



Architectural Review Board

Staff Report (ID # 10835)

Report Type: Subcommittee Items **Meeting Date:** 12/5/2019

Summary Title: 2342 Yale: Subcommittee Review of Materials and Details

Title: 2342 Yale Street [18PLN-00224]: Subcommittee Review of a Previously Approved Architectural Review Application That was Conditioned to Return With Project Changes Related to Materials, Trash Enclosure, Bike Locker and Related Lighting and Circulation. Environmental Assessment: Exempt From the Provisions of CEQA in Accordance With Guideline Section 15303 (New Construction). Zoning District: RMD (NP). For More Information Contact the Project Planner Emily Foley at emily.foley@cityofpaloalto.org

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) Subcommittee take the following action(s):

1. Discuss and provide direction or approve project revisions.

Background

On October 28, 2019 the Director of Planning and Development Services approved the subject project. At the Board's recommendation, the Director imposed a condition requiring an ARB subcommittee to review certain project elements. The items and the applicant's responses to the ARB's comments are below:

Architecture Review Condition 2a:

- Provide materials board and ensure colors are compatible with the neighborhood

Applicant's Response:

The applicant provided a materials board including the colors, type of square channel wood siding, and cedar for the trellises. The adjacent properties have monotone, pastel color schemes. The commercial building directly across the street is bright yellow with painted green

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brick. The white, gray, and black monotone color palette proposed is slightly more modern than the surrounding buildings, but it would not stand out.

Architecture Review Condition 2b:

- Provide roof over the trash area, to the satisfaction of the Director of Public Works

Applicant's Response:

Due to the size of the development, a full-scale trash enclosure is not required. Small covered boxes to designate where the bins belong are now proposed where the uncovered bins were shown on the approved plans. A specification sheet for these enclosures is provided. The material and color complements the architectural design.

Architecture Review Condition 2c:

- Provide detail for the bike locker, ensure there is sufficient lighting and circulation

Applicant's Response:

Primary access to the bike lockers is expected to be through the garage. Paving is now extended around the area of the bike locker for a total pad area of approximately 126 square feet. An exterior light is provided next to the side garage door.

Summary & Next Steps

A video recording of the Board's last meeting on this project is available online: <https://bit.ly/34FSmAw>.

The Board is encouraged to provide direction to staff and the applicant as to whether the proposed changes are sufficient or require further refinement.

Report Author & Contact Information

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ARB¹ Liaison & Contact Information

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Attachments:

- Attachment A: Applicant Response Letter (PDF)
- Attachment B: Site Plan and Details for Subcommittee (DOCX)

¹ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



Design Build Group

1121 Hopkins Ave., Unit B, Redwood City, CA 94062
Tel: 650-368-5555

Emily Foley
City of Palo Alto
Associate Planner

November 11, 2019

RE: 2342 Yale St. - Minor Architectural Review Board Comments - 18PLN-00224

Hello Emily,

The following are revisions, to the proposed development, based on the comments we received from the ARB at the October 17th, 2019 hearing:

1. We propose to add two trash enclosures that will accommodate three bins, (trash, recycle and compost) for each unit. See Sheet A-1 "(N) Site Plan" and Trash Enclosure Description page. The proposed enclosure is constructed of solid wood in a finish that will blend nicely with the redwood fence at the property line and the decks and trellis of the proposed building.
2. To provide sufficient circulation around the bike locker, we propose to increase the depth of the concrete pad surrounding the locker. The additional depth will provide close to three feet of paving in front of the locker. This will allow a resident to easily walk their bike from the door that leads to the garage, to the left side of the locker and place their bike into the locker. See Sheet A-1 "(N) Site Plan" and the bike locker specifications sheet. In addition, to provide sufficient lighting at the bike locker area, we propose to install an 180 degree LED motion security light. See attached light fixture specification sheet.
3. The neutral color scheme we selected for the proposed building is both compatible with the building's architectural style and the neighboring homes.
 - 3.1. The combination of medium gray stucco, white wood siding, window trim and fascia, and a black finish on the windows and doors fit the building's "Modern Farmhouse" style.
 - 3.2. The homes on this block do not have one particular color scheme. The neighborhood is a mix of warm, cool and vibrant color schemes. The homes to the left and right of the proposed building are painted in warm colors such as beige and pale green. As such, we feel the neutral color scheme we propose will be compatible with the surrounding homes, while still remaining distinctive.

Sincerely,
Amer Ismail

Attachment B

Project Plans

Hardcopies of project plans are provided to Board members. These plans are available to the public online and/or by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: bit.ly/PAwaitingprojects
2. Scroll down to find "2342 Yale Street" and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4502&TargetID=319>