



Architectural Review Board

Staff Report (ID # 12361)

Report Type: Approval of Minutes **Meeting Date:** 6/17/2021

Summary Title: Minutes of April 15, 2021

Title: Draft Architectural Review Board Meeting Minutes for April 15, 2021

From: Jonathan Lait

Recommendation

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

Background

Draft minutes from the April 15, 2021 Architectural Review Board (ARB) are available in Attachment A.

Draft and Approved Minutes are made available on the ARB webpage at bit.ly/paloaltoARB

Attachments:

- Attachment A: April 15, 2021 Draft Minutes (DOCX)



ARCHITECTURAL REVIEW BOARD
DRAFT MINUTES: April 15, 2021
 City Hall/City Council Chambers
 250 Hamilton Avenue
 Virtual Meeting
 8:30 AM

Call to Order/Roll Call

Present: Chair Osma Thompson, Vice Chair Grace Lee, Board Members Alexander Lew, Peter Baltay and David Hirsch.

Absent: None.

[Roll Call]

Oral Communications

Chair Thompson: Our first item is oral communications. The public may speak on any item not on the agenda. Vinh, do we have any members of the public who would like to speak?

Vinh Nguyen, Administrative Associate: We do not have any raised hands for oral communications.

Agenda Changes, Additions and Deletions

Chair Thompson: All right. Thank you. The next item is agenda changes, additions, and deletions. Jodie?

Jodie Gerhardt, Manager of Current Planning: We do have changes today. We are asking to change item two and three, just to flip those items so that we would be hearing 300 Pasteur first and then we would do the study session on the height transition. The other item of note, action item number four is a continuance. There are some additional things that needed to be fixed before the hearing on that item. It will be heard May 6th and not today. Those are the changes. Thank you.

City Official Reports

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

Chair Thompson: Great. Thank you. The next item is city official reports.

Ms. Gerhardt: Yes. As per usual, we are still in virtual meetings for the time being and we will continue that way. The next page should show the future items. On May 6th, again, we will be talking about 4256 El Camino, which is a hotel project that we did but this would be some basement changes that there are asking for. We also have the 233 University -- that's just an ad hoc review. For the main Board, we would be talking about the handbook that the Council recently published. We would be going over that. Thank you.

Study Session/Preliminary Review

2. 300 Pasteur: Preliminary Review Request by Stanford University Medical Center to allow a 38,000 Square Foot addition to the 1989 portion of the existing Stanford Hospital. Environmental Assessment: Not a Project. Zoning District: HD. For more information, please contact the Project Planner Emily Foley.

Chair Thompson: Thank you. Our next item is the study session preliminary review. As Jodie mentioned, we will be talking about 300 Pasteur first. This is a preliminary review request by Stanford University Medical Center to allow a 38,000 square foot addition to the 1989 portion of the existing Stanford Hospital. I'll hand it over to staff.

[Setting up presentation.]

Emily Foley: Good morning. Today, this is the preliminary review for the Stanford University Medical Center Nursing Pod extension. The building that we are looking at is centrally located within the Stanford Medical Center Campus. The red rectangle represents the existing nursing pod building as well as the promenade that is between the new portion of the Stanford Hospital and the older portion of the Stanford Hospital, as well as the Children's Hospital to the north of the site. As a general overview of the Stanford University Medical Center project, in 2011, the overall renewal and expansion project was approved. This included the Stanford Hospital that was built over the last couple of years, which has been more or less completed, the expansion of the Children's Hospital, New School of Medicine buildings, one of which has been built, updates to the Hoover Pavilion site, which is located north of the main site, as well as new parking facilities and road improvements. A current application that is also being reviewed is an application for a road extension that was part of the original project entitlement. The project that we are looking at today is not part of this original entitlement, which is why it is an Architectural Review Board-level project. In terms of the overall site, there are 3.6 million square feet of building allowed and this project would require the site to temporarily be over this; however, this is allowed under the CUP. It would start a three-year conditional period to reconcile the floor area between the newly built area and parts that are proposed to be demolished as a party of the original entitlement project. There are three main guidance documents for this project: the conditional use permit, the development agreement, and the design guidelines, as well as the EIR. I am going to take a minute to go over some of the items from the design guidelines documents. The first one is to explain the context that the nursing pod building project is within what is called the Pasteur Mall District of the Stanford Medical Center. Some of the key points from this are to concentrate the height towards the center of the site to reduce the impact on adjacent properties, looking at the intermingling of the buildings and courtyard landscape, and to provide courtyards to allow natural light and landscape between the buildings. This view also shows the promenade. On the right, you have the existing nursing pod buildings and on the left, you have the Stanford Hospital with the promenade in between. This is the main pedestrian pathway through the campus going from the School of Medicine buildings in the south to the Children's Hospital, which is not shown in this picture, to the north. Staggering is also an important massing technique in the guidelines to have the buildings offset and have the in-between areas used for landscaping and open space. Another technique is to have equipment penthouses setback from the edge of the building to reduce visibility. Something unique about the nursing pod buildings is they do have what the design guidelines call a daylight basement. This picture in the upper middle shows the nursing pod building and the daylight basement as it currently exists. One item that the design guidelines call out is that this can create a moat-like space around the building. Something to consider is whether the proposed project improves this condition. This guideline also talks a little more about the importance of courtyard and in-between landscape areas. The design guidelines also include a palette of materials and colors. One important aspect of this is dividing the materials of a building into primary, secondary, and accent categories; however, there are many buildings throughout the medical campus, and while they need to work together, they are not necessarily all the same materials and colors. Looking at the nursing pod expansion project, the proposal is to add 38,000 square feet to the existing 134,000 square foot building. This new addition would have a 71-bed capacity which includes some new beds under the total

600-bed limit for the hospital as well as relocating some beds from older portions of the hospital. The proposed height is four stories, which matches the existing nursing pod building, and one of these is the below-grade daylight basement level. There are below-grade courtyards and that would be modified as a part of this project as well as landscaping modifications to the promenade. The exterior of the building would be matching façade changes that were approved in a staff-level architectural review for the main nursing pod building last year; however, work on this project has not started yet. The top image shows what the existing nursing pod building elevation looks like and the below shows the additions that will protrude to the front towards the promenade, as well as the façade change that was previously approved. This shows side elevations, as well as the promenade between the nursing pod building and the main Stanford Hospital building which is this side. This image shows the three courtyards. Currently, there is no access from the promenade to the courtyards. This design would add gates and paths for maintenance in the two courtyards on this side. The third courtyard to the right is more unique. It would have recreational facilities for the psychiatric ward of the hospital and there are certain requirements that go along with that. Overall, the particular plantings would be looking at more so in the formal application phase. The key input that we are looking for from the ARB today is on the overall size, form, massing, and scale. The integration along the promenade and throughout the site, the materials, the design of the gathering spaces including the promenade and the courtyard and the overall access, as well as the height and character of the proposed fencing and elements on the promenade. This concludes my presentation and the applicant has a presentation as well. Thank you.

Chair Thompson: Thank you. Go ahead.

Molly Swenson, Senior Program Manager: Good morning, Board Members. My name is Molly Swenson and I am a Senior Program Manager in Stanford Medicine's Planning, Designing, and Construction Department. On behalf of our entire team, I would like to thank you for your time this morning to discuss our proposed addition to Stanford Hospital's nursing pods. I'd like to start by providing a brief overview of the overarching Stanford Medicine renewal project scope of which our project represents one small but key component, and also shares some of the public space considerations that have guided our decision-making as this project has progressed. Our design team will then share some of the specifics of the design intent as it relates to both the architecture and the landscape. To first reorient you to the renewal project, as Emily mentioned, nearly 10 years ago Stanford Health Care, Lucile Packard Children's Hospital, and Stanford University entered into a 30-year development agreement with the City of Palo Alto which allows for roughly 1.3 million net new square feet within the boundaries identified here, our main medical campus, and the Hoover Medical Campus. The renewal project scope includes new and replacement hospital and clinic facilities for the adult and children's hospital, some of which are now complete, as well as replacement research and laboratory facilities for the Stanford University School of Medicine, the first phase of which has recently been completed. For Stanford Health Care, one of the key goals of the renewal project was to achieve timely compliance with state seismic safety requirements, including replacement of the original 1959 hospital in its entirety and moving in-patient beds from the 1959 buildings into seismic complaint facilities. Another key goal was to provide modern, state-of-the-art facilities designed to deliver high-quality healthcare services. To this end, the project scope included the renovation of the existing 1973 and 1989 portions of the hospital. These interior renovations, which began late last year, include transitioning shared patient rooms to single-patient rooms, which will temporarily reduce bed capacity in this portion of the hospital. Before we move on from the broader overview, I wanted to point out one of the key elements of our site context. Our proposed addition, what is known as the promenade, the primary north/south pedestrian access for the medical campus which connects the hospital facilities to the School of Medicine facilities. The promenade is a key thoroughfare for staff and medical residents, but it really is a space that is quite interior to the medical center rather than a typical public street. Now zooming in and looking at the promenade and our proposed project in more detail, the two extensions to the nursing pod shown here would add a total of 58 net new inpatient beds, which would enable the relocation of the remaining beds from the 1959 facilities all within a minimum building footprint. As this proposal was developed, we relied on the medical center's design guidelines approved by the ARB in 2011 to guide our decision-making, and with the project's proximity to the promenade, we felt that this presented an opportunity to really think about the types of public spaces we were creating along this key thoroughfare to even allow it to become a destination in itself. Thinking about the levels of activity along the promenade, it was our goal to build

upon existing nodes of activity and really reinforce the nodes at either end of the promenade and allow the middle segment to become more of an opportunity for relaxation and rest. With that in mind, our project would create a new outdoor seating area at the southern end of the promenade proximate to retail, food and beverage service at the adult hospital, as well as the adult hospital entry plaza. The middle segment would offer amenities geared toward more quiet activity. Thinking about some of the specific programming opportunities, for the terrace area at the southern end of the promenade, some of the possibilities we are considering include health screenings, farmers markets, temporary interactive art installations, and healthy cooking demonstrations just to name a few. For the middle segment of the promenade, we are planning for interpretive panels that would speak to the history of Stanford Medicine and offer an educational opportunity as one walks along. We are also planning for benched seating amongst plantings and beneath trellises giving an opportunity for quiet contemplation. Finally, at the northern end of the promenade in the space known as Wang Plaza, as part of a separate scope, we are planning for ping pong tables and eventually a mobile library cart. With this background context, I would now like to hand it over to Pam Kurz with Perkins Eastman who can speak to the building design.

Pam Kurz: Thanks, Molly. I am Pam Kurz, Principal at Perkins Eastman and LEED on this design effort. First, a look at the existing conditions on the promenade. The two images at left show the existing landscape as it meets the promenade and the upper image. At the base of the building, in the lower image, where you can see that this consists of a steep ivory-covered slope. The images at right show the existing view of the promenade looking north where you have a clear view of the long, beige stucco façade of the existing 1989 building and looking south from Wayne Plaza. Then turning to our proposed plan; for orientation purposes, north is roughly to the right. At the top, we have the new adult hospital, the promenade, the bridge connection to the preexisting hospital, the 1989 nursing pods known as D, E, and F pods, the proposed extensions, DX and EX, two view gardens and a courtyard for psychiatric in-patients. Looking at the west elevation, you see that the massing follows the staggering technique identified in the medical center design guidelines. We took special care to make sure that there wasn't an alignment with the extensions and the new adult hospital. The scale is in keeping with the existing hospital buildings. Here you can see the relationship to the new adult hospital with similar window modules and articulation but scaled down to the pods. The north and south faces are both glazed providing a connection to patients and families to the garden spaces, the view, and garden terrace down one level from the promenade. In terms of material selections, we have again taken direction from the medical center design guidelines including a neutral beige color palette for the high-performance concrete panels, and replacement stucco at the existing pods. Shadow boxes at the patient window view horizontal-fitted glass drawing on the language of the window baffles at the new adult hospital, but appropriately scaled down. Our design effort has given great focus on the promenade at the pedestrian level where the pods and extensions really serve as a backdrop. Simple canted tactile panels provide subtle visual interest with shifting shadow lines throughout the day; trellises provide human scale. With that, we will move on to views as experienced at the pedestrian level. A view from the southern end of the promenade with the terrace area on the right with loose seating. You can see the rhythm of the trees and trellis elements and large garden spaces between the new extensions. The trellises pick up the accent color used at the soffits at the new adult hospital, reinforce the pedestrian focus, and reduce perceived building mass. Here is a view from Wang Plaza at the northern end of the promenade. You can see the continuity of fencing and planting along the length of the promenade. I would like to now turn it over to Adit Pal who will provide more detail about the landscape design.

Adit Pal, Associate Landscape Architect: Thank you, Pam. I am Adit Pal, Associate Landscape Architect and Associate Principle at BFS Landscape Architects. As Pam has already noted, the landscape consists of essentially four parts: three courtyards and a redesigned promenade edge. The Courtyard themselves are essentially west-facing spaces with the old hospital and the new extensions wrapping around the southeast and north sides. This first slide shows the south and the center courtyards. For now, these are referred to as D and E. There are terraced landscapes for viewing only and without visitor or patient access, as Emily had implied earlier; except for E which is the top-right courtyard, which is also an emergency exiting courtyard with a ramp. In scale, these two lower-level courtyards are similar in size at about 7,500 square feet in area and the frontages, to give you an idea, are 140 linear feet for D on the left and 110 linear feet for E on the right. They will contain a variety of small to medium-sized trees that flower in different seasons along with a lot of planting, which we will get to. The sections below show

that the landscape has been envisaged as a continuous green buffer with seasonal flowering. These gardens address viewing as well as patient privacy extending all the way from the building to the promenade with only a fence separating the two.

Chair Thompson: Sorry; I'd like to let the applicant know that your ten minutes is up. Please wrap it up if possible. Thanks.

Mr. Pal: Yes. The F courtyard is a carefully programmed outdoor space with psychiatric patients approximately 4,500 square feet in area with activity areas and garden planting. This is actually a regulatory requirement for the psychiatric facility that is being relocated from the main hospital. For patient privacy, that fence between the upper public space on the bottom-right and the courtyard on the lower-left basically has a sandwich construction of warm wood on the inside and slated metal on the outside. The plantings at the D and E courtyards consist of a two-layered approach. The layer closer to the windows will have heavily flowering garden plants that can be seen all around Palo Alto to bring comfort to patients and this is balanced by a textured yet seasonally flowering landscape back further in the middle of the courtyard. This large variety of flowering really supports the habitat creation goals of the City's Urban Forestry Master Plan. The steel fence that separated the courtyards from the promenade is slated in a modern yet random pattern for relief and balances the need for privacy with transparency. It is dark brown in color and it varies in height from about four feet in the middle of the courtyards to about six or seven feet closer to patient room windows for privacy. It is a long element, about 450 feet but broken into three different portions so we would really like your suggestions on this element. This is the last slide. It pictures the interpretive signage, which Molly referred to. It will narrate the story of the Stanford Hospital through text, graphics, and historical photographs. The vertical panels will be lit up at night as part of a lighting scheme for the entire promenade. Once again, we welcome your suggestions on this element as well. With that, we end our presentation. Thank you.

Chair Thompson: Thank you. I did forget to ask the folks in the applicant's team that presented to state and spell your name for the record.

Ms. Swenson: [Spells name].

Ms. Kurz: [Spells name].

Mr. Pal: [Spells name].

Chair Thompson: Thank you so much. Does the Board have any questions of the applicant?

Board Member Baltay: I have a question, Osma, if it's okay.

Chair Thompson: Yes, please go ahead, Board Member Baltay.

Board Member Baltay: To the applicant, could you pull up again slide number 19, please, on your presentation. That one there. What is the distance, please, from the edge of the pedestrian walkway to the face of the building?

Mr. Pal: At the building itself it is about five feet and in-between buildings back to the fence it is about eight feet I believe.

Board Member Baltay: Okay, Thank you very much.

Chair Thompson: Are there any more questions for the applicant?

Board Member Hirsch: I have a general question.

Chair Thompson: Go ahead, Board Member Hirsch.

Board Member Hirsch: I note in the drawings that A and B, I guess it is, are completed but C is not. Can you tell us what is it? Is it part of a future schedule? Some of the floor plans have been left kind of empty.

Ms. Kurz: I am not sure if you are referring to the F pod.

Board Member Hirsch: Okay, F pod.

Ms. Kurz: A portion of the F pod is coming at a later phase. It is part of the Children's Hospital and will likely be rolled into the project at a later date.

Board Member Hirsch: Okay, fine. It is not included in the bed count as present.

Ms. Kurz: Correct. It is part of the Children's Hospital.

Board Member Hirsch: Oh, it really is. Okay, fine. I understand.

Ms. Kurz: Yes, it is a maternity floors.

Chair Thompson: Thank you. Any questions, Board Member Lew?

Board Member Lew: I have a question. When I was at the site earlier this week, I noticed that the existing pod building has two different colors and different types of stucco joints that appear to be different colors. I was wondering what are those and if those are being retained. It seems in our plan set all of the drawings of the existing building are just showing one color.

Ms. Kurz: Yes, there are two colors currently in the existing pods. One is kind of an ochre color and the rest is beige color. We are proposing a more neutral color base for the future finish. It will still have horizontal banding that you see articulated, which is pretty typical of a 1980s vintage building but we stepped away from the two-toned color on the background.

Board Member Lew: Okay. Also, a follow-up on that: it seems like the stucco joints aren't normal control joints. Are those something special? Is that a special detail?

Ms. Kurz: Yeah, they are a special detail. They are more of a metal trim piece that we are retaining through improving the waterproofing details around them.

Board Member Lew: Yes. Okay, thank you.

Chair Thompson: Just to clarify on that question, the two-tone will become one-tone in the proposed? Is that right?

Ms. Kurz: Correct.

Chair Thompson: Okay, thank you. I have a question on that last slide where we see the facade that's facing the promenade. Can you describe physically what is happening in each of those depressions? Is it a triangular depression?

Ms. Kurz: It is a canted panel. It will probably feel a little crisper than our rendering is showing on the left side but we have canted those about 15 degrees or so side by side. That is what you're seeing there. It is pretty subtle but you do notice a change during the day, which I think is a plus. It is also something that the adult hospital looks down on in addition to the promenade, the higher beds at the new adult hospital.

Chair Thompson: Okay, thank you. Do we have any members of the public that would like to comment?

Mr. Nguyen: Chair Thompson, we do not have any raised hands for this item.

Chair Thompson: Okay. Thank you. I guess we will close the public hearing and bring it back to the Board. Who would like to go first? Board Member Lew?

Board Member Lew: Sure. Thank you for your presentation. I do find this particular project really interesting mostly because I have never been crazy about the existing hospital pod buildings. It is a pretty blank box and it sort of hides all of the interesting and lively activity that happens inside the hospital. I think my first impression was that the building was too close to the promenade, but in thinking about it more carefully I actually think that the promenade is really pretty long and generic. I think the effort to make individual courtyards is a good strategy. The end walls that are blank with the canted panels I think could probably use more work. I think I appreciate the effort for the interpretive panels and the canted panels. I think that helps. I think there may be ways to make it even more pedestrian-friendly. On the materials, I think that those are all acceptable. I think we have only had one other project in Palo Alto propose the tactile panels before and it hasn't been built yet. I think it is still under construction. I think, from what I have seen, it really has more depth than any other option on the market. I think that those are acceptable. I did look at the plant list and I think that looks good. I do like the designs of the individual courtyards. I am not crazy about the fence on the north end but I think I understand why it is there. I kind of like the idea of the slated metal panels there because in a way it ties to original stone panels with the screens. I think that that is okay. The 450-foot length seems to me to be problematic, but I will look at that more carefully next time. I didn't realize it was that long. I think my last comment is that the trellises along the promenade might be too small and too repetitive. I didn't really think about it when I was at the site earlier this week, but I think I will look at that more carefully for the next meeting. It seems like they are pretty small and I would like to look at the design of those more carefully. That's all that I have on this particular one. I think generally it looks good. I think you guys are on the right track and I am curious to see what the other Board Members think. Thanks.

Chair Thompson: Thank you, Board Member Lew. Board Member Baltay.

Board Member Baltay: Thank you, Osma. I generally share Alex's comments pretty closely actually. Almost everything he brought up is on my list. I am going to focus on the one thing I think is negative -- because otherwise it really is a very good proposal -- which is that I think the buildings are too close to the pedestrian promenade. Maybe the applicant could pull up slide 19 for us. That would be helpful if it is possible. Chair Thompson, can we... yes, there we go. This confirms to me what my fear was walking around there the other day that the edge of the building is a three-story blank masonry wall for the most part and it is very close to the pedestrian promenade. When I thought twice and three times around it, the way Alex is also struggling with this, I just don't see that situation much of any place else on the medical campus. Almost always the tall buildings are set back a little bit more with more landscaping in front of them; trees and things like that which really works very well to integrate very large buildings into what is a very pedestrian-friendly place. This one spot, the end of the two nursing pod extensions, where I don't think it is working, it is possible that some change in the treatment to make it a little bit more interesting; maybe more interesting at the pedestrian level would help. Perhaps some way to maybe even narrow the pedestrian pathway slightly to get some trees in there or something would help. I think the real answer would be just to push the building back on room bay. I know the applicant doesn't want to do that but that is what it would take to really keep this in sync with the rest of the wonderful work that is being done on the medical campus. I am going to limit my comment to this one item because I think this is really important and I think this slide shows it pretty well. I just don't think this is working. It is too close to the pedestrian pathway right now. Thank you.

Chair Thompson: Thank you, Board Member Baltay. Board Member Hirsch.

Board Member Hirsch: We are all focused on the same thing here. I went back to the Lucile Packard façade and took a look at that since the architects are the same here. It is such a wonderful softening of a building and treatment of the vertical element as a graphic and my thought was somehow to do something with the end of the building; that would work much better than what you have at present. I

thought the possibility even of that stairway opening onto it in some way could begin to change the façade. Each one of those pods has a stairway on it which frankly I don't quite understand. Does that connect you back to the promenade itself? Is it going to be used that way? My biggest concern is also the ends of the pods. I think that the fact that it is kind of an element that continues the format of the inner pod is broken with landscape allows it to be more of a solid element and it is only a portion of that promenade that you actually are adjacent to it and that affected by it. But there is a significant difference between this space leading up to the new hospital building adjacent that relieves it to some extent, but yet it is a hard surface and ought to be softened in some way. How wonderful that the work of the Lucile Packard does exactly that with the planters, et cetera, and the break up in the panels that extend out. Even if you extended out something that was a softer element and broke up the mass of it I think there is much more study that needs to be done on the ends. Talking a bit about the window bay and the verticals, nobody has mentioned the fact that we are going to predominantly see that mechanicals on the top of the building. I wonder if it is really necessary to have that big of a mass. Does it have to be an interior room of some sort with a roof on it or how is that going to work? Is the mechanical equipment going to be really that tall? I know it parallels the mechanical equipment on the existing building but I find it really an impressive piece of work up there that you are going to see so prominently. As to the window façade, it certainly would be nice if there was more of a broken-up feeling of the Packard way of treating a façade than such an emphasis on the big squarish windows on each of the floors. I know it looks very much like the rooms at the top of the new hospital in that large open look but my preference is that it is a softer feel as it is related to the landscaping and the courtyard below. I am wondering about how the courtyard will be used. I see that the first opening as you enter the promenade from the south with all that activity... by the way, the programming is just fantastic for all of the promenade and I am quite pleased with that. I think all of the people that are going to be using this even in an off-time, like yesterday when I was there. It is going to be a quite wonderful space. The fact that the dining is setback on the opposite side and that you're going to bring some of that out to the promenade should you get an extra merit prize for just making a space that is going to be quite unique in a hospital, I think, and a unifying activity space like that I think is great. The courtyard themselves are quite beautiful and I wonder if the first one in some way could be extended even a little deeper... actually the middle one is the one I am thinking of, extended somewhat deeper into the inner space so that you get away from the promenade and the linearity of it and connect to the landscaping within the courtyards. I don't see that there is any other use in that space so it doesn't need to be quite so linear all the way. You could take advantage of the fact that you are creating a garden space in between these two pods that you're extending and bring some activity from the promenade into the space in the center so it isn't adjacent to any windowed area. Then, the middle one is really an egress passage of some sort from the lower area. It is not going to be a really used path particularly so maybe you could bring more activity into it from the promenade. The paving patterns, you didn't really deal with the paving patterns too much in the diagrams. The fencing I actually like that a lot and I am surprised to see it blown up there because I didn't see that detail in our drawings. I would just say that I go along with my cohorts here that the biggest problem is the ends of the buildings and that there are a variety of ways in which you could treat them and I think you should try some other design ideas for the façade themselves. I agree it would be nice if there were plantings or if those walls became more of a planted wall, at least for a part of it, and the actual mass of the building has some greenery on it and extended either at the base or higher all the way up or that it was some form of extended elements that came out of the wall to soften and created more of a horizontal shadowing rather than just the verticals that make your eye run full height. I really do believe you could do a better job with the window walls in the hospital itself. Think more of the way you did Lucile Packard. Okay, that's it for me.

Chair Thompson: Thank you Board Member Hirsch. For me, it is very similar. I have a lot of similar comments. I am a fan of the design of the courtyards. There are a lot of good things that are happening with this application. The main concerns I have as well is the façade that faces the promenade, as well as Board Member Hirsch, the smoothness of the façade that goes inward that face the courtyard. I think in concept, the connection that is getting creating there is really great but I do think more articulation could benefit the design as well in both of those planes. There is going to be a lot of people walking there and there is a lot of opportunity. That is why I was asking for clarity on that façade because I see that there is an attempt at visual interest and I think it is a start but there is more that could be done that could benefit this. I was looking at the floor plans and I do see that one side is a

stair and the other side is a room and I am sure there is some desire to have some uniformity so that all of the rooms can be designed the same. Not necessarily to say that windows that create interest necessarily; I think there are other things that could be done, especially in these large expanses. Just to echo my colleagues' comments on that. The fence, I am also not in love with the fence. I think it is a fence that I have liked in other situations but for whatever reason, in this particular application, I am not quite sure it is the right one. I like the idea of creating something specular and random in pattern, but I think that particular application with that material and that style, I am not quite sure it works with the rest of the building. Going back to the façade where we have these canted panels, maybe there is an opportunity to work in clear stories or maybe there is an opportunity to partner with an artist to allow them to create something that may be really interesting to look at there. I will leave my comments there for now. I wanted to ask the applicant if they had any questions of the Board or if there are any other comments from Board Members?

Ms. Swenson: We were seeking feedback specifically on the fence design, which I think we have heard, and, also, any preliminary feedback on the interpretative panels. Those were the specific items we were hoping to get feedback early on.

Chair Thompson: The interpretative panels are the items on the right in this picture?

Ms. Swenson: Yes, and we just have some precedent images here.

Chair Thompson: I see.

Board Member Baltay: I have a more general comment.

Chair Thompson: Go ahead, Board Member Baltay.

Board Member Baltay: The interpretative panels look fine to me but it has been about a year-and-a-half since I have been over at the campus. We last looked at the Biomedical Innovations Building and I have to say that I am blown away by the quality of the design, the construction, the execution of the way that the place is operating. It is really world-class what we are seeing over there.

Board Member Hirsch: Absolutely.

Board Member Baltay: I can't say I have seen a better medical facility with so many good things going on. It is a clear sense of direction, it is really pedestrian-friendly. It is very clear how you get in and out of the place. You really feel like you're in a great environment. I am also really pleased to see the Biomedical Innovations Building come to life. There are a number of big Oak trees that we really pushed hard for them to save and they have not only saved those trees but they are thriving; I haven't seen happier live Oak trees in a long time. It just makes me so pleased to see an applicant take to heart what we ask and really make it work. They also have these sunken basement rooms with a landscaping courtyard outside and, again, it is really successful. It is wonderful to see. All of that really left me thinking that these guys know what they're doing; this is really a great thing coming along and I think as a city, Palo Alto should be grateful and delighted to have such a wonderful organization helping them out. I really felt wonderful about the whole thing yesterday. I wanted to be sure to put that out publicly. They are doing great work. It doesn't change the sense that this particular façade I think needs work but I wanted to put out there the general sense that I, at least, really appreciate this facility and this work that is being done. Thank you very much for that.

Ms. Swenson: Thank you for your comments.

Board Member Hirsch: Can we all join in on that one? I think this idea of a promenade and the promenade with all of those uses that are going to be planned for it is really a socially wonderful thing for all the medical people who are going to be using it. I asked a few people on the mall to give me some reactions to who uses this mall and it is really a connection of all of the facilities that are around it. It is a tremendous thing to have a mall like that. You just don't see that in other hospitals, to see an activity

mall like that and to use it functionally. Peter was talking about the landscaping being so great and I am really intrigued to see all of the activity space being used here and program space that you're thinking of. It is not just a nine to five work space, it is going to be a place where they are going to really enjoy the outdoors and that becomes a really wonderful space to be in. The linear mall reminds me of other places, Scandinavian open spaces, and whatnot that really work so well. We are asked to speak about the panels that we are looking at here. Are there a variety of choices that are being proposed? That's a question.

Ms. Swenson: It is just in the very early stages of development at this point. We just have a few precedences that we are looking at.

Board Member Hirsch: I like the one on the top. It is so light-feeling and fitting into the landscape. The one down below is a little heavier metal frame or doesn't seem to be as pleasant as the one on the top.

Chair Thompson: Are there any other comments from other Board Members?

Board Member Hirsch: One more comment is that nobody else mentioned or was concerned about the mechanical space up above. Is there some way in which that could be decreased in its volume and impact?

Chair Thompson: I would agree with you, Board Member Hirsch, in that it is quite big and it might be worth looking at.

Board Member Baltay: I share that comment. It did catch my eye that it was so tall. I agree it may be too big.

Ms. Swenson: Pam, is that something that you're able to speak to?

Ms. Kurz: Yeah. The nursing uses are increasingly high in their demands. We had BMT floors, oncology floors, so the HVAC systems are incredibly robust. It is a stacked system that does require and pretty much just fits within that volume. That is the size because of the demands of the uses. It is much greater than a typical acute care hospital. The demands are much greater.

Board Member Hirsch: It's a shame. It really overwhelms.

Ms. Gerhardt: I think as part of the formal application we would be able to see a little more detail about this equipment that is going in there, correct? We would have a better understanding of why that height is needed.

Ms. Kurz: Right.

Chair Thompson: And probably a better understanding of what the screen itself is.

Ms. Kurz: Yes.

Chair Thompson: Any other comments from Board Members? No? Any other questions from the applicant on our review.

Ms. Swenson: No. Thanks for all of your comments today.

Chair Thompson: Thanks. I actually had one last comment on the panels. I think as you guys are developing these, panels have a tendency to look like junk sometimes on a façade. It is filled with a lot of information and I think what is really successful about a good information panel is how it brings out what is important. I know Board Member Hirsch liked the one above which has sort of a clean look where you have evenness to the lines on the panels. That is something successful, but I would also encourage -- I think you guys are already starting this with your design and coloring -- what goes to the

background and what goes to the front is key here. Maybe it could integrate if there is art or something; it could be a nice way of creating something a little bit more three-dimensional than the two-dimensional option. That's my note. Thank you. I did cut you off a little bit ago. Did you have anything else to say, Molly?

Ms. Swenson: No, that's it. Thank you.

Chair Thompson: Thank you, everybody. We will close this item since it is a study session and we will take a ten-minute break. Reconvene at 9:45. See everybody then.

[The Board took a short break.]

3. Study Session: Request for Comments on Staff's Proposed Changes to the Height Transition Code Sections, Which are a Part of the Larger Housing Streamlining and Objective Design Standards project.

Chair Thompson: I think we are back. Please state for the record that Vice Chair Lee has joined us.

Vice Chair Lee: Hello, everyone.

Board Member Baltay: Hi, Grace.

Chair Thompson: Let's move on to our next item which is the study session on the objective standards project height transition item. Should I let staff take it away?

Ms. Gerhardt: Yes, thank you, Chair Thompson. Jodie Gerhardt, Manager of Current Planning. I just wanted to introduce the item and then I will turn it over to Jean. As you know, the ARB made a recommendation for approval of the objective design standards in our last meeting. Today we are just focused on the height transition conversation. This is part of the larger objective standards housing streamlining project that will be reviewed by the PTC and ultimately the Council sometime this summer. While today's discussion is a little outside the purview of the ARB, we believe that you as architects are uniquely qualified to discuss this conversation. We want to get some of your opinions about the specific code changes, but then also get some opinions about changes that might be needed in the future. With that, I will let Jean take it away.

Jean Eisberg: Thanks for the great intro. Good morning, Chair Thompson and members of the Board. Just when you thought you were done with me, I am back. I am going to go ahead and share my screen and jump right in because Jodie gave a great intro. In addition to the short staff report that you received, we attached the At Places Memo that Jodie and Amy had prepared several weeks ago. That really goes into the details of discussion and this scary-looking table is consolidating what each of the development standards table in Title 18, the zoning ordinance, says about height transitions. Depending on which district you're in, there is different language about when the lower height standard applies. We have the typical height standard, and then when you are next to a generally residentially zoned district that is a lower density, you are subject to a lower height limit. Sometimes, like in the RM-40, it is when you are within 50 feet of that adjacent site. In other districts, it is when you're within 150 feet of another residential district but the reduced height limit only applies when you're within 50 feet of that property line of the abutting district. There is different language used across the entire ordinance, as you might imagine creates some confusion for staff and applicants when both interpreting what each of these means and then remembering across districts what is going on. To show it more graphically, we showed this last time but just to make the point clear, the graphic on the right is showing this conceptually. We've got a lower density residential district in yellow, a higher density, typically commercial district, in the blue over here. The way that staff has been interpreting this is when you're within 50 feet of a property line the height limit is subject to that lower standard. Maybe you're at 50 feet over here beyond the property line but it is this lower 35 height limit when you're closer to the property line. Staff is proposing to modify the language just to make it clearer. We are not trying to propose substantive changes to the language at this time, but just to make the standard clear. For example, when we are

looking at the 18.16 (CN, CS, CC district) this is what the existing language says. It says when you are within 150 feet of a residential zone district abutting or located within 50 feet of the side. It is not a very clear standard. Again, the way staff has been interpreting it is that lower height standard only applied when you are within 50 feet of a property line. The proposal is to change that to just within 50 feet of a residential district. That's when these lower height standards apply and disregard the language about 150 feet. The CD district is more clearly written but it is different. The existing standard says that when you're within 150 feet of abutting residential zone this lower height standard applies. In that case, that 150 feet would extend off of my screen somewhere over here and you would be subject to that lower height limit across the whole plane. We do want to talk to you about whether this standard makes sense. Is that too much? Is that right? But, for now, we are not proposing substantive changes. We are not proposing to make any substantive changes to that language. In the At Places Memo, there are text edits that are proposed as part of the objective standards project. We were working with you on design standards; we also, as you recall, have another series of changes to other parts of Title 18 and this is the language that is proposed as part of those other changes. This looks a little less scary as a table. It is generally more consistent across each of the districts, but again we are not trying to make substantive changes at this time. Then, I just wanted to pause for a minute to talk about where this 150-foot threshold came from. You can see it on the zoning map at the graphic at right. All of the hashed blue is showing where that 150-foot distance applies. Here is El Camino; you will see it all up and down El Camino where you have got commercially zoned sites abutting lower density residential districts. The other place that the 150-foot threshold appears is in the performance standard section of the code where it talks about if [distortion].

[Adjusting Video and Audio.]

Ms. Eisberg: The performance standards when you're within 150 feet are these lower density districts. The performance standards apply relating to visual screening: noise, parking, glare from potential lighting, air-quality hazard materials, et cetera. Now over the course of time, the City has applied the performance standards more broadly to all different types of projects regardless to those adjacencies but this is just to give you a sense of the number of places in the code where that 150-foot threshold appears. In practice, how has this been getting applied? Again, staff's interpretation is this 50-foot limit. Here is the Wilton Court project. It is fronting El Camino here; it's adjacent to an RM-30 site over here and you see that lower height limit getting applied within 50 feet. If the City had been interpreting it more conservatively, more broadly within 150 feet, the entire project would have had reduces height out to El Camino. Another example of this application is a hotel site on El Camino. You can see this Hilton Garden Hotel is beyond the 50 foot limit of this RM-30 site. In this case, the reduced height was not required. Again, if the standard was interpreted as within 150 feet this would have had a lower standard across this portion of the site. We have two buckets of questions for you. The first directly relates to our objective standards projects. That is asking you if you support the City's text edits in the At Places Memo to change the language now. This is really clarification language so it is clearer for staff, applicants, and decision-makers. Our second series of questions is more holistic, or philosophical, or really wants to tap into your expertise as practitioners and thinking about the housing element process that is coming up and how we think about height transitions in general. From your perspective, what is the appropriate distance for when to require reduced height? Is it that 50-foot distance? Is there some other way we should be achieving height transitions? Second, should height transitions be different depending on context or depending on the district? Should the height transitions, for example, in downtown or other locations compare to maybe residential neighborhoods further from the business district or father from transit? Third, thinking about the other ways that the City regulates height and regulates height transitions is the existing daylight plane a good technique for transitioning buildings? Should we be thinking about other ways you make those transitions, such as upper-story setbacks or other techniques that you have in mind. Those are our series of questions for you and that is the end of my presentation.

Chair Thompson: Thank you, Jean. I wanted to ask if there were any comments from the general public on this item.

Mr. Nguyen: Chair Thompson, there are no raised hands for this item.

Chair Thompson: Thank you. Do we have any questions of staff from the Board?

Vice Chair Lee: Chair Osma, I do have a question for Jean or staff.

Chair Thompson: Sure.

Vice Chair Lee: I just wanted to see if you could point to an area where it is written or codified that described the intent of building height transitions? Where do we see that and how is it worded in terms of intent? Is it in several places per specific districts or is there an area where we could just talk about that? I just thought it might be a good starting point in terms of understanding how the City defines intent of building height transitions.

Ms. Gerhardt: We do have Amy French here, our Chief Planning Official, who may have more background on this, but as best I know these height transitions are in the development standards tables. They are just in a table; there is no extra language that comes with them.

Vice Chair Lee: That's what I was wondering. Maybe my follow-up question is where does staff think it is appropriate to have some kind of codified or some description of the intent of building height transitions? I know it's a big question, I am just wondering.

Ms. Gerhardt: I don't know that we need intent as long as our development standards are clear. I think we are trying to move towards more objective standards. I think just having proper language in the table is good.

Vice Chair Lee: Okay. Thanks, Jodie.

Chair Thompson: Are there any other questions of staff?

Board Member Baltay: I do, yes, if I could, Osma.

Chair Thompson: Go ahead, Board Member Baltay.

Board Member Baltay: I am curious about the required setbacks. If you could just refresh my memory when you're putting up one of these commercial properties or an RM-40 next to a residential neighborhood, is there a ten-foot setback requirement? Do I remember that correctly?

Ms. Gerhardt: I am looking it up as we speak. In the commercial zones, there would be a ten-foot rear setback for the residential portion of a project. Actually, there would also be a ten-foot setback when abutting a residential zone.

Board Member Baltay: Yeah, my experience has been that we always seem to have a ten-foot setback against residential zones and properties. Then, do I remember right that the daylight plane, however, does not apply? Residential properties have a daylight plane relative to each other. Does that apply?

Ms. Gerhardt: There are definitely some zones where it says to take the daylight plane from the adjacent residential and to replicate that on the commercial zone. There are definitely instances where that happens.

Board Member Baltay: Okay, thank you.

Chair Thompson: Any other questions of staff?

Board Member Lew: I have a question.

Chair Thompson: Sure, go ahead.

Board Member Lew: The zoning map shows the height transition is required for RM-40 as well as PC's but those are typically excluded in the written language of the code and I was wondering if anybody recalls when that change was made to exclude RM-40 from planned communities? I have a vague recollection of a discussion with Lee Lippert, who did three terms on the ARB and two terms on the Planning Commission, and that was about if a new PC comes in it shouldn't downzone existing zoning. I think that was the logic for not requiring the height transitions for PC's. I was wondering if there was any recollection of that.

Ms. Gerhardt: I don't have any specific recollection of that.

[Adjusting Audio.]

Ms. Gerhardt: I don't have any special recollection other than RM-40 is our highest residential density. I think that is why it is called out differently, and usually our PC's are higher density as well.

Board Member Lew: Does the old zoning map get updated? The one that I have that I got from staff electronically and the one that I have had since I started on the ARB, dating back to 2007, are those old maps continuing to be updated or is staff relying on the GIS?

Ms. Gerhardt: Yes, the maps are updated on a regular basis, although we don't do many. We have only done a handful of rezoning, and a handful of PC's and that sort of thing. There wouldn't be many changes.

Board Member Lew: Okay, thank you.

Chair Thompson: Any other questions of staff? Amy, were you able to get your audio to work? No, okay. Okay.

Board Member Hirsch: I do. Sorry, I was on mute. Is the 50-foot height limitation throughout all zones?

Ms. Gerhardt: No, all of the different ones have different height limits, although 50 feet is generally our maximum height limit.

Board Member Hirsch: Just downtown exceeds that?

Ms. Gerhardt: No, we are not speaking about the height limit itself; we are just speaking about the transition and the lower height limits that are required in those areas. We are talking more about the distance, not the height.

Board Member Hirsch: I understand that, but certainly the height limitation is also a factor relative to the distance because if you figure the daylight plane or daylight issues, the height issue does come into play. It isn't being discussed here, basically, at all. Is that correct?

Ms. Gerhardt: Not the actual allowed height number, just when to implement a lower height limit is what we are discussing. Does that answer your question?

Board Member Hirsch: I guess.

Chair Thompson: I think I hear Amy French now.

Ms. French: In answer to Vice Chair Lee's earlier question about purpose, Chapter 18.23, which is the performance standards chapter related to the 150-foot boundary area that is adjacent to residential, it does have a couple of sentences there. I can read a sentence, it is pretty broad though. It is not specific to height transition. It just says, "The purpose is to balance the needs of the uses within zones with the need to minimize impacts to surrounding neighborhoods and businesses." It says, "The criteria are intended to make new developments and major architectural review projects compatible with nearby

residential and business areas, and to enhance the desirability of the proposed developments for site residents and users, and for abutting neighbors and businesses." It's a pretty broad statement. Then, just to echo Board Member Lew's statement, yes, I recollect around that -- I don't remember what year that was -- but something that you said about Lee Lippert... I have been here a number of years so that resonates with me. I can't place the year, though. Thank you.

Vice Chair Lee: I appreciate that Amy, and I just want to be clear when you said general language just out in front of 18.23. Is that what you said?

Ms. French: Yes, it is section 18.23.010, purpose and applicability. I was reading from the purpose section A.

Vice Chair Lee: Thank you. I have a question for staff and maybe you can answer it, Amy, if you want. When we talk about it was previously in terms of the language that is a little bit hard to decipher in terms of 150 feet from a residential -- I understand that is staying sometimes -- is that distance sometimes a diagonal distance? Is there ever a case where it is a diagonal distance where it is unclear what that means?

Ms. French: Yes, it is just as the crow flies from the building to wherever the property lies.

Vice Chair Lee: That's what I thought. Is there somewhere where we... I am just wondering to get to the nitty gritty, is that something that can be from a corner of a building diagonally out into a neighborhood? Is that what I am understanding or is there a way it is described somewhere?

Ms. Gerhardt: It's from the lower density property line to the corner of the new... well, from the lower density line to the corner of the new building.

Vice Chair Lee: Okay, so it is not property line to property line, for example?

Ms. Gerhardt: No.

Vice Chair Lee: Okay, thanks.

Ms. Gerhardt: Jean, if you show that slide.

Vice Chair Lee: That looks like it is going to the building but I see now that it is going to a fence which is probably on top of the property line.

Ms. Gerhardt: Yes, and you can see it on Wilton Court as well. It is from the RM-30 property line to the Wilton Court building.

Vice Chair Lee: Okay. If you stay on this slide can I ask one more question? I am sorry I am taking so much time up, but if that was an RM-30 it might have been 1540, right? Is that what I am understanding?

Ms. Gerhardt: No, if it was downtown it would have been 150.

Vice Chair Lee: Right, so this situation downtown would have been 150 feet?

Ms. Gerhardt: Correct.

Vice Chair Lee: Okay, thank you.

Board Member Lew: Actually, Grace, on Wilton Court this one is under the affordable housing overlay.

Vice Chair Lee: Okay, so that might supersede.

(Crosstalk)

Board Member Lew: But if it were not affordable housing it would be 150 feet.

Vice Chair Lee: Okay, thank you.

Ms. Gerhardt: The affordable housing has the same... actually no; I'm sorry. It is workforce housing that has the same confusing language as the commercial zones. Affordable housing does say within 50 feet but it also gives the director a little bit of latitude. Wilton Court is actually 46 feet. It is a good representation of what would happen in a standard commercial zone.

Vice Chair Lee: Okay. Then, for Jean or all of you, this is something when you say these questions you want us to discuss, the future housing discussions, this is something that will be posed to the housing element group, right? Those newly formed; I assume that you're going to bringing this to them.

Ms. Gerhardt: That is correct.

Chair Thompson: Okay. Should we go question by question or just the bigger topics?

Ms. Gerhardt: If we could start with just the objective standards project for today, the specific language. Let's do a round of that and then a round for the future discussion.

Chair Thompson: Okay, sounds good. Let's do that. Who'd like to start?

Board Member Baltay: I am happy to support what staff is doing. I think it makes a lot of sense to bring everything to the 50-foot distance, as Jodie has done. My answer to the first part is yes I support that strongly.

Chair Thompson: Thanks. Board Member Hirsch.

Board Member Hirsch: I agree with Board Member Baltay that 50 feet seems reasonable to me, especially looking at Wilton Court and seeing the way the massing is done. It seems an appropriate dimension, and the restriction that is involved there seems to be working very well with that particular planning in that zoning program and should work in all others as well.

Chair Thompson: Thank you. Board Member Lew.

Board Member Lew: I am actually strongly opposed to this as a minor revision. I think the logic that I am using is that the zoning mass is drawn to scale. The (inaudible) is shown as 150 feet and I think this is a very substantial change that really requires the full city review process to make that change. I think the case needs to be made that it is necessary for housing. I think that is fine and I think the argument can be made but this is not the way to do it. It seems like we have made revisions in the past. I don't see why we couldn't make another revision in the future. I would actually do something much more tailored, much more site-specific and not make it a blanket 50-foot throughout all the different districts. There is a lot of old stuff in the code and I agree with staff that it is (inaudible). I do agree that it should be cleaned up a little bit. I think my general thought is that the way forward, at least for the CF and CM zones and maybe CC, is to bring back the old residential zoning. We used to allow all residential building on El Camino. Then after the (inaudible) project the council decided they didn't really want to see that type of project so they eliminated all residential zoning. It seems to me that we should keep the existing standards as they are and tailor something for an apartment building on El Camino. What that transition should be I am not exactly sure; I have looked at several different projects. I think the Wilton Court is sort of my maximum, or minimum; the 50 feet. I have looked at the Mike's Bikes site, which is 3001 El Camino project, and there is 150-foot distance ended up making the building to be like a single-loaded corridor apartment building, which is really inefficient. It means it is very expensive for the developer. I think in that case, I was measuring it out at 100 to 125 feet would have made the building much more

efficient. I would be in support of some sort of reduction in there and maybe a sliding scale depending on the size of the lot. I think applying the 50 foot to the ROLM, which is along West Bayshore and a lot of Eichler neighborhoods behind there I think would be completely inappropriate. I think the one area we should really focus on is DS and R1, for example in the North Ventura CAP area so we have some things on major transits center areas and California Avenue, and you have R1 zoning right behind it. I think those types of areas we have to look very carefully at to try to allow larger buildings and provide a buffer for the R1. I think that is all I have on this particular one, but I am opposed to this particular minor edit.

Chair Thompson: Thank you, Board Member Lew. Vice Chair Lee.

Vice Chair Lee: I want to thank staff for bringing this to our attention and applaud their efforts. I do agree and support the staff's text edits. I would like to move forward as proposed, and I really look forward to the future housing discussion piece. I think that Board Member Lew brings up some very interesting points and I look forward to discussing that and see how it may unfold with other bodies, like the Planning Commission, Council, and the Housing Element Group.

Chair Thompson: Thank you, Vice Chair Lee. For me, it is interesting; I appreciate Board Member Lew's comments. It has given me a bit more to think about than I had originally addressed or assessed, rather. What is nice about this change is that it feels like a very local choice that you're talking about something that is abutting something else and it is not really thinking about something that's 150 feet out, which as a pedestrian you may not notice as much but potentially from a further-back perspective it might be noticeable. In general, I am okay with the change. I think Board Member Lew's suggestion of doing a tailored approach is actually a really valid suggestion, even though it seems the majority of this Board is in favor of the change that is something staff should really consider. Potentially something might come up when you look at those things item by item just the way that table is laid out that something may appear that just doesn't make sense. Is there any other discussion from other Board Member's after hearing everyone's first round?

Board Member Baltay: Osma, are we going to broaden our discussion now about this topic?

Chair Thompson: Yeah, I think we can do that.

Board Member Baltay: I made a sketch on the back of my pamphlet here. I am hoping to share that. I sent an email copy to you and Jodie Gerhardt. Did either of you get it? Are you able to screen share somehow?

Chair Thompson: I'll check right now.

Ms. Gerhardt: I can look as well.

Board Member Baltay: I sat at a coffee shop on the avenue when I read these packets and I made a sketch for myself to understand and help me clarify; I like to draw things down. I think it would be helpful if I could show that to everybody.

Chair Thompson: Did you email it to us?

Ms. Gerhardt: I don't see such an email.

Board Member Baltay: Is it possible for me to screen share?

[Setting up screen share.]

Board Member Baltay: I did a cross-section through a commercial property abutting a residential one and I gave a lot of thought to what we are trying accomplish with this transition and it seems to me there are two fundamental things. One is what you call light and air, which is what a daylight plan regulates.

It is the sense of a building towering over another property blocking sunlight, blocking access to fresh air, et cetera. The other is just having privacy. What I was surprised by is when I sketch out what the daylight plane requirement is for a residence against another residence, for example, it goes up starting at ten feet at the property line and goes up at 45 degrees to the height limit. Then I sketch on my diagram a heavy red line what the current allow is where you have to be ten feet away from the property line but then you can go to 35 feet in height, and then you have to go over a full 50 feet before you can go to the full 50-foot height limit. What jumps at me is that we are a little bit backward here. We really ought to have the limit be 40 feet to accomplish the daylight plane protection of residential property. The 50 feet is additional even to what a residential protection would be. At the same time allowing the 35-foot height limit within 10 feet of a property is too much. It seems to me that some sort of analysis of a daylight plane regulation would make more sense if our goal really is to protect the light and the air impact on residential properties as a whole. I think a ten-foot buffer is wonderful for allowing landscaping screening for privacy and things like that. I guess my conclusion -- I am not saying it is a strong conclusion but rather I thought this sketch was helpful just to clarify my thoughts -- is even 50 feet is more than the protection afforded residential properties with the current daylight plane standard, and yet also the extra height very close in is a much bigger impact. A 35-foot tall building 10 feet from your property is a greater impact than a 50-foot tall building 50 feet from your property. I just throw this sketch out for everybody to see. I can stop sharing this screen.

Board Member Hirsch: No, keep it up.

Board Member Baltay: I put it out there; I was just sketching, drinking coffee and I spent the rest of the week thinking is there a conclusion to draw from this. I am not sure there is but this analysis is to me, at least.

Board Member Hirsch: I'd like to comment on that. I just think that the daylight plane is such a useful tool. It really is more useful than a specific dimension. I think this sort of proves it here. It is commonly used in the New York area; I can tell you that except for concentrated center urban areas. The daylight plane in most residential areas is the key where it clearly is against commercial zones which may not work as well, but it looks appropriate here to me. The 50 feet, you're right, it is more restrictive. It is more restrictive to be that much further back than the daylight plane. It is a reasonable number if you're going to choose a number. That is what this diagram shows me.

Chair Thompson: Any thoughts from Vice Chair Lee?

Vice Chair Lee: I appreciate that, Peter. Thank you for sharing that. I also appreciate Amy French's description. When we talk about mitigating impacts and balancing needs and ensuring compatibility and desirability, I just feel that it is really important to understand the intent behind development standards because when we look at a table I know I have looked at tables working in cities and tried to understand, well why. I can think of some specific examples in neighboring cities where the intent is achieved but the development standard that I see in the table is different. I just wanted to open up and see how you wanted to proceed, Osma, but I feel like when we talk about future housing discussions, a large part of what we should talk about is the future and sustainability for our town. That is my general comment. I really appreciate this diagram, Peter, and just thinking about dimensions, and I really appreciate the discussion from Board Member Lew regarding the different kinds of proposals. Even if you just said housing, for example, or if you just said for-profit commercial or a mix, we all can think of various situations where there are going to be exceptions or reasons or districts that make us feel slightly different. I just feel in terms of going back to what was given to us today, it is important to clarify the language so that they are able to apply and instruct moving forward. I will just stop there.

Chair Thompson: I think we are going to open it up now, Vice Chair Lee, to future housing things. I think this diagram really speaks to a lot of what I have been thinking about. It is nice that it is sketched out here. There is something to be said about the daylight plane and its validity in terms of providing light and air. Often times I've wondered if it is the most effective way. I have seen other transitions elsewhere where it is the hard redline that goes beyond it and over. It does feel like it has a harmony with what is around and the context, and if every building were to adhere to the daylight plane, you

could imagine what the city might end up looking like with these steep terraces or diagonals that create these little pockets. It's an interesting choice. For future housing opportunities, I think the daylight plane can be seen as very restrictive in terms of development and I do want to caution that note as well. At the same time, it is important that we ensure light and air and I think there are efforts that we are doing with setbacks and things that also achieve that. That's my two cents. Are there any other comments on this and future housing opportunities?

Board Member Hirsch: It seems to me that the daylight plane and the yard requirements kind of meet together. Together they form good controls. To be honest, my concern about objective/subjective -- you know I am the negative vote on that one -- has always been that I am coming from a background of rather strict zoning that is based on formulas, based on the daylight plane and yard and setback requirements. Those are absolutely objective. Then, of course, Palo Alto -- as Alex points out -- is a different environment here where we are probably more concerned with neighboring issues than New York is, for example, and sensitive to that. There has to be a balance somewhere in between. I think this diagram really shows it to me. A selection that cleans up this text and it seems to me a 50-foot works with this diagram or to use the daylight plane, one or the other, would be effective. I would go along with staff here but also I think a daylight plane would be equally successful.

Board Member Baltay: Osma...

Chair Thompson: I was going to give Board Member Lew a chance.

Board Member Baltay: I'm sorry. Okay, go ahead.

Board Member Lew: I am not sure I have anything to say on the daylight plane other than in many places we have the zero setback allowed. For example, in the CS zone, you can build right at the property line. That seems to be problematic in some cases. I am still collecting my thoughts on the more general housing issue. I will come back later.

Chair Thompson: Okay. Board Member Baltay.

Board Member Baltay: Alex is correct; you have zero setbacks in a CS zone except when you're next to a residential property where you have 10 feet.

Board Member Lew: There's multifamily and then there is R1. I think it only applies to the very lowest R1, RMD.

Board Member Baltay: That's not been my experience, Alex. Working on a project downtown we have 10-foot requirements point-blank in a CC zone.

Board Member Lew: Yes, there's a 10-foot setback in the performance standard.

Ms. Gerhardt: There is a 10-foot rear setback abutting residential zones. This is for a mixed-use or residential project in the commercial zones. Residential zones would be all of the different residential zones up to RM-40.

Board Member Lew: Interesting. Okay, thanks.

Board Member Baltay: My thought is more that I think a combination of yard control, setback, and the daylight plane is probably a better, less-restrictive way of achieving the same overriding objective which is to preserve a sense of light and air and achieve more privacy. Osma, to your point, I think if I were designing I would much prefer to have a daylight plane which gives me a lot more flexibility to go a little bit higher if I step forward or backward. As a designer, I appreciate having the ability to decide for myself. Just being told 35 feet until I get 50 feet away is a pretty strong requirement. I think greater design flexibility, more subjectivity comes from a daylight plane. I never thought about it that much before but I think that is how I feel anyway. I guess I would like to, not recommend or anything, but it

seems to me that a daylight plane is worth more consideration. Ultimately, Alex is correct; there are big issues that Council and Planning Commissions and other boards and bodies need to think about, but if you want architectural advice this diagram says what I think.

Chair Thompson: Thanks. Why don't we go back to the questions on the greater discussion? I just want to give the Board a chance to discuss some of these questions here on the appropriate distance and the height transitions in downtown. I think I heard Vice Chair Lee and Board Member Lew wanted to speak to these. We will start with Vice Chair Lee.

Vice Chair Lee: Thank you, Osma and staff. I had a couple of thoughts and I also wanted to engage Alex with the questions. I think Alex had mentioned some specific districts within Palo Alto and more of a gradually or a layered way of looking at this for future housing discussions. I just wanted to pick that up to understand that better. For me, when I look at these three questions I think they are very important to ask. I think largely my impression from working and being on the Architectural Review Board is that I sometimes generally question the height transition requirements where a proposal might be still fulfilling the intent in terms of not being the standard that is in the table but still seems to balance needs and provide compatibility and desirability. I guess I was wondering if there are specific projects that we as a whole, and what we have seen in Palo Alto, where we feel like the height transition requirements have been too much or not the appropriate measure for compatibility and mitigated impacts. I just wanted to bring that out. Also talk about is there a focus in terms of... I understand there are a lot more proposals for the corridors; El Camino, downtown or specific areas and maybe there is also a way for us to talk about this in terms of our knowledge of specific areas in the city where we see these applied and how does that relate to future housing. I was just thinking how can we as a group be helpful to future discussions as well for housing development, for planning Commission, for Council? Is there a way to structure that? I just wanted to open that up. I just thought these questions bring up other questions from me. In general, I favor really understanding what the intent is and then how to do that might be through looking at light and air or it might be through providing enough privacy or providing enough of a program area for open space for a particular use. For me, it always goes back to the intent to understand how to best provide the development standard.

Chair Thompson: Thank you, Vice Chair Lee. Board Member Lew, did you have some items?

Board Member Lew: Yes. I just wanted to mention some things that I researched for today's meeting. One is El Camino and Mountain View; they did a specific plan for the entire length of El Camino and they broke it down into major nodes and corridor areas and then low-density corridor areas. They tailored the height to those segments and they also had a process where there was base zoning and tier one and tier two up zoning if you go through design review and City Council review. It seems to me the advantage of doing that is that you can allow larger buildings where there is transit and in other places where there is a predominantly one-story commercial building and one-story houses so you can keep it relatively low for the near future. It seems to me to be more strategic. I think the way Palo Alto has done it is sort of chaotic to figure out how high a building can be on El Camino, you need to sit down for at least half a day or a day and get out the zoning book and the zoning map, and research all the different parcels around the property, and then figure out what you want to put on the building, and then you can figure out the height limit once you do all of that work. In Mountain View, it is fairly straightforward for people to understand what the height limit is in this particular section of town. The other city that I looked at was Berkeley because I am familiar with a lot of the new apartment buildings in Berkeley and I looked at the transition areas that they make, and they do much more abrupt transitions than we do. I am generally finding they did at least 50 feet of step-downs from big five-story apartment buildings down to two-story houses. I generally would find that to be acceptable in the more urban areas of Palo Alto but I think it is too much in the more one-story areas of Palo Alto. The third city that I thought about was San Francisco, where they have the zoning map but they also have a height map. I think they do it because of hills but it is really site specific. They go through every parcel and it will have this specific height limit. That's another thing to consider too. Then again, San Francisco has such steep hills that I think that is where that came from. They have also wanted to add more housing there so they did up-zone a lot of the height to get more housing. I think that's all that I have got.

Chair Thompson: Thank you, Board Member Lew. Does Board Member Hirsch or Board Member Baltay have any more to discuss on the future housing section?

Board Member Baltay: I think I have said what I can add to the conversation, Osma. Thank you.

Chair Thompson: Thanks. Board Member Hirsch.

Board Member Hirsch: Yeah, I am thinking back to my own experience in designing my house here which was very much required... it is a very narrow lot. I had to keep to the daylight plane and the house becomes a zoning diagram because of those restrictions. It is hard to live with that but I think it is important to have those kinds of regulations. In a way, they are better than just choosing a specific dimension. I don't know how to answer Alex's concerns for all of the different zones just never having worked as an architect with these restrictions, but I definitely come down in favor of a daylight plane and yard requirements, setbacks, rear yards, et cetera. Those seem to me to give you the envelope and you have to work with it. If the site doesn't work it, does not work or you find a design that does work. That's sort of where I am at. I think that the daylight plane manages to do exactly what it is supposed to do: provide appropriate daylight for everybody.

Chair Thompson: Thank you, Board Member Hirsch. I think the other thing I would add is sometimes when there is regulation on top of regulation on top of regulation on a site, there are some cases where the site is really hard to develop and it is kind of rendered useless sometimes. I know of an example that is not in Palo Alto specifically but nearby where it is a great lot and it is in a great location but because of all of the regulations of height and zoning that nobody wants to develop it and nobody knows what to do with it. That is really unfortunate and that would be the only thing that I would caution is that when there are certain specific sites that come up that struggle, it would be worthwhile to have the city take a closer site-specific eye on those lots as Board Member Lew has mentioned. In terms of height transition, we have seen some cool projects where even though the bulk was there, even though the massing was there, the articulation was able to make it seem like it was transitioning down and there is a lot to be said for those things as well. Given that, especially for housing, that we need it so badly, there might be something to be said about allowing more height closer and having another stipulation that allows for at least visually that it is less oppressive. Any other last thoughts from anybody?

Vice Chair Lee: I can give a few last thoughts. Thank you, Chair Thompson, because I agree with your comments and others as well. Just to answer the question for staff, I do think that 50 feet or less is appropriate for transitions in general, however, when we are talking about housing it is exactly what you just said Chair Thompson. I have looked at sites elsewhere where we have to pass them up because they aren't able to build per the zoning, quality housing requirements for funding, and for quality of life. I feel like, yes, the height transition should be reduced in the downtown as well as other areas when it is a predominant housing program, absolutely. I am just going through the list. The daylight plane, up-story setbacks, and then, as Chair Thompson just mentioned, actual articulation modulation or going through discretionary review to achieve the aims of your intent. I really appreciate Alex looking at the three cities of San Francisco, Berkeley, and Mountain View, but I am hoping that maybe that Planning Commission or the Housing Element as directed by staff or others, we need to learn and can we learn from other city efforts on the peninsula locally or even in California, or even outside. I don't think Palo Alto... I don't understand why it is tabula rasa each time if there is a way to bring forward examples and lessons learned from other cities. I guess in this list, Alex, I just see mid-peninsula. What's happening in San Mateo? I wonder how if the housing element is a group of experts who have engaged in housing in different ways... I just think that is a great step forward and a place where some of this could be examined more closely.

Chair Thompson: Thank you, Vice Chair Lee. Any other comments before we finish the study session?

Board Member Hirsch: I'd like to get back in this for a minute because I definitely agree that downtown is a whole other area and I am looking forward to the possibility of their being housing in downtown for a lot of reasons. These regulations, if they were used in downtown, really wouldn't be useful at all. There has to be really a choice between what is used in the downtown area and the restrictions and totally

residential areas where the conflict really arises where residential neighborhoods meet up against other uses. That seems to be the area that this is specific to but it shouldn't be in areas of the downtown.

Chair Thompson: Okay. Board Member Lew, did you have something to add?

Board Member Lew: Yes, with regard to downtown, I just want to point out there is one little house on an alley off of Bryant Street and it is historic. Because it is there, the zoning map says it has the 150 feet thing all around it. It is basically down-zoning half of a city block for one historic house. I think something like that should bear some scrutiny and there must be a way for allowing a historic house to have some sun but not impact half of a city block. I think we should consider reducing it in the downtown area. That's it.

Chair Thompson: Great. Any last thoughts from anyone? Okay. Any questions from staff or closing remarks on this item?

Ms. Gerhardt: No, thank you all for your comments.

Action Items

4. PUBLIC HEARING/QUASI-JUDICIAL: 4256 El Camino Real [21PLN-00034]: Request for Changes to an Approved Project to Revise the Underground Garage Parking and Clarify the Director's Parking Adjustment. Environmental Assessment: Use of a previous EIR. Zone District: CS (Service Commercial). For More Information Contact the Project Planner Samuel Gutierrez at samuel.gutierrez@cityofpal Alto.org. (Continued to May 6, 2021)

Chair Thompson: Great, thank you. With that will move on to our next item. Jodie already mentioned that item four will be continued.

Ms. Gerhardt: Correct. It will be continued to May 6th, our next meeting.

Approval of Minutes

5. Draft Architectural Review Board Meeting Minutes for March 18, 2021

Chair Thompson: Great. Then that puts us to the approval of minutes for the Architectural Review Board minutes from March 18th.

Board Member Baltay: Osma, do you need a motion and a vote to continue something once it is on the agenda?

Ms. Gerhardt: This particular item we continued fairly early in the process so no motion is needed. Thank you.

Chair Thompson: We do need a motion to approve the minutes from March 18.

(Crosstalk)

Board Member Baltay: Go ahead, Alex.

MOTION

Board Member Lew: I have one correction. On packet page 44 of the minutes, when I was speaking it says 56 which is a street number address, and I actually said 636 but I misspoke and meant to say 429. I will move that we approve the minutes for March 18th, 2021.

Board Member Baltay: I have a couple of comments to make, first, if I could, Osma.

Chair Thompson: Sure.

Board Member Baltay: I read through the minutes reasonable carefully and I was surprised by the whole number of what you might call typographical mistakes, some of them more substantial than that though. On page 37 for example, the statement was attributed to me which I didn't make. Same thing on page 38, on page 41 up in the body of text, the existing is wonderfully falling apart dilapidated. It is just not correct. There are a lot of times where what is written is really not an accurate transcription. I have maybe a dozen locations in here. I don't know that I want to try to go through them all and correct them. They don't affect the intention of the content. But, Jodie, I guess to staff, I wonder if there is a way to request one more round of proofreading before these are released. On top of page 37, Chair Thompson says, we don't see this bailing in front of the wall like we are seeing in the elevation. What she means to say is railing, not bailing. It just goes on and on in this particular set of minutes. I guess I think another round of editing would be a good idea in general. I can second Alex's motion to approve.

Ms. Gerhardt: Yes, Board Member Baltay, if you're able to send us those corrections that you do have that would be helpful.

Board Member Baltay: I can list them to you. Can I do that instead?

Ms. Gerhardt: I think I...

Board Member Baltay: It is a lot of work for me to type out a big email to you, Jodie.

Ms. Gerhardt: Okay.

Board Member Baltay: Page 35, last line. Board Member Baltay says, do you anywhere identify the sides of the panels. What I said was size, not sides. Page 37 top line, Osma Thompson says, so we don't see this railing, not bailing, which is what is written. Halfway down the page, Dave Hirsch was speaking and all of a sudden I am attributed to saying okay.

Ms. Gerhardt: What page was that?

Board Member Baltay: Page 37. Page 38 halfway down again, we were talking about the light fixtures on the building and again Board Member Baltay is attributed to a statement made by Board Member Hirsch. Let's see. Page 42, in the motion, the second line in the motion there, successful motion over the height of the board. That's not what I said. Successful motion over the entire board. The height of the board doesn't make sense as said there. Alex's statement at 56, the address on University Avenue. I think that covers my red marks there.

Ms. Gerhardt: Okay. I have written those corrections down.

Board Member Baltay: Again, Jodie, those are not really important in this particular frame of mind but I was surprised to see so many things like that.

Ms. Gerhardt: Yes, I think we will be talking at the next meeting. The Council has actually asked that we no longer do verbatim minutes, that we do more summary-type minutes. Hopefully, that'll help the typist, that'll help us in our review, and hopefully, we can be more accurate in that way going forward.

Board Member Baltay: Great. I am sorry to waste everybody's time looking at this all. Thank you.

Ms. Gerhardt: No, that's good. We need a clear record.

Chair Thompson: Okay. We have a motion by Lew and second by Baltay to approve the draft meeting minutes. Can we get a vote?

Aye: Baltay, Hirsch, Lee, Lew, Thompson (5)

No: (0)

MOTION TO APPROVE PASSES 5-0.

Board Member Questions, Comments or Announcements

Chair Thompson: Thank you. Our next item is Board Member questions, comments, or announcements and I have NVCAP on there.

Board Member Lew: The NVCAP is going to be presented to the City Council on June 14th. That is all that I have on that one.

Chair Thompson: Great. Thank you. If there are no others this meeting is adjourned.

Ms. Gerhardt: Yes, thank you very much, everyone. If we just have Board Member Baltay and Board Member Hirsch stay on for the ad hoc committee.

Board Member Hirsch: Yes.

Ms. Gerhardt: Thank you so much.

Chair Thompson: Thanks, everyone.

Board Member Hirsch: Bye, all, except Peter.

Board Member Baltay: Bye, everybody.

Adjournment

Ad Hoc Committee Items

6. 180 El Camino Real [20PLN-00172]: Ad Hoc Committee Review of a Previously Approved Project That was Conditioned to Return With Additional Details for the Location and Placement of Three (3) Signs for the Macy's Building within the Stanford Shopping Center. Environmental Assessment: Exempt per Guideline Section 15301. Zoning District: CC (Community Commercial District). For More Information Contact the Project Planner Samuel Gutierrez at Samuel.Gutierrez@cityofpaloalto.org.

Ms. Gerhardt: Do we have Sam?

[Setting up presentation.]

Sam Gutierrez, Project Planner: I might have to turn off my camera because my connection is kind of wonky. Let's just try and see.

Ms. Gerhardt: That's fine. You can say hi and you can turn it off if you want.

Mr. Gutierrez: I will keep it on but if you hear it get choppy I do apologize. I will cut off the camera to save bandwidth.

Ms. Gerhardt: I am also going to run away and talk to you later. Thank you, all.

Board Member Hirsch: By, Jodie.

Mr. Gutierrez: Thank you.

[Setting up presentation.]

Mr. Gutierrez: Thank you to the ad hoc committee. I am still getting used to saying that for so many years being trained the other way but times have changed. I am Sam Gutierrez, the project planner that previously presented the Macy's signage exemption to the Board, and of course, we had some comments and conditions to bring back to the ad hoc group here. It wasn't really about the signage size itself, it was more about location. Here looking at the plans, we can see there was an adjustment because there were comments about adjusting the lines and the breaks in what the previous proposal was. Here, we can see that the signage was adjusted to be kind of left-justified. You can see it down the walkway. The other sign that ruins along that face of the interior of the shopping center for this Macy's building further down towards what we call the market plaza area towards Pacific Catch and Sand Hill parking lot, here we can see the signage justified in different sides but as pointed out during the previous hearing, there has been a number of trees placed there so it makes it difficult to see though these signs were brought to level, which was a requirement of the ABR. Here you can actually see the sign without being blocked by the trees on the walkway. Then there was a question about the placement of the major sign, the large sign towards... I am not sure what you call it but I guess the garden plaza area towards the Apple Store and Neiman Marcus, there were comments about considering the archway, putting it there, and then also again not having the Macy's copy overlap with these breaks in the brick façade. Then there were questions about left or right justified, which is shown here in these perspective pictures if I could zoom in. Hopefully, that isn't choppy for everybody to see. Here you can see kind of how the different perspectives from the different sides. This top perspective is from the parking garage towards the Neiman Marcus side towards Quarry as indicated here; Orchard Lane and parking lot but Quarry would be on this side and then Sand Hill this way. Similarly, here we could see what it looks like if you're coming from the Sand Hill parking lot as you're going between the buildings and the Neiman Marcus and you enter this plaza area you will see the existing Macy's signage. From this perspective, you could see it in either panel but you wouldn't be able to see it in an arch. Then here is another perspective from the Neiman Marcus stance where you have blocked that view of the arch but you could still see the original Macy's signage here. The question before the ad hoc group here is what positioning, I guess, is sufficient or more appropriate. I will leave it to you gentlemen.

Board Member Hirsch: Who goes first?

Board Member Baltay: I am trying to figure out what we are being asked exactly.

Board Member Hirsch: The location on CL5 the location of the Macy's... there are two options.

Board Member Baltay: Oh, I see. What does the applicant propose?

Board Member Hirsch: Well, they are leaving it up to us I think.

Male: Correct.

Board Member Hirsch: My preference is the one on the corner, closest to the corner.

Board Member Baltay: I agree with you, David. That's where I would choose, were I the designer. I think either one meets the standards we are required to enforce.

Mr. Gutierrez: For CL5 it would be a left-justified, this one here.

Board Member Hirsch: Yeah.

Board Member Hirsch: You're happy with that, I am happy with that. Yeah.

Ms. Gutierrez: How about...

(Crosstalk)

Board Member Hirsch: CL4, the next one?

Mr. Gutierrez: There we go. This would be a right-justified on this panel and left. Again, this would be the different views from the walkway heading towards the center of the shopping center.

Board Member Hirsch: I prefer the one that is on the right side of the vertical strip. That one.

Board Member Baltay: Okay, that is fine with me. Both of them are fine I think. What was our original concern, Sam, with this?

Mr. Gutierrez: One concern was that the CL4 and CL3 weren't aligned. If you were walking down that walkway you would see them a little uneven. This has been brought to even stance, and then there was concern about location because before the Macy's signage was proposed in between some of the breaks and there was concern that it shouldn't be there. The M and, I believe, the A were in the break here, and in the CL3 it mirrored what the original signage is doing where this break in the brick façade, which is actually pretty thick and I think it is four or five inches, was breaking up the copy of the sign. It just didn't look really correct architecturally. That is where this positioning thing came about and moved.

Board Member Baltay: Okay. Now both sides are aligned vertically. Is that right?

Mr. Gutierrez: Yes.

Board Member Baltay: They're equal distance off the pavement.

Mr. Gutierrez: Mm-hmm.

Board Member Baltay: Okay. The CL3 to the left looks good and the one where David just suggested in the...

(Crosstalk)

Board Member Baltay: If that is what we are being asked that is fine...

Board Member Hirsch: Yeah, those three.

Board Member Baltay: Is that it?

Board Member Hirsch: That's it.

Mr. Gutierrez: Yeah, that was really it. It was pretty simple and straightforward.

Board Member Baltay: Thank you for putting it all together.

Mr. Gutierrez: Okay. Thank you, gentlemen, for your time.

Board Member Hirsch: Okay.

(Crosstalk)

Mr. Gutierrez: Sounds like we are going again... just to make it clear, this looks fine; CL3 does with the adjustment. CL4 we are going for the top option here, center panel.

Board Member Hirsch: Yup.

Mr. Gutierrez: And CL5 we are going for this bottom option where you're on the far left panel on the corner.

Board Member Baltay: Perfect.

Board Member Hirsch: Yup.

Mr. Gutierrez: Okay.

Board Member Baltay: Thank you.

Mr. Gutierrez: There we go.

Board Member Baltay: Thanks, everybody. We are all done. See you.

Mr. Gutierrez: All done. Bye-bye.

Board Member Hirsch: Thank you.



Architectural Review Board Ad Hoc Committee Review

TO: Bill Comer, All California Signs
SUBJECT: 180 El Camino Real, Building K Macy's Signage Exemption [20PLN-00172]
DATE: April 20, 2021
FROM: Samuel Gutierrez, Planner

PLANNER'S SIGNATURE

DocuSigned by:
Samuel Gutierrez
CCD37B1502534AC...

The application, and plans dated February 12, 2021, was reviewed by the ARB Ad Hoc Committee on April 15, 2021 in accordance with condition of approval #5, as stated below. The ARB Ad Hoc Committee comprised of Board members David Hirsch and Peter Baltay.

#5 ARB Ad Hoc COMMITTEE: *Prior to the issuance of building permits, the applicant shall return to the ARB Ad Hoc committee for approval of the following items, to the satisfaction of the Director of Planning and Development Services:*

- A. Adjust the height of the CL3 & CL4 signage to be the same height.*
- B. Adjust the location of the CL5 signage, recommendation are to shift the signage to the left panel or to locate the sign within the entry archway*

At the virtual meeting, the Ad Hoc Committee agreed with the revisions presented with the following conditions added:

1. The owner or designee shall place the CL3 sign in the location on the building as shown in the Ad Hoc plan set.
2. The owner or designee shall place the CL4 sign in the location on the building justified "RIGHT" as shown in the Ad Hoc plan set.
3. The owner or designee shall place the CL5 sign in the location on the building justified to the upper left corner of the building as shown in the Ad Hoc plan set.

The applicant will ensure these changes/conditions are incorporated into the design and this Ad Hoc Committee Review letter shall be printed on the plans submitted for building permit(s).

Copies sent to:

Project File

Michael Bordoni, 415 Broadway 3rd Floor MC 8873, Redwood City, CA 94063