



ARCHITECTURAL REVIEW BOARD AGENDA

=====MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 26=====

Thursday June 6, 2013
REGULAR MEETING - 8:30 AM
City Council Chambers, Civic Center, 1st Floor
250 Hamilton Avenue
Palo Alto, CA 94301

ROLL CALL:

Board members:

Clare Malone Prichard (Chair)
Lee Lippert (Vice Chair)
Alexander Lew
Randy Popp
Naseem Alizadeh

Staff Liaison:

Russ Reich, Senior Planner

Staff:

Diana Tamale, Administrative Associate
Amy French, Chief Planning Official
Jason Nortz, Senior Planner
Margaret Netto, Contract Planner
Elena Lee, Senior Planner

PROCEDURES FOR PUBLIC HEARINGS

Please be advised the normal order of public hearings of agenda items is as follows:

- *Announce agenda item*
- *Open public hearing*
- *Staff recommendation*
- *Applicant presentation – Ten (10) minutes limitation or at the discretion of the Board.*
- *Public comment – Five (5) minutes limitation per speaker or limitation to three (3) minutes depending on large number of speakers per item.*
- *Architectural Review Board questions of the applicant/staff, and comments*
- *Applicant closing comments - Three (3) minutes*
- *Close public hearing*
- *Motions/recommendations by the Board*
- *Final vote*

ORAL COMMUNICATIONS. Members of the public may speak to any item not on the agenda with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a speaker request card available from the secretary of the Board. The Architectural Review Board reserves the right to limit the oral communications period to 15 minutes.

APPROVAL OF MINUTES.

May 2 & 16, 2013

AGENDA CHANGES, ADDITIONS AND DELETIONS. The agenda may have additional items added to it up until 72 hours prior to meeting time.

CONSENT CALENDAR:

1. **2080 Channing Avenue [13PLN-00166]:** Request by John Tze, on behalf of Ho Holdings No. 1, LLC for Architectural Review of a master sign program for the Edgewood Plaza Shopping Center. Environmental Assessment: Exempt from the provisions of CEQA (15301) upon Historic Resources Board determination that the project complies with the Secretary's Standards for Rehabilitation. Zone District: Planned Community (PC 5150).
2. **456 University Avenue [13PLN-00078]:** Request by Robinson Hill Architecture on behalf of Palo Alto Theater Corporation for Architectural Review of exterior modifications to an existing historic building, including a front façade storefront window system, storefront openings at the rear, and retractable covered canopy over a courtyard that would contain a bar and restaurant seating, for a proposed eating and drinking establishment. Environmental Assessment: a Mitigated Negative Declaration has been prepared. Zone District: CD-C (GF)(P). The Historic Resources Board is conducting a public hearing on this item on June 5, 2013.

MAJOR REVIEWS:

3. **490 San Antonio Road [13PLN-00140]:** Request by Starkweather Bondy Architecture on behalf of Gideon Hausner Jewish Day School for Architectural Review of a new 35 foot tall, one-story gym and classroom building with 17,602 sq. ft. of floor area, proposed to replace two-story buildings (two structures totaling 43,340 sq. ft. in area). Environmental Assessment: Exempt from the provisions of CEQA (15302). Zone District: Research, Office, and Limited Manufacturing (ROLM).
4. **California Avenue Streetscape Improvements [13PLN-00211]:** Request by the City of Palo Alto Transportation Division for Architectural Review of streetscape improvements on California Avenue, between El Camino Real and the CalTrain Station, including traffic calming treatments, landscape elements with new street trees, street furniture, new street lighting, parking enhancements, and a reduction from four vehicle travel lanes to two lanes. Environmental Review: A Negative Declaration was adopted on November 28, 2011 for the project.
5. **240 Hamilton Avenue [13PLN-00006]:** Request by Ken Hayes of Hayes Group Architects on behalf of Forest Casa Real LLC for Architectural Review of a new four-story, 50-foot, mixed-use building with 15,000 sq. ft. of floor area, proposed to replace a 5,000 sq. ft., two-story commercial building. Environmental Assessment: an Initial Study and Mitigated Negative Declaration have been prepared. Zone District: Downtown Community Commercial with Ground Floor and Pedestrian Shopping combining districts (CD-C) (GF) (P).

PRELIMINARY REVIEWS:

6. **2209-2215 El Camino Real [12PLN- 00404]:** Request by Karen Kim on behalf Tai Ning Trading & Innovations Co. for Preliminary Architectural Review of a new three-story, 9,780 square foot mixed use building proposed to replace a 3,239 sq. ft., one-story commercial

building on a 5,392 square foot lot. The proposal would include a request for a Design Enhancement Exception (DEE), to allow the building to encroach into the 20-foot required setback at the rear alley way. Zone District: Community Commercial (CC (2))

7. **2500 El Camino Real [13PLN-00161]**: Request by Stanford Real Estate for Preliminary Architectural Review of a new four-story, mixed use building with 70 below market rental housing units (one, two and three bedroom units) and approximately 7,300 sq. ft. of commercial space within a 100,000 sq. ft. building, proposed to replace a 38,416 sq. ft. commercial building. Zone District: Commercial Service/Alternative Standards Overlay (CS (AS1)). **This item is continued to the regular meeting of June 20, 2013.**

BOARD MEMBER BUSINESS AND ANNOUNCEMENTS.

8. Recap of retreat discussion on Colleagues Memo.
9. Formation of subcommittees – nomination of special topics.

REPORTS FROM OFFICIALS.

Subcommittee Members: Naseem Alizadeh and Randy Popp
SUBCOMMITTEE:

10. **2080 Channing Avenue [10PLN-00198]**: Request by John Tze for review of proposed shade screen structures for the public park and other related items at the Edgewood Plaza mixed use project. Zone: Planned Community (PC-5150) zoning district. Environmental Assessment: An Environmental Impact Report was certified for the project in accordance with the California Environmental Quality Act (CEQA).

STAFF ARCHITECTURAL REVIEW:

Project Description: Installation of two illuminated wall signs & two projecting wall (blade) signs

Applicant: Kevin Grant

Address: 278 University Avenue [13PLN-00164]

Approval Date: 5/17/13

Request for hearing deadline: 5/30/13

Project Description: New fencing and gate at an existing fire station

Applicant: Cecil Lectura, PWD Facilities

Address: 2675 Hanover Street [13PLN-00195]

Approval Date: 5/20/13

Request for hearing deadline: 6/3/13

Project Description: Installation of one internally illuminated channel letter wall sign

Applicant: Unju Lee

Address: 3375 El Camino Real [13PLN-00108]

Approval Date: 5/22/13

Request for hearing deadline: 6/4/13

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Posting of agenda. This agenda is posted in accordance with government code section 54954.2(a) or section 54956.Recordings. A videotape of the proceedings can be obtained/reviewed by contacting the City Clerk's Office at (650) 329-2571.

Materials related to an item on this agenda submitted to the **Architectural Review Board** after distribution of the agenda packet are available for public inspection in the **Planning and Community Environment Department at 250 Hamilton Avenue, 5th floor, Palo Alto, CA. 94301** during normal business hours.