



# 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, November 20, 2014, Meeting  
8:30 AM, Council Chambers**

## Call to Order

**Roll Call:** Vice-chair Randy Popp, Board Members Alexander Lew, Robert Gooyer, Kyu Kim, Catherine Ballantyne

**Staff:** Amy French, Chief Planning Official; Russ Reich, Senior Planner; Diana Tamale, Administrative Associate; Jodie Gerhardt, Senior Planner; Christy Fong, Planner; Margaret Netto, Contract Planner; Clare Campbell, 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. None

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

## Board Item:

1. Election of Chair.

**Architectural Review Board Action:** Board Member Gooyer moved seconded by Board Member Lew to appoint Board Member Popp as Chair.

*Vote:* Approval,4-0-1-0 (Chair Popp abstained)

Election of Vice Chair.

**Architectural Review Board Action:** Board Member Lew moved seconded by Chair Popp to appoint Board Member Gooyer as Vice Chair.

*Vote:* Approval,4-0-1-0 (Vice Chair Gooyer abstained)

**Minutes Approval:** None.

## Public Hearing Items:

2. **1050 Page Mill Road [14PLN-00074]:** Request by Allison Koo, 1050 Page Mill Road Property, LLC, on behalf of the Board of Trustees of the Leland Stanford Junior University, for a Community Scoping Meeting to take verbal comments regarding the scope and content of the Draft EIR. The proposed discretionary Architectural Review application is for the demolition of existing structures and construction of up to 287,000 sf of office in four buildings. Environmental Assessment:

Pending EIR. Zoning District: RP (Research Park). This item appeared on the November 6, 2014 ARB hearing agenda but was postponed.

### **Recommendation**

Staff recommended that the Architectural Review Board (ARB) conduct a Community Scoping Meeting to solicit public comments regarding the scope and content of the Draft Environmental Impact Report's environmental analysis for the proposed project at 1050 Page Mill Road. Scoping meetings are required for all projects that have statewide, regional or area wide significance. (CEQA Guidelines Section 15082.) This project qualifies as such a project because it involves the construction of at least 250,000 square feet of commercial space. While this project replaces existing square footage, in an abundance of caution the City has elected to conduct a scoping meeting.

Public Comments:

*William Ross*, spoke regarding the CEQA guidelines, housing impact, traffic, notice radius, and scoping study to cumulative impacts from logistics.

*Brent Parker*, noted he appreciates the meetings he had with the applicant for the past year, is concerned about the back door problems and cumulative impacts, and he is glad the applicant proposed a gate entrance for this area.

*Margit Aramburu*, spoke regarding the size of the project and its impact upon the, noting that the parcel could be an illegal parcel.

*Eileen Stolee*, spoke regarding the back door problems, noise, and truck trips.

*Doria Summa*, noted her support for all the comments made by public speakers, and her concern about cumulative impact, parking and traffic.

As a preliminary item, no action was taken.

3. **1450 Page Mill Road [14PLN-00335]**: Request by Jim Inglis for *Preliminary* Architectural Review (ARB) for the demolition of the two existing buildings on site, totaling 59,539 sf and construction of a new two story 77,814 sf office building. Environmental Assessment: Not a project as defined by CEQA, additional review will be done with the formal application. Zoning District: RP (Research Park).

### **RECOMMENDATION**

Staff recommended that the Architectural Review Board (ARB) conduct a Preliminary Review of the project concept, hear public testimony, and provide comments on the conceptual site design and elevations to staff and the applicant. 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 Comment:

*Margit Aramburu*, spoke regarding linkages to public transit and bike access.

As a preliminary item, no action was taken.

4. **2515-2585 El Camino Real [14PLN-00321]**: Request by the Hayes Group Architects on behalf of ECRPA, LLC for *Preliminary* Architectural Review of a new 39,858 sf, three-story, mixed use development, with one level of underground parking on a 39,638 sf lot, to replace an existing 9,694 square foot restaurant (Olive Garden). Zone Districts: CC (2) and CN. Environmental Assessment: Not a project as defined by CEQA, additional review will be done with the formal application.

## RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) conduct the preliminary review of the conceptual development plans for a three-story, mixed-use building at 2515-2585 El Camino Real. Following public testimony, the ARB is requested to provide comments on the design. No formal action may be taken at a preliminary review public hearing. Comments made at a preliminary architectural review public hearing are neither binding on the City nor on the applicant.

Public Comment:

As a preliminary item, no action was taken.

- 5. 429 University Avenue [14PLN-00222]:** Request by Ken Hayes Architects, Inc. on behalf of Kipling Post LP for Architectural Review of a proposal to demolish two existing one-story commercial/retail buildings containing a total of 11,633 square feet (sf) of floor area and construct a 31,407 sf, four-story mixed use building with two levels of underground parking providing 41 on-site spaces on a 11,000 sf site in the Downtown Commercial (CD-C (GF)(P)) zoning district. Environmental Assessment: The draft Initial Study and draft Mitigated Negative Declaration is available for a public review comment period November 17 – December 12, 2014, in accordance with California Environment Quality Act (CEQA) requirements.

## RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) review this formal application and provide comments. The public hearing must be continued to a date certain, December 18, 2014, because the public review period for the CEQA Draft Initial Study and Negative Declaration will not end until December 12, 2014. Members of the public may wish to address the ARB after reviewing the document, and staff will need some time to respond to comments received during the review period. Pursuant to CEQA guidelines, environmental review must be completed before final action may be taken on a project. To permit full environmental review, to inform the ARB's decision, staff recommends that no formal recommendation to the Director of Planning and Community Environment be made at this hearing.

Note: Verbatim minutes have prepared for this item.

*Michael Harbour*, noted what's very interesting about Kipling Street is that these are old Victorian buildings. My home was built in 1902 and it's been painstakingly put back together as well as the other homes on the street and there's been no actual just mention of the uniqueness of this particular street filled with Victorian homes.

*Mark Weiss*, spoke that the new project proposed for the corner of University Avenue and Kipling is exactly what we need more of in Downtown Palo Alto. We need more residential Downtown to make it possible for people to live and work in town as opposed to commuting. And we need more parking Downtown. This project fulfills both of these needs and in addition adds to the tax base and improves the aesthetics of that corner considerably.

*Gerson Bers*, spoke of his great love of Palo Alto, particularly the Downtown. I'm here to voice my family's strong agreement with this project as we believe it really improves the situation downtown. We think this for three reasons and the first one is, has to do with the existing buildings that are there on University and their value and second the parking.

*Brad Ehikian*, noting architecture it's in the eyes of the beholder. It's art. We all have different opinions; architecture we like, we don't like, but in regard to what your opinions are I think what Ken has designed is a beautiful building on, for a very predominant corner Downtown

*Beverley Fields*, spoke she supports the project.

*Sam Arsan*, spoke that this is the retail portion of it is divisible and flexible it will add a lot for the tenants that I'm working with. The building that's currently there is outdated. A lot of the systems are failing. I think replacing it with something as elegant as this building is really a huge benefit for us and adding the parking it's a fully parked building. It's just I believe it will be very beneficial for the Downtown and I really hope that you will approve this project.

*David Klieman*, noted he lives approximately three blocks from the proposed development and he strongly in favor of the project and I would encourage you to approve the project.

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

## **Adjournment**

**Subcommittee Members:** *Robert Gooyer and Alexander Lew*

### **SUBCOMMITTEE:**

6. **441 Page Mill Road:** Items for ARB subcommittee review prior to City Council review of the Site and Design Review application on December 8, 2014.
7. **2380 Embarcadero Road [14PLN-00407]:** Request by Palo Alto Public Works Department for minor Site and Design Review for minor improvements to Byxbee Park, which includes signage, pathways, landscape islands, park benches, and a trail bridge. Zone District: PF(D). Environmental Assessment:

### **STAFF ARCHITECTURAL REVIEW.**

*Project Description: Landscape modifications including removal and replacement of four eucalyptus trees with four new canary island pine trees*

*Applicant: Wayne Renshaw*

*Address: 430 Lambert Avenue [14PLN-00350]*

*Approval Date: 11/3/14*

*Request for hearing deadline: 11/17/14*

*Project Description: The construction of three new wireless antennas within a 36 inch radome structures*

*Applicant: Greg Davis*

*Address: 3941 El Camino Real [14PLN-00354]*

*Approval Date: 11/4/14*

*Request for hearing deadline: 11/17/14*

*Project Description: An illuminated wall sign for Happy Feet Spa*

*Applicant: David Bertelsen*

*Address: 3783 El Camino Real [14PLN-00369]*

*Approval Date: 11/10/14*

*Request for hearing deadline: 11/24/14*

*Project Description: To allow the re-facing of an existing freestanding sign for Sapphire Ventures*

*Applicant: Bernadette Tuason*

*Address: 3408 Hillview Avenue [14PLN-00382]*

*Approval Date: 11/10/14*

*Request for hearing deadline: 11/24/14*

**Sub-Committee Members:**

Alexander Lew  
Robert Gooyer  
Randy Popp  
Catherine Ballantyne  
Alexander Lew  
Kyu Kim

**Terms:**

January 9, 2014 to December 18, 2014  
May 1, 2014 to December 18, 2014  
January 15, 2015 to May 7, 2015  
January 15, 2015 to July 16, 2015  
May 21, 2015 to October 15, 2015  
July 16, 2015 to December 17, 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.