



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, December 4, 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 III; Jodie Gerhardt, Senior Planner; Christy Fong, Planner; Ranu Aggarwal, Contract 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.

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 Items:

1. **567 Maybell Avenue [14PLN-00361]**: Request by Golden Gates Homes LLC for Preliminary Architectural Review of a 30 unit residential development including five (5) single family detached homes on Maybell Avenue in the R-2 zone district, and 25 single family units (9 detached units and 16 attached units) using the Village Residential zoning standards in the RM-15 zone district. No exceptions to development standards have been indicated. Environmental Assessment: Not a project as defined by CEQA, additional review will be done with the formal application. **This item was not heard.**

Architectural Review Board Action: Chair Popp moved seconded by Board Member Kim to continue the project to a date certain on January 15, 2015.

Vote: Approval, 5-0-0-0

2. **3421 Hillview Avenue [14PLN-00300]**: Request by Form4 Architecture for Architectural Review of Phase four of the VMware Campus project including demolition and reconstruction of 85,733 sf of office space, modifications to the previously approved CSG building including an addition of a 10,000 s.f. fitness center, and other site modifications in the RP-5 zoning district. Environmental Assessment: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103) and Exempt per CEQA Section 15302 for replacement of existing structures.

RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed project, based upon the Architectural Review findings (Attachment A), Design Enhancement Exception findings (Attachment B), and subject to the conditions of approval (Attachment C).

No public comment.

Architectural Review Board Action: Chair Popp moved seconded by Vice Chair Gooyer to approve the project as presented by staff with the following items to return for subcommittee review:

1. Evaluate the emergency generator location
2. Evaluate the north elevation of the HTG building and the west elevation of the CSG building.
3. Consider relocation of the ADA parking spaces at the main entrance.

Vote: Approval, 5-0-0-0

3. **4175 Manuela Avenue [14PLN-003711]:** Request by Kevin Davies, on behalf of Congregation Kol Emeth, for Preliminary Architectural Review of a new one story, 17,852 square foot synagogue proposed to replace an existing one story, approximately 12,300 square foot synagogue facility, on a 1.37 acre site located in the R-1 (20000) zone district. Environmental Assessment: Not a project as defined by CEQA, additional review will be done with the formal application.

Recommendation

The Architectural Review Board (ARB) was requested to conduct a Preliminary Review of the project concept 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 comments:

Jonathan Chau, noted that he is concerned about the traffic and parking on the streets and stated that the City should consider how the ramp location will impact the traffic flow.

Yvonne Boxerman, stated the congregation is working with its members and the community to address concerns about the traffic, including exploring use of shuttles and valet parking.

Paul Johnston, stated that his property is the most impacted by the project, that he does not support the increase in the height, and asked that staff research the setbacks.

Dick Breon, spoke regarding the traffic and noted that use of parking spaces Aldersgate Methodist Church was problematic, and that even with a shuttle, traffic would increase.

Mindie Romamasky, stated that the goals include making the project safe and energy efficient, and noted that RLUPA should be considered to allow an exception to the maximum allowable Floor Area.

Chair Popp disclosed that he is a member of the congregation and had met with the architect.

As a preliminary item, no action was taken.

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:

4. **601 Forest Avenue [14PLN-00431]:** Request by Forest Villa HOA for minor Architectural Review of façade improvements that include replacement of exterior wood shingles with cement siding and window replacement for six units of an existing multi-family building in the RM-30 Zone District.

TAFF ARCHITECTURAL REVIEW.

Project Description: Applicant: Site improvements that include facade renovations for an existing seven-building multi-family development

Address: 1031 Colorado Avenue [14PLN-00262]

Approval Date: 11/14/14

Request for hearing deadline: 12/1/14

Project Description: Installation of one non-illuminated wall sign on an existing building

Applicant: Tim Butler

Address: 541 Cowper Street [14PLN-00418]

Approval Date: 11/18/14

Request for hearing deadline: 12/2/14

Project Description: Addition of 17 new parking spaces with six dual electric vehicle charging station and one new exterior light

Applicant: Scott McCurry

Address: 3500 Deer Creek Road [14PLN-00378]

Approval Date: 11/19/14

Request for hearing deadline: 12/3/14

Project Description: A new exterior wall enclosure to screen out door equipment and increase the size of an existing roof screen to accommodate new HVAC

Applicant: Mr. Mohit Garg

Address: 3400 Hillview Avenue, Building #5 [14PLN-00326]

Approval Date: 11/19/14

Request for hearing deadline: 12/3/14

Project Description: Landscape renovation at the Bowden Park

Applicant: City of Palo Alto

Address: 2390 High Street [14PLN-00419]

Approval Date: 11/25/14

Request for hearing deadline: 12/9/14

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, 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.