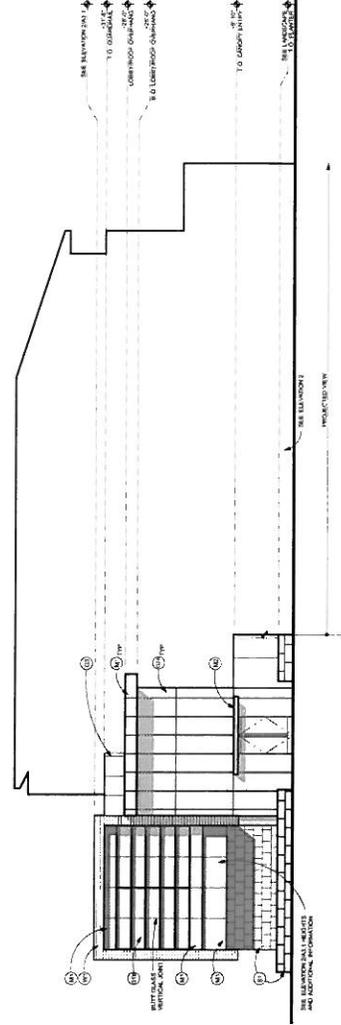
1. REFER TO ARCHITECTURE DRAWINGS FOR MATERIAL INFORMATION.
2. REFER TO ELEVATIONS 2 & 3 FOR ADDITIONAL INFORMATION AND NOTES.
3. REFER TO ELEVATIONS 2 & 3 FOR EXISTING FINISH SCHEDULE.



**NORTHWEST ELEVATION 2**  
SCALE: 1/8" = 1'-0"



**SOUTHWEST ELEVATION 2**  
SCALE: 1/8" = 1'-0"



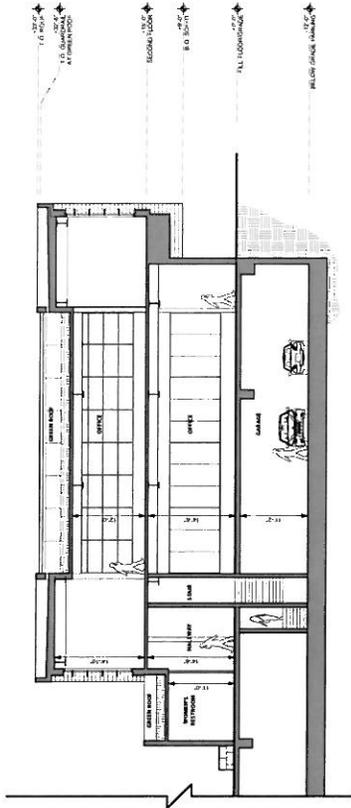
**WEST ELEVATION 1**  
SCALE: 1/8" = 1'-0"



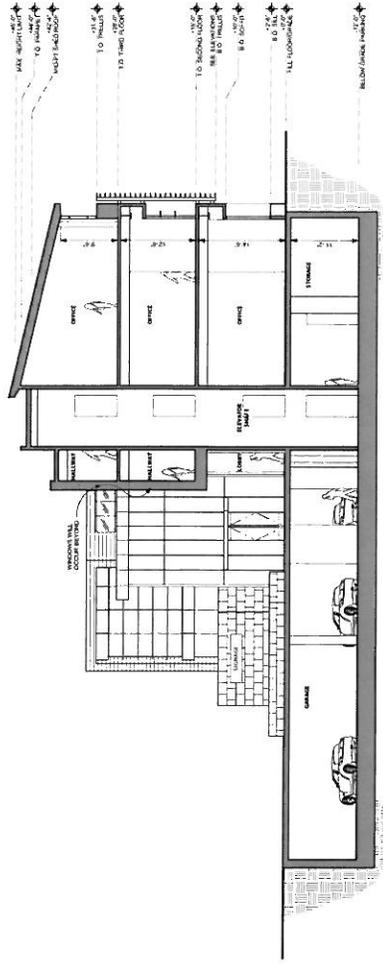
**SOUTHGATE-467 FIRST STREET, LOS ANGELES, CA 90022**

**PROPOSED ELEVATIONS A3.2**

SCALE: AS NOTED



**NORTH SECTION 2**  
SCALE: 1/8" = 1'-0"



**NORTHEAST SECTION 1**  
SCALE: 1/8" = 1'-0"