



ARCHITECTURAL REVIEW BOARD SPECIAL MEETING MINUTES

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

**Thursday, October 30, 2014, Meeting
8:30 AM, Council Conference Room**

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;

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. None.

Agenda Changes, Additions and Deletions: The agenda may have additional items added to it up until 72 hours prior to meeting time.

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, 35,521 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) a 7' setback from the front property line (3' additional setback beyond the "build-to-line"), and (b) 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 October 2, 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 two 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).

Public comment:

Nelson Buchanon, spoke regarding the residential parking.

Architectural Review Board Action: Board Member Gooyer moved seconded by Board Member Malone Prichard to approve the project as presented by the staff with revisions to DEE finding, context based findings, approval of conditions, and the following conditions to return to subcommittee for review:

1. Reconsideration of stone tile, variation
2. Gate placement and design
3. Updated C-1 and LE sheets

Vote: Approval, 4-0-1-0 (Lippert absent)

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 October 2, 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

Staff recommended that the Architectural Review Board (ARB):

- receive the ARB subcommittee's presentation regarding design implications of the code revisions, and
- discuss and recommend Council adoption of the code revisions in the attached, revised draft "Build-To" Ordinance (Attachment A). Council has committed to discussing broader policies for development along El Camino Real during the Comprehensive Plan update in 2015. Nevertheless, Council requests that staff, the ARB and PTC make a recommendation on a limited "Build-To" code revision in 2014, after conducting public hearings and studying the implications. The Planning and Transportation Commission (PTC), having reviewed and edited an earlier draft on July 30, 2014, is tentatively scheduled to discuss the matter on November 12, 2014. The PTC had requested that staff study the amendments and visually explain the potential effects of the ordinance.

Architectural Review Board Action: Board Member Malone Prichard moved seconded by Board Member Goyeer to recommend approval and move the project to PTC with the following conditions:

1. Both tables second bullet on wall percentage add "from the build to line"
2. Strike retail use and more vibrant use
3. Strike footnote number 10 from table 4, in context based finding "H"

Vote: Approval, 4-0-1-0 (Lippert absent)

Board/Staff Announcements, Updates, Reports, and Comments: Members of the public may not speak to the item(s).

Adjournment

Subcommittee Members: *Clare Malone Prichard and Lee Lippert*

SUBCOMMITTEE: None.

STAFF ARCHITECTURAL REVIEWS.

Project Description: Minor exterior modifications that include new skylights, new glazing, door replacement, wall infill, new facia and new paint color.

Address: 541 Cowper Street [14PLN-00347]

Approval Date: 10/17/14
Request for hearing deadline: 10/30/14

Project Description: To allow minor window and door changes to a previously approved mixed use project in the PTOD zoning district.
Address: 2650 Birch Street [14PLN-00374]
Approval Date: 10/20/14
Request for hearing deadline: 11/3/14

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, 5th 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.

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 5th 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.