



ARCHITECTURAL REVIEW BOARD MINUTES

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

Thursday, January 16, 2014
REGULAR MEETING - 8:30 AM
City Council Chambers, Civic Center, 1st Floor
250 Hamilton Avenue
Palo Alto, CA 94301

ROLL CALL:

Board members:

Lee Lippert (Chair)
Randy Popp (Vice Chair)
Alexander Lew
Clare Malone Prichard
Robert Gooyer

Staff Liaison:

Russ Reich, Senior Planner - absent

Staff:

Diana Tamale, Administrative Associate
Amy French, Chief Planning Official
Margaret Netto, Contract 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.

None.

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

CONTINUED BUSINESS:

Major Review:

1. **2209-2215 El Camino Real [13PLN- 00396]:** Request by Karen Kam on behalf Tai Ning Trading & Investment Co. for Major Architectural Review of a new 9,580 sq. ft. three story, mixed use development on a 5,204 square foot lot to replace an existing 3,803 sq. ft. restaurant and retail use. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332. Zone District: CC (2).

RECOMMENDATION:

Staff recommended the Architectural Review Board Recommend approval of the project based upon and subject to:

- Architectural Review Findings (Attachment A),
- Context-Based Design Findings (Attachment B), and
- Conditions of Approval (Attachment C).

Public Comments:

Tommy Derrick described his issues regarding the size of the building and parking provisions, traffic analysis and need for a transportation demand management program to mitigate trips.

Architectural Review Board Action: Vice chair Popp moved seconded by Board Member Gooyer to approve the project with the following amendments to the Findings and Conditions:

1. Attachment A, ARB Finding #4 – modify to note that the finding is not applicable (since the area does not have a unified nor historic character)
2. Attachment A, ARB Finding #5 – modify to note: “The project is consistent with the adjacent R-2 land uses, providing balconies and recessed open areas, and provides transition with the commercial uses by providing façade articulation”
3. Attachment A, ARB Finding #12 - modify to include plantings: “The proposed colors and plantings...”
4. Attachment B (Context Based Findings) #2 – modify to add: “The glazing and plantings help the street facade to provide a strong relationship to the public area.”
5. Attachment B Finding #5 – modify to add “and open space at the upper floor for occupants”
6. Attachment B Finding #6 – modify to add “and increases the street parking space count on College Avenue.”
7. Attachment G, Comprehensive Plan Table, Policy L-48 replace “modern” with “contemporary.”

The following items to return to subcommittee for review prior to building permit application:

1. Provide a color palette with manageable samples (materials to include glass and perforated metal, tile stone),
2. Provide a detailed color elevation indicating materials and reflecting tile patterns,

3. Reconsider the corner sign, so that it is better integrated,
4. Provide guard railing details,
5. Provide lighting fixture and illumination details,
6. Provide details for redesigned stair tower,
7. Provide details for landscaping, paving patterns and irrigation.

Vote: Approval, 5-0-0-0

2. **2609 Alma Street [13PLN-00463]**: Request by CKA-Architects on behalf of Valley One Investment, LLC for Preliminary Architectural Review of a new three-story, four unit multifamily residential condominium project on an 8,063 sq. ft. site in the RM-30 zone district.

RECOMMENDATION:

The Architectural Review Board (ARB) was requested to conduct a Preliminary Review of the project's architectural concepts. No formal action may be taken at a preliminary review; comments made at a preliminary review are not binding on the City or the applicant.

Public Comments:

Debbie Coleman noted his opposition to the project, stating that the building is not in keeping with the neighborhood character, given that there are no three-story buildings in the neighborhood.

Jonathan Cranch stated his concern regarding the size of the proposed structure and potential precedent the project may set for the neighborhood.

As a preliminary item, no action was taken.

Minor Review:

3. **601 California Avenue [13PLN-00460]**: Request by Dave Musgrave, Toeniskoetter Construction on behalf of the Board of Trustees of the Leland Stanford Junior University for Architectural Review of a sign exception to allow one additional freestanding sign along the California Avenue frontage of the existing Wilson Sonsini Goodrich & Rosati legal advisor offices in the RP zoning district. **This item has been continued to the regular meeting of February 20, 2014.**

BOARD MEMBER BUSINESS AND ANNOUNCEMENTS.

ARB member Popp stated that he will attend the City Council meeting on February 3, 2014.

REPORTS FROM OFFICIALS.

Subcommittee Members: Alex Lew and Randy Popp

SUBCOMMITTEE:

4. **180 Hamilton Avenue [12PLN-00147]**: Request by Steinberg Architects for Subcommittee Review of sign details for the Hotel Epiphany and clarifications to the project related to the balcony railing, planter irrigation, and pavers, for the previously approved project to convert an

existing eight story building to an 86 room hotel use and ground floor restaurant. Zone: CD-C (P). Environmental Assessment: A Negative Declaration was adopted for the project in accordance with the California Environmental Quality Act (CEQA).

Subcommittee (Popp and Lippert) approved project details with the following exceptions: (1) the pavers shall have a metal transition edge, and (2) the balcony railing changes shall be further studied and resubmitted for review and approval.

5. **180 El Camino Real [12PLN-00382]:** Request by Macy's of behalf of the Board of Trustees for the Leland Stanford Junior University for a Subcommittee Review of changes to the north and east elevations including review of the glazing material for a previously approved commercial project (Bloomingdale's) in the Community Commercial (CC) zoning district.

The ARB sub-committee reviewed and approved the two proposed glazing materials. The more opaque fritted glass will be used in front of the stairway to screen the view. With this approval there are no further outstanding issues.

6. **1875 Embarcadero Road [13PLN-00103] Palo Alto Municipal Golf Course Reconfiguration Project:** Request by the City of Palo Alto Public Works Department on behalf of the City of Palo Alto Community Services Division for Subcommittee Review of project details (regarding restroom and colors and materials) requested by ARB in its recommendation of the Site and Design Review application.

The ARB sub-committee reviewed and approved the submittal addressing the condition of approval for ARB review of the following 9 items:

1. Skylight panels at the restroom roof
2. Inclusion of bottle filling station at the drinking fountain
3. Re-evaluation of the paint colors at the restroom interior
4. Potential addition of bike racks at the Golf Course clubhouse
5. Re-construct finding #11 to reflect the idea of restoring rather than preserving natural features at the site
6. Materials reflected on the sample color board be clearly specified on the plans
7. Concrete trail color to improve the initial appearance with spray iron
8. Material used for treating the wood be the most sensitive and least impactful type possible
9. Fencing naturally weather instead of powder or glossy finish
10. The Embarcadero path extension to the entrance road, now included in the project scope.

The ARB subcommittee reviewed but did not embrace the revised signage design; specifically, a side-attached City panel. The subcommittee directed staff to request general guidance from Council regarding the overall signage design approach (i.e. sign conforming to existing City signage standard vs. custom sign based on Golf Course re-branding) and to subsequently return to the subcommittee for final approval of the sign.

STAFF ARCHITECTURAL REVIEW:

Project Description: Landscape improvements and outdoor furniture for an existing roof deck
Applicant: John Gaston

*Address: 850 Webster Street [13PLN-00474]
Approval Date: 12/23/13
Request for hearing deadline: 1/6/14*

*Project Description: Remove landscaping to allow additional valet parking & install trees as required for shade in an existing parking lot
Applicant: Danny White
Address: 300 Pasteur Drive [13PLN-00358]
Approval Date: 12/26/13
Request for hearing deadline: 1/8/14*

*Project Description: Installation of a 19 square foot wall sign on an existing building
Applicant: T. Jay Morris
Address: 977 Commercial Street [13PLN-00464]
Approval Date: 12/26/13
Request for hearing deadline: 1/8/14*

*Project Description: Tree removal of (3) Zeklova trees from the front landscape area
Applicant: Debby Lesser
Address: 3864 Middlefield [12PLN-00393]
Approval Date: 12/26/13
Request for hearing deadline: 1/8/14*

Project Description: Removal of two existing windows and the addition of a new double door entry system for a first floor office

Applicant: Silvia Lee

Address: 456 University Avenue [13PLN-00454]

Approval Date: 12/26/13

Request for hearing deadline: 1/8/14

Project Description: Removal of 13 designated trees and replacement with 21 trees as specified in the tree preservation report

Applicant: Kyle Sager

Address: 1800 Embarcadero Road [13PLN-00327]

Approval Date: 12/26/13

Request for hearing deadline: 1/8/14

Project Description: Removal three (3) Eucalyptus trees from the northern parking lot area

Applicant: Kyle Sager

Address: 3000 El Camino Real [13PLN-00473]

Approval Date: 12/27/13

Request for hearing deadline: 1/9/14

Project Description: Two (2) square foot illuminated sign for Flemings restaurant

Applicant: Carol Sedensky

Address: 180 El Camino Real [13PLN-00504]

Approval Date: 12/30/13

Request for hearing deadline: 1/13/14

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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.