



Architectural Review Board

Regular Meeting Agenda: May 16, 2019

Council Chambers
250 Hamilton Avenue
8:30 AM

Call to Order / Roll Call

Oral Communications

The public may speak to any item not on the agenda. Three (3) minutes per speaker.^{1,2}

Agenda Changes, Additions, and Deletions

The Chair or Board majority may modify the agenda order to improve meeting management.

City Official Reports

1. Transmittal of 1) the ARB Meeting Schedule and Attendance Record, 2) Tentative Future Agenda items and 3) Recent Project Decisions

Action Items

Public Comment is Permitted. Applicants/Appellant Teams: Ten (10) minutes, plus ten (10) minutes rebuttal. All others: Three (3) minutes per speaker.^{1,3}

2. 567 Homer Avenue [18PLN-00145]: Request for Preliminary Architectural Review to Allow Demolition of an Existing 1,292 Square Feet Two-Family Residential Building and Construction of a Three-Story, Three-Unit Residential Project. Environmental Assessment: Not a Project. The Formal Project Will be Subject to California Environmental Quality Act (CEQA) Review. Zoning District: RM-30 (Multiple Family Residential). For More Information Contact the Project Planner Sheldon S. Ah Sing at sahsing@m-group.us.

Study Session

Public Comment is Permitted. Three (3) minutes per speaker.^{1,3}

Approval of Minutes

Public Comment is Permitted. Three (3) minutes per speaker.^{1,3}

3. Draft Architectural Review Board Meeting Minutes for April 4, 2019.

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 2. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 3. The Chair may reduce the allowed time to speak to two minutes or less to accommodate a larger number of speakers.

4. Draft Architectural Review Board Meeting Minutes for April 18, 2019.

Subcommittee Items

Board Member Questions, Comments or Announcements

5. North of Ventura Coordinated Area Plan (NVCAP)- Board Member Lew
6. Architectural Review Board Annual Report to Council: Review Draft Letter

Adjournment

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Palo Alto Architectural Review Board

Boardmember Biographies, Present and Archived Agendas and Reports are available online: <http://www.cityofpaloalto.org/gov/boards/architectural/default.asp>. The ARB Boardmembers are:

Chair Wynne Furth
Vice Chair Peter Baltay
Boardmember David Hirsch
Boardmember Alex Lew
Boardmember Osma Thompson

Get Informed and Be Engaged!

View online: <http://midpenmedia.org/category/government/city-of-palo-alto/> or on Channel 26.

Show up and speak. Public comment is encouraged. Please complete a speaker request card located on the table at the entrance to the Council Chambers and deliver it to the Board Secretary prior to discussion of the item.

Write to us. Email the ARB at: arb@cityofpaloalto.org. Letters can be delivered to the Planning & Community Environment Department, 5th floor, City Hall, 250 Hamilton Avenue, Palo Alto, CA 94301. Comments received by Noon two Wednesdays preceding the meeting date will be included in the agenda packet. Comments received afterward through 3:00 PM the day before the meeting will be presented to the Board at the dais.

Material related to an item on this agenda submitted to the ARB after distribution of the agenda packet is available for public inspection at the address above.

Americans with Disability Act (ADA)

It is the policy of the City of Palo Alto to offer its public programs, services and meetings in a manner that is readily accessible to all. Persons with disabilities who require materials in an appropriate alternative format or who require auxiliary aids to access City meetings, programs, or services may contact the City's ADA Coordinator at (650) 329-2550 (voice) or by emailing ada@cityofpaloalto.org. Requests for assistance or accommodations must be submitted at least 24 hours in advance of the meeting, program, or service.

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Architectural Review Board

Staff Report (ID # 10359)

Report Type: City Official Reports **Meeting Date:** 5/16/2019

Summary Title: City Official Report

Title: Transmittal of 1) the ARB Meeting Schedule and Attendance Record, 2) Tentative Future Agenda items and 3) Recent Project Decisions

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) review and comment as appropriate.

Background

The attached documents are provided for informational purposes. The Board may review and comment as it deems appropriate. If individual Boardmembers anticipate being absent from a future meeting, it is requested that be brought to staff's attention when considering this item.

The first attachment provides a meeting and attendance schedule for the current calendar year. Also included are the subcommittee assignments, which are assigned by the ARB Chair.

The second attachment is a Tentative Future Agenda that provides a summary of upcoming projects or discussion items. The hearing dates for these items are subject to change.

Board level Architectural Review approvals can be found on the City's webpage at <http://bit.ly/PAapprovedprojects>.

Administrative staff-level Architectural Review approvals can be found on the City's webpage at <http://bit.ly/PAstaffapprovals>. Any party, including the applicant, may request a hearing by the ARB on the proposed director's decision(s) by filing a written request with the planning division. There shall be no fee required for requesting such a hearing.

However, pursuant to 18.77.070(b)(5) any project relating to the installation of cabinets containing communications service equipment or facilities, pursuant to any service subject to Palo Alto Municipal Code Chapter 2.11, Chapter 12.04, Chapter 12.08, Chapter 12.09, Chapter

12.10, or Chapter 12.13 is not eligible for a request for hearing by any party, including the applicant.

No action is required by the ARB for this item.

Attachments:

- Attachment A: ARB Meeting Schedule Assignments (DOCX)
- Attachment B: Tentative Future Agendas (DOCX)



Architectural Review Board Meeting Schedule & Assignments

2019 Schedule

Meeting Dates	Time	Location	Status	Planned Absences
1/10/2019	8:30 AM	Council Chambers	Special	
1/17/2019	8:30 AM	Council Chambers	Regular	
2/7/2019	8:30 AM	Council Chambers	Regular	
2/21/2019	8:30 AM	Council Chambers	Regular	
3/7/2019	8:30 AM	Council Chambers	Regular	
3/21/2019	8:30 AM	Council Chambers	Regular	
4/4/2019	8:30 AM	Council Chambers	Regular	
4/18/2019	8:30 AM	Council Chambers	Regular	
5/2/2019	8:30 AM	Council Chambers	Regular	
5/16/2019	8:30 AM	Council Chambers	Regular	
6/6/2019	8:30 AM	Council Chambers	Regular	
6/20/2019	8:30 AM	Council Chambers	Regular	Baltay
7/4/2019	8:30 AM	Council Chambers	Cancelled	
7/18/2019	8:30 AM	Council Chambers	Regular	Thompson
8/1/2019	8:30 AM	Council Chambers	Regular	
8/15/2019	8:30 AM	Council Chambers	Regular	
9/5/2019	8:30 AM	Council Chambers	Regular	
9/19/2019	8:30 AM	Council Chambers	Regular	
10/3/2019	8:30 AM	Council Chambers	Regular	
10/17/2019	8:30 AM	Council Chambers	Regular	
11/7/2019	8:30 AM	Council Chambers	Regular	
11/21/2019	8:30 AM	Council Chambers	Regular	
12/5/2019	8:30 AM	Council Chambers	Regular	
12/19/2019	8:30 AM	Council Chambers	Regular	

2019 Subcommittee Assignments

Assignments will be made by the ARB Chair on the day of the hearing

January	February	March	April	May	June
		3/21 - Baltay/ Thompson	4/4 - Baltay/ Thompson 4/18 - Lew/ Hirsch		
July	August	September	October	November	December



Architectural Review Board 2019 Tentative Future Agenda

The Following Items are Tentative and Subject to Change:

Meeting Dates	Topics
June 6, 2019	<ul style="list-style-type: none"><li data-bbox="516 659 1468 695">• 1700 Embarcadero: Mercedes and Audi Auto Dealerships (3rd Hearing)<li data-bbox="516 701 1386 779">• 375 University: Renovation of former Cheesecake restaurant (1st Hearing)



Architectural Review Board

Staff Report (ID # 10264)

Report Type: Action Items **Meeting Date:** 5/16/2019

Summary Title: 567 Homer Avenue: Three Dwelling Units (Prelim)

Title: 567 Homer Avenue [18PLN-00145]: Request for Preliminary Architectural Review to Allow Demolition of an Existing 1,292 Square Feet Two-Family Residential Building and Construction of a Three-Story, Three-Unit Residential Project. Environmental Assessment: Not a Project. The Formal Project Will be Subject to California Environmental Quality Act (CEQA) Review. Zoning District: RM-30 (Multiple Family Residential). For More Information Contact the Project Planner Sheldon S. Ah Sing at sahsing@m-group.us.

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB):

1. Review and provide informal comments. No formal action is requested.

Report Summary

The subject application is a request for preliminary review. No formal direction is provided to the applicant and Boardmembers should refrain from forming and expressing opinions either in support or against the project.

As a preliminary review application, the Planning and Community Environment department has only performed a cursory review of the project for compliance with the Zoning Code. A comprehensive review of a future project to applicable codes, including context-based design criteria and other standards, would follow the submittal of a formal application. Accordingly, there may be aspects of this preliminary review application that do not comply with municipal regulations or require additional discretionary applications beyond architectural review.

Similarly, there has been no comprehensive review of the project to the comprehensive plan or other policy documents. Such review will occur upon the filing of a formal application.

City of Palo Alto
 Planning & Community Environment
 250 Hamilton Avenue
 Palo Alto, CA 94301
 (650) 329-2442

The purpose of this meeting is to provide an applicant an opportunity to present a conceptual project to the Board and receive initial comments. Boardmembers may identify aspects of the project that are appropriate given the neighborhood context and consistent with city policies or areas of concern that the applicant may want to reconsider in a formal submittal. Community members are also encouraged to provide early input to the project.

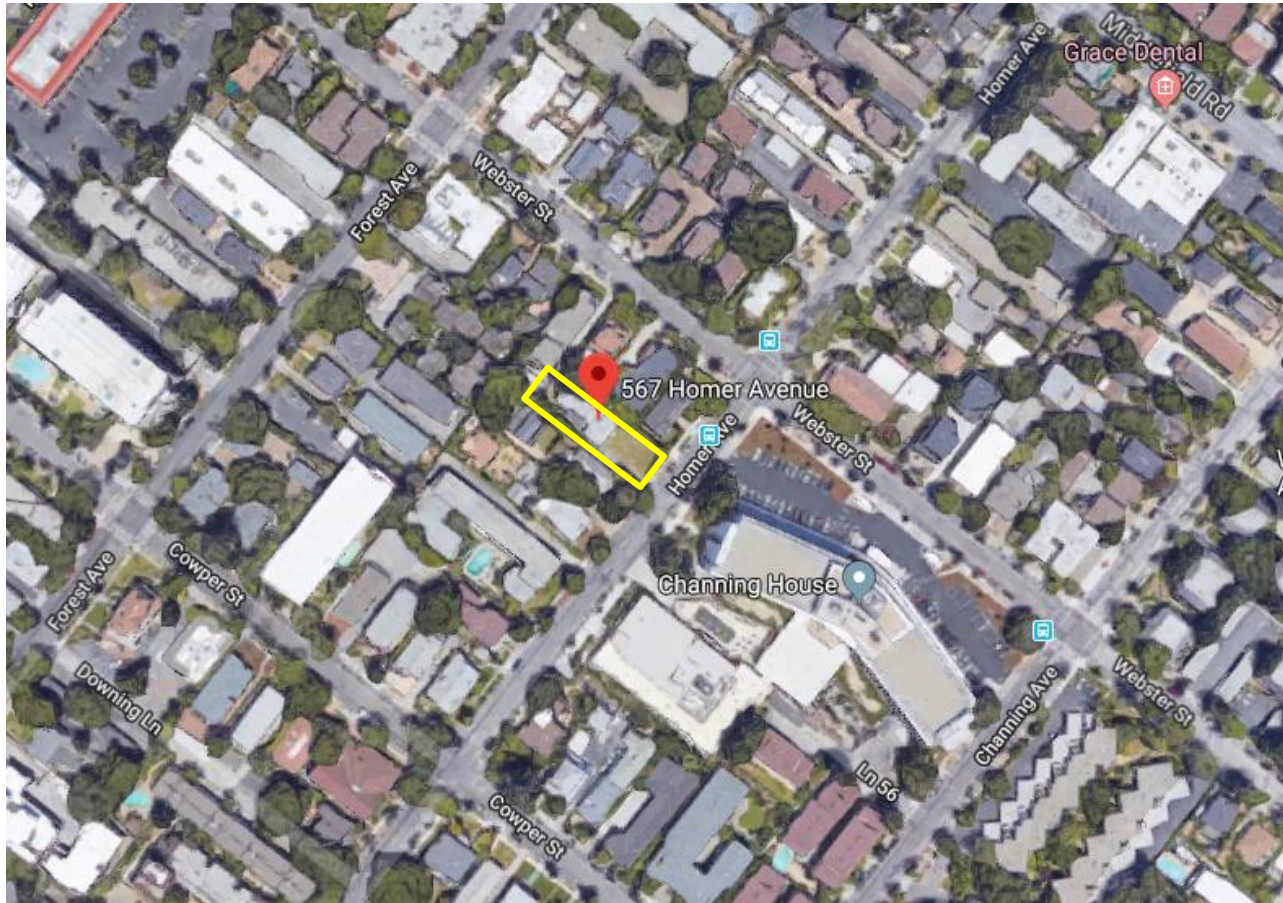
Background

Project Information

Owner: HESTIA 2 LLC
 Architect: Weiss Mar
 Representative: Jerrick Ann
 Legal Counsel: None

Property Information

Address: 567-569 Homer Avenue
 Neighborhood: University South
 Lot Dimensions & Area: 50' x 150' (7,500 square feet)
 Housing Inventory Site: Not Applicable
 Located w/in a Plume: Not Applicable
 Protected/Heritage Trees: None
 Historic Resource(s): Deemed potentially eligible for listing in 1998 for the California Register of Historic Resources
 Existing Improvement(s): 1,290 square feet; one stories; 20 feet high; built in 1930
 Existing Land Use(s): Two-family residential
 Adjacent Land Uses & Zoning: North: Multi-family Residential (RM-30)
West: Multi-family Residential (RM-30)
East: Multi-family Residential (RM-30)
South: Channing House (life care/ assisted living) (PC-8659)
 Aerial View of Property:



Source: Google, 2019

Land Use Designation & Applicable Plans

Zoning Designation:	<u>Medium Density Multiple-family Residence District (RM-30)</u>			
Comp. Plan Designation:	<u>Multi-Family Residential</u>			
Context-Based Design Criteria:	<u>Yes</u>			
Downtown Urban Design Guide:	<u>Not Applicable</u>			
South of Forest Avenue Coordinated Area	Plan:	Not	<u>Applicable</u>	
Baylands Master Plan:		Not	<u>Applicable</u>	
El Camino Real Design Guidelines (1976 / 2002):		Not	<u>Applicable</u>	
Proximity to Residential Uses or Districts	(150'):		<u>Yes</u>	
Located w/in Airport Influence Area:	<u>Not Applicable</u>			

Prior City Reviews & Action

City Council:	None
PTC:	None
HRB:	None
ARB:	None

Project Description

The applicant proposes to demolish the existing building at 567-569 Homer Avenue near the intersection of Webster Street. In the demolished building's place, the applicant would construct a new three-story, three-unit building with covered and uncovered parking and open space amenities.

The site is zoned RM-30 and is surrounded by multi-family type uses. Directly across the street from the project is Zoned Planned Community (PC) that includes a retirement community with different levels of lifestyle accommodations (assisted living to independent living). While most of the surrounding properties are one to two stories, the Channing House is 11 stories in height. There is also the First Lutheran Church at the northeast corner of the Homer/Webster intersection.

The exterior of the proposed building would have a consistent contemporary style with three story units expressed in 10-foot plate heights. The exterior walls would include integral muted colored stucco, accented with wood paneling for the balcony rails as well as the surrounds for the windows fronting Homer Avenue. The windows are aluminum framed and uniformly arranged, either as squares or vertically oriented rectangles. The stairwells of each unit have full height glass exposing the volume space. Each unit would have three bedrooms in different configurations.



Source: HESTIA #2, 2019

Landscaping for the site includes a mixture of drought tolerant, native and ornamental plantings. The project includes Japanese Maples (tree), Podocarpus (screening), and groundcover bunch grasses.

Homer Avenue is a two-lane one-way street in the southbound direction. A Santa Clara Valley Transportation Authority (VTA) bus stop (Route 35) is located near the site as well as a stop for the City's Shuttle (Route C). The site currently includes one driveway and two curb cuts (on opposite sides of the frontage). As proposed, the current driveway access will be moved to the opposite location on the east side. Units A and C include single covered spaces, while Unit B includes a two-car garage. There are two additional uncovered parking spaces. All parking spaces have access from a single driveway.

The site contains two existing units within a single building constructed in 1930. While the building is not designated historic, it was deemed potentially eligible for listing in 1998 for the California Register of Historic Resources. An updated evaluation would be necessary during the formal phase of the project.

Anticipated Entitlements:

The following discretionary applications are anticipated:

- Architectural Review – Major (AR). In accordance with PAMC 18.76.020 (2)(B), the construction of a multiple-family project with three or more units require the approval of a Major AR. The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board's recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial.

A summary of the project's conformance with the RM-30 and parking development standards is included as Attachment B. Upon formal review, the project will be further evaluated for consistency with Chapter 18.23, Performance Criteria and context-based design criteria.

Discussion

Preliminary review applications receive a cursory review for compliance with zoning regulations and consistency with the comprehensive plan or other applicable policy documents. This information was previously transmitted to the applicant. A more comprehensive review will occur upon formal submittal, which may reveal other code or policy concerns.

At this point in project development, the ARB is encouraged to provide objective feedback to the applicant on the preliminary drawings. The Board may want to consider comments that relate to:

- Scale and mass
 - The project has tall plate heights and some blank walls. The Board should comment on the appropriateness of the proposal (Finding #2). The Board should also take note that proposed building would need to be revised so as to not conflict with the side and/or rear daylight plane, as required by the Zoning Code (Finding #1).
- Fenestration
 - Besides the large volume of glass used at the stairwells, the project uses narrow dimensioned fenestration. The Board should comment on the appropriateness of this design (Finding #3).
- Privacy
 - The large volume of glass in the stairwells and the upper level decks will likely cause privacy impacts on surrounding properties, which may reduce living conditions for adjacent residential properties (Finding #2).
- Transitions in scale to adjacent properties
- Relationship to the neighborhood setting and context
 - As mentioned previously, the site is surrounded by a mix of tall and shorter buildings. The Board should comment on how the project could be improved to create a harmonious transition in scale, mass and character to adjacent uses (Finding #2).
- Pedestrian-orientation and design
- Open space plan and access throughout the site
 - The open space design should be revised for better orientation and access (Finding #4). The Board should provide some feedback on how this could be achieved. The Board is encouraged to provide some examples of projects they think worked well with this similar layout.
- Architectural design, theme, cohesiveness, and quality of materials
- Preservation of existing native or mature landscaping or features, if any
 - There is currently no extensive vegetation in the front of the property (Finding #5).

Other City Department Review

Since this is a preliminary review, other city departments have provided comments that would need to be addressed if the project progresses. Below is a summary of the primary comments:

Transportation

- Uncovered stall at the end of the driveway blocks access to open space area
- Turn around space would need to be adjusted for better efficiency
- Driveway approach would need to provide a five-foot setback from the property line at the street so that there is sufficient separation between the subject site and the adjoining property (i.e a minimum distance between driveways or curbcuts).

Utilities Waste Gas Water

- Show meters and backflow devices

Historic

- Conduct a Historic Resource Evaluation

Next Steps

There is no further action required by the ARB after its discussion. The applicant may elect to file a formal application.

Environmental Review

The subject review involves no discretionary action and is therefore not a project and not subject to review pursuant to the California Environmental Quality Act (CEQA). If a formal application is filed, an analysis of the project to CEQA will be performed.

Report Author & Contact Information

Sheldon S. Ah Sing, AICP, Contract Planner
 (408) 340-5642 x109
sahsing@m-group.us

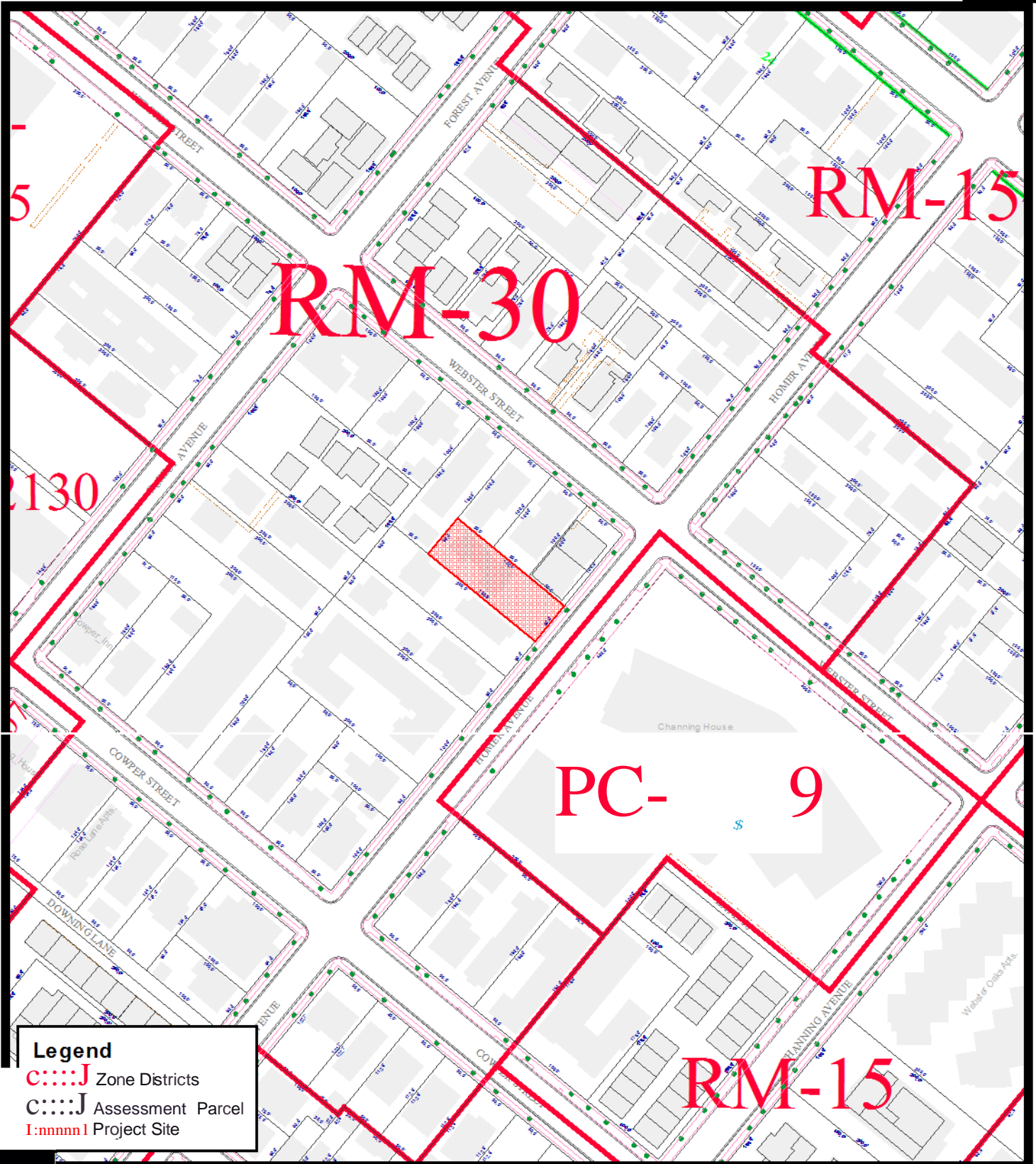
ARB¹ Liaison & Contact Information

Jodie Gerhardt, AICP, Planning Manager
 (650) 329-2575
jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Location Map (PDF)
- Attachment B: Zoning Comparison Table (DOCX)
- Attachment C: ARB Findings (DOCX)
- Attachment D: Applicant's Project Description (RTF)
- Attachment E: Project Plans (DOCX)

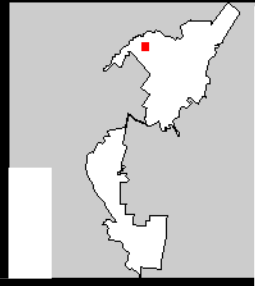
¹ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org



Legend
 C:::J Zone Districts
 C:::J Assessment Parcel
 I::nnnnl Project Site



The City of Palo Alto



567 Homer Avenue
 Architectural Review
 18PLN-00145

This map is a product of the City of Palo Alto GIS



**ATTACHMENT E
ZONING COMPARISON TABLE**

567 Homer, 18PLN-00145

Table 1: COMPARISON WITH CHAPTER 18.13 (RM-30 DISTRICT)

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70-foot width, 100-foot depth	7,500 sf (0.17 acres) 50 feet by 150 feet	7,500 sf (0.17 acres) 50 feet by 150 feet
Minimum Front Yard	20 feet	65 feet	20 feet 10 inches
Rear Yard	10 feet	13 feet	15 feet
Interior Side Yard	6 feet	Parking lot	6 feet and 8 feet 8 inches
Street Side Yard	16 feet	Not applicable	Not applicable
Special Setback	Not applicable	Not applicable	Not applicable
Setback from major roadways [18.13.040(b)(1)(A)]	Not applicable	Not applicable	Not applicable
Max. Building Height	35 feet	20 feet	30 feet and 34 feet
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle	Applicable	Non-compliant
Rear Yard Daylight Plane	10 feet at rear setback line then 45 degree angle	Applicable	Unknown
Max. Site Coverage	40% (3,000 sf)	22% (1,715 sf)	34% (2,547 sf)
Max. Total Floor Area Ratio	60% (4,500 sf)	17% (1,290 sf)	60% (4,500 sf)
Minimum Site Open Space	30% (2,250 sf)	56% (4,225 sf)	66% (4,953.53 sf) Unit A: 1,510.1 sf Unit B: 1,482.92 sf Unit C: 1,506.38 sf
Minimum Usable Open Space	150 sf per unit (450 sf)	2,935 sf	Conforms, breakdown on Sheet A3.0 will be updated in formal application
Minimum Common Open Space	75 sf per unit (225 sf)	2,935 sf	Conforms, breakdown on Sheet A3.0 will be updated in formal application
Minimum Private Open Space	50 sf per unit (150 sf)	845 sf	Conforms, breakdown on Sheet A3.0 will be updated in formal application

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking)
for Multiple-Family Residential**

Type	Required	Proposed
Vehicle Parking	2 spaces per unit, of which at least one space per unit must be covered. 6 spaces	6 spaces (4 covered)
Bicycle Parking	1 space per unit (100% long term) 3 required	3 spaces

ATTACHMENT C
ARB FINDINGS FOR APPROVAL

In order for the ARB to make a future recommendation of approval, the project must comply with the following Findings for Architectural Review as required in Chapter 18.76.020 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

April 23, 2019

City of Palo Alto
Department of planning & community environment
285 Hamilton Avenue
Palo Alto, CA 94303

Re: 567-569 Homer Avenue ARB Preliminary Review Project Description

To Planning staff and ARB Members:

On behalf of Hestia #2, I am pleased to present the attached submittal package for the property located at 567-569 Homer Ave for Preliminary ARB review. We carefully considered and prepared this information along with our architect, development team, and other key consultants and design professionals. The package includes all of the required plan sets, project information, maps and site referenced in the checklist, ARB Submittal for Preliminary Review.

Existing conditions

The Property is currently comprised of 1 parcel with a total area of approximately .172 acres or 7,500 square feet. The Property has an area of approximately 1,292 square feet that is zoned RM-30 [Medium Density Multiple-Family Residential]. This area comprises roughly 75% of frontage of the Property on Homer Avenue with a depth of 35 feet from the property line. The remainder and majority of the Property is .142 acres or approximately 6,208 square feet and is zoned RM-30 [Medium Density Multiple-Family Residential].

Two sides of the Property are bordered by medium density housing. On the East side of the Property and adjacent are Multiple-Family Residential. West of the property is Two detached single family residence. Across Homer Avenue are higher density housing called, Channing House.

Proposed Project

The intent of Hestia #2 is to build high-quality homes that integrate appropriate into and complement the existing neighborhood. In designing the project, we studied previous proposals with solar path and site conditions along with the neighborhood's response to those site concepts, as well as preferences for the Property as expressed by the neighbors. Far from simply trying to maximize development on the ground level, we believe we have created an usable, attractive, and well pointed project that is respectful of the neighborhood in which the Property is located.

The proposed project seeks to replace the attached multiple-family with two units on the Property with

1 multiple-family residence with 3 new units attached. The new project will consist 3 units attached with 1,500 square feet on each unit. All of the units will have three above grade floors, with the required setbacks and required interior setbacks as well.

Along Homer Avenue, the existing driveway will be relocated to the East side of the Property to allow more separation from existing buildings on East border. Applying driveway setback on East border will create more privacy and allow more daylight for existing buildings. We believe this further integrates the project into the neighborhood on Webster Street.

Homer Avenue multiple-family development is intended to create open usable common area and parking on ground level in between each units. Usable open space will be located protected from the activities adjacent to public streets. Parking, driveways, and required parking lot landscaping will not be proposed as usable open space. Designated common area will be proposed in a development, for purposes of improved design, privacy, protection, and increased area for children.

Overall, units will be sized approximately less than 1,500 square feet of above grade living space exclusive of garage. Up to 230 square feet of garage per unit will we exempt from the floor area under zoning RM-30 [Medium Density Multiple-Family Residential. All units will have space to park 2 vehicles with a mix of one car garage and one uncovered parking or two covered parking.

For ingress and egress, our submittal includes one site plan showing main entrance to all three units. Unit A and B enter from West setback and unit C from East setback. We are open to reconsider safer ingress and egress plans working with the Planning and Transportation Committee to identify the most reasonable solution for the project and neighborhood.

No less important than any other detail of the proposed project are the existing protected street. Hestia #2 intends to preserve as many tree as possible, if not all. Where trees pose an impediment to the proposed plan, the primary effort taken will be to transplant the trees within the Homer Avenue Property. In addition, landscape designs and plans also call for robust planting of attractive trees in the courtyard and throughout the Property.

All in all, we look forward to City staff's review of the proposed plan, feedback from the Architectural Review Board as well as an open dialogue with the neighbors of the project, From there, we wish to advance to subsequent phases in the planning and application process for ARB approval and entitlements.

Sincerely,

Jerrick Ann
Hestia #2
112935 Alcosta Blvd UNIT 194
San Ramon CA 94583

Attachment E

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 "567 Homer Avenue" 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=4562&TargetID=319>



Architectural Review Board

Staff Report (ID # 10371)

Report Type:**Meeting Date:** 5/16/2019**Summary Title:** Minutes of April 4, 2019**Title:** Draft Architectural Review Board Meeting Minutes for April 4, 2019.**From:** Jonathan Lait**Recommendation**

Staff recommends the Architectural Review Board (ARB) adopt the attached meeting minutes.

Background

Draft minutes from the April 4, 2019 Architectural Review Board (ARB) meeting were made available to Board members prior to this hearing.

A hard copy of the minutes of the above referenced meeting(s) will be made available at the ARB hearing in the Council Chambers at 8:30 am.

Approved Minutes will be made available on the ARB webpage at <http://www.cityofpaloalto.org/gov/boards/architectural/default.asp>



Architectural Review Board

Staff Report (ID # 10372)

Report Type: Approval of Minutes **Meeting Date:** 5/16/2019

Summary Title: Minutes of April 18, 2019

Title: Draft Architectural Review Board Meeting Minutes for April 18, 2019.

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) adopt the attached meeting minutes.

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