



# ARCHITECTURAL REVIEW BOARD MINUTES

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

This agenda is posted in accordance with Government Code Section 54954.2(a) or section 54956.

**Thursday, October 2, 2014, Meeting  
8:30 AM, Council Chambers**

## **Call to Order**

**Roll Call:** Chair Lee Lippert, Vice-chair Randy Popp, Board Members Alexander Lew, Clare Malone Prichard, Robert Gooyer.

**Staff:** Amy French, Chief Planning Official; Russ Reich, Senior Planner; Diana Tamale, Administrative Associate III; Elena Lee, Senior Planner

**Oral Communications:** Members of the public may speak to any item not on the agenda; three minutes per speaker. The Architectural Review Board reserves the right to limit oral communications period to 15 minutes.

*Mark Weis*, spoke about a book and names of the streets at the Stanford campus.

**Agenda Changes, Additions and Deletions:** The agenda may have additional items added to it up until 72 hours prior to meeting time. **None.**

**Minutes Approval: None.**

## **Public Hearing**

### **Continued Items:**

1. **441 Page Mill Road [13PLN-00307]**: Request by Stoecker and Northway Architects Inc. on behalf of Norm Schwab for Site and Design Review of a three-story, 35 foot tall, 35,589 sf mixed-use building replacing four single family residential homes on a 26,926 sf site, providing 91 parking spaces on-grade and one level below grade, including three off-menu concessions requested pursuant to the State density bonus law, and requesting a Design Enhancement Exception for (a) five feet additional height above the 35 foot limit for a 40' tall entry tower element, (b) a 7' setback from the front property line (3' additional setback beyond the "build-to-line" ), and (c) a three foot encroachment into the 10 foot landscape buffer area at the rear of the site. Zone District: Commercial Service (CS) with a Site and Design (D) combining district. Environmental Assessment: An Initial Study and Mitigated Negative Declaration were prepared and published on November 8, 2013, for the initial 30 day public review and comment period that ended December 9, 2013. The Planning and Transportation Commission recommended approval of the project on June 11, 2014. The hearing of this item was continued from the August 21, 2014 ARB meeting to this date.

## RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) recommend the City Council approve the Site and Design Review application, as well as the three requested Design Enhancement Exceptions (DEEs) for the project at 441 Page Mill Road, based on Architectural Review (AR), Design Enhancement Exception (DEE), and Context Based Design Criteria Findings, and subject to the conditions in the draft Record of Land Use Action (RLUA, Attachment A).

**Architectural Review Board Action:** Chair Lippert moved seconded by Vice Chair Popp to continue the project to a date certain on October 30, 2014.

*Vote:* Approval of continuance, 5-0-0-0

- 2. Build-to Standard Ordinance:** Review of Draft Modifications to the Build To Line Requirements in Palo Alto Municipal Code Chapter 18.16. This item was discussed by the ARB in a public hearing on September 18, 2014 and continued to this date for further discussion. This item was reviewed by the Planning and Transportation Commission on July 30, 2014 and continued to a date uncertain.

## Recommendation

On September 4, 2014, the ARB received staff's presentation, listened to public testimony, discussed the issues, and continued the public hearing to September 18, 2014. Given the length of the meeting on September 18, 2014, the ARB continued the discussion to October 2, 2014. Staff recommended that the Architectural Review Board (ARB) discuss the attached draft "Build-To" Ordinance and provide feedback and recommendation.

**Architectural Review Board Action:** Chair Lippert moved seconded by Board Member Lew to continue the project to a date certain on October 30, 2014.

*Vote:* Approval of continuance, 5-0-0-0

**Board/Staff Announcements, Updates, Reports, and Comments:** Members of the public may not speak to the item(s). **None.**

## Adjournment

**Subcommittee Members:** *Clare Malone Prichard and Lee Lippert*

## SUBCOMMITTEE:

- 3. 2080 Channing Avenue [13PLN-00197]:** Request by Sand Hill Properties for sub-committee review of color palette for the ten new single family residences that are part of the approved redevelopment of the Edgewood Plaza Shopping Center in the Planned Community (PC) 5150/5224 zoning district. An Environmental Impact Report and Supplement Environmental Impact Report have been certified by the City Council for this project.

The ARB Subcommittee approved the proposed color palette change for the residential units that are part of the redevelopment of the Edgewood Plaza Shopping Center.

## STAFF ARCHITECTURAL REVIEWS.

*Project Description:* Staff level review for removal of 78 existing on site trees and the replacement with 58 new trees

*Applicant:* Bruce Bracket

*Address:* 648 San Antonio [14PLN-00189]

*Approval Date:* 9/17/14

*Request for hearing deadline: 9/20/14*

*Project Description: Staff level review for a 168 square foot addition to the second floor of an existing multi-family complex*

*Applicant: Joann Gann*

*Address: 516 Thain Way [14PLN-00168]*

*Approval Date: 9/18/14*

*Request for hearing deadline: 10/1/14*

*Project Description: Two wall signs: one illuminated wall sign at the front façade facing California Avenue and one non-illuminated wall-mounted sign at the rear façade*

*Applicant: Tim Rhone*

*Address: 365 California Avenue [14PLN-00339]*

*Approval Date: 9/19/14*

*Request for hearing deadline: 10/2/14*

*Project Description: Staff level review of installation of one illuminated wall sign with LED channel letters and logo.*

*Applicant: Vic Balushian*

*Address: 2191 E. Bayshore Road [14PLN-00313]*

*Approval Date: 9/23/14*

*Request for hearing deadline: 10/6/14*

*Project Description: Staff level review a bridge to connect two existing office buildings at the second floor*

*Applicant: Kurt Huang*

*Address: 1881 Page Mill Road [14PLN-00285]*

*Approval Date: 9/23/14*

*Request for hearing deadline: 10/6/14*

*Project Description: Staff level review to remove a designated tree near Building 1530 and replace with a new tree to be planted*

*Applicant: Alexis Ochoa*

*Address: 1520 Page Mill Road [14PLN-00329]*

*Approval Date: 9/24/14*

*Request for hearing deadline: 10/7/14*

**Sub-Committee Members:**

Alexander Lew

Robert Gooyer

Clare Malone Prichard

Lee Lippert

Randy Popp

**Terms:**

January 9, 2014 to May 15, 2014

May 1, 2014 to August 21, 2014

June 5, 2014 to October 16, 2014

September 4, 2014 to October 16, 2014

November 6, 2014 to March 19, 2015

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, 5<sup>th</sup> floor, Palo Alto, CA. 94301** during normal business hours.

**AMERICANS WITH DISABILITY ACT (ADA).** The City of Palo Alto does not discriminate against individuals with disabilities. To request an accommodation for this meeting or an alternative format for any related printed materials, please contact the City's ADA Coordinator at 650.329.2550 (voice) or by e-mailing [ada@cityofpaloalto.org](mailto:ada@cityofpaloalto.org).

**PUBLIC COMMENT.** Members of the Public are entitled to directly address the Architectural Review Board concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Board on any issue that is on the agenda, please complete a speaker request card located on the table at the entrance to the Council Chambers, and deliver it to the Board Secretary prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Board, but it is very helpful.

**RECORDINGS.** A DVD of the proceedings may be reviewed by contacting the City Clerk's Office at (650) 329-2571.

LATE RECEIVED MATERIALS. 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 Department on the 5<sup>th</sup> floor, City Hall, 250 Hamilton Avenue during normal business hours. During the 9/80 Friday closure, materials will be available at the Development Center, 285 Hamilton Avenue, Palo Alto. Please call 329-2603 to reserve a copy.

All correspondence relating to any of the agenda items or non-agenda items, which were not received by the 2:00 PM deadline for inclusion into Board packets on the Thursday preceding the meeting date, need to be received before 3:00 PM on the date of the meeting for distribution to staff and Board members.