



Architectural Review Board

Staff Report (ID # 11140)

Report Type: Subcommittee Items **Meeting Date:** 3/5/2020

Summary Title: 400 Channing Ave and 909 Waverley Street: Subcommittee Review of Facade Changes

Title: 400 Channing Avenue [16PLN-00381]: Subcommittee Review of a Previously Approved Project That is Requesting Review of Facade Modifications Made in the Field. The Subject Site is Lot One and has a new Address of 909 Waverley Street. Environmental Assessment: Exempt from provisions of the California Environmental Quality Act (CEQA) in accordance with Guideline Section 15303 (new construction). Zoning District: DHS District in the SOFA I CAP. For More Information Contact the Project Planner Danielle Condit at danielle.condit@cityofpaloalto.org

From: Jonathan Lait

Recommendation

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

1. Discuss and provide direction or approve project revisions.

Background

On July 27, 2017, the Director of Planning approved the subject project for the demolition of an existing one-story medical building and construction of two (2) two-story homes, each with full basement and accessory dwelling unit (ADU) above a detached two-car garage. A video recording of the Board's last meeting on this project is available online: (<https://midpenmedia.org/architectural-review-board-65/>). Upon inspection of the site on February 7, 2020, it was discovered that 909 Waverley Street (Lot One) had deviated away from the approved design. The modifications have been listed below:

1. Entry Door
2. Exterior Light Fixture
3. Vehicular Gate at Driveway

4. Eave Detailing and Color Changes (Soffit trim and Up-curl eave at Living Room and Right Building Corner)
5. Wall Vent at Living Room and Wall Trim Under Gables
6. Window Recess and Detailing Change on Front Facade
7. Bay Window Trim Color
8. Placement and number of corbels under bay window
9. Window Grid Changes and no grids at bay window
10. Chimney Shroud Style

Staff is bringing these changes forward to the ARB Subcommittee to ensure they have a chance to review modification for a project for which they made a recommendation. Given the significant number of changes, Staff would appreciate the Subcommittee's help in determining if the new façade details work together to create a complete style and if this new style is in keeping with the neighborhood. The Subcommittee is encouraged to provide direction to staff and the applicant as to whether "as built" conditions are sufficient or requires further refinement.

Report Author & Contact Information

Danielle Condit, Associate Planner
(650) 329-2242

Danielle.Condit@cityofpaloalto.org

ARB¹ Liaison & Contact Information

Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575

jodie.gerhardt@cityofpaloalto.org

Attachments:

- Attachment A: Applicant's Description Letter (PDF)
- Attachment B: Project Plans (DOCX)

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



February 21, 2020

To: Planning Department
City of Palo Alto

Re: Project Description – 909 Waverley Street, Palo Alto, CA

This letter serves as a project description detailing changes were made during construction that deviate from the approved plan and the reasons of the changes.

This project was approved by ARB in July 2017. During construction, the owner of 909 Waverley Street anticipates that the exterior of the house remain as English cottage style with some contemporary elements to reflect the current progress of the housing design. For this reason, we simplified certain exterior design features. The details are shown in the attached drawings. The list of the changes made to achieve this is as follow:

1. Eliminated decorative wood trims at front gables. See sheet A.1.
2. Eliminated curved eave at front gables. See sheet A.1.
3. Changed entry door style to be consistent with contemporary interior finishes. See sheet A.1.
4. Changed driveway gate to have a flat top. See sheet A.1.
5. Simplified window muntin patterns to have clean view from both inside and outside. See sheet A.1 to A.6.
6. Changed chimney shroud style to a clean profile. See sheet A.1.
7. Changed the exterior light fixture style. See attached material board.

Another reason for the onsite change deviating from the original plan is the fact that the space is very limited in certain area. The below is a list of changes due to this reason:

1. Eliminated eave trims on first floor eave because there is not enough the space between top of the widow to eave for the eave trims.
2. Eliminated gable vents/decorative wood eave trims above living room baywindow because of the space limitation.
3. Installed two corbels at living room baywindow instead of four corbels because the baywindow is angled on both sides. There is no space for four corbels.

We strive to provide quality construction for our project. And we appreciate your understanding and your support.

Sincerely,

Jing Quan
Project Architect
WEC & Associates

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/PAPendingprojects
2. Scroll down to find "400 Channing Ave" 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=4832&TargetID=319>