



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, February 20, 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; Clare Campbell, Planner; Jodie Gerhardt, 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.

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

Minutes Approval:

December 5, 2013, December 19, 2013, and January 16, 2014

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Lew to approve the minutes of December 5, 2013, December 19, 2013 and January 16, 2014 as amended by the Board.

Vote: Approval, 5-0-0-0

Public Hearing

Continued Business:

1. **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. Environmental Assessment: Exempt from the provisions of CEQA per section 15311.

RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment deny the proposed project, based upon the draft Architectural Review and Sign Exception findings (Attachment A and B).

Public Comment:

Doria Summa, noted her appreciation for staff's concern for code compliance, and her concern that there was no outreach to the neighborhood.

Architectural Review Board Action: Chair Lippert moved seconded by Board Member Lew to continue the item to a date certain on March 20, 2014, to allow the applicant to resolve the issues.

Vote: Continued, to March 20, 2014, 4-0-1-0 (Popp recused)

Minor Review:

2. **518-526 Bryant Street [13PLN-00225]**: Request by VKK Signs for Architectural Review of a building sign program with Sign Exceptions to allow the installation of five projecting wall signs for five commercial tenants in the CD-C (GF) (P) zone district. Environmental Assessment: Exempt from the provisions of CEQA per section 15311.

RECOMMENDATION

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

No public comment.

Architectural Review Board Action: Vice Chair Popp moved seconded by Chair Lippert to approve the project with findings as presented by staff, with direction to staff to amend condition of approval #13 (13 x 22 dimensions), to return to subcommittee with alternatives for decorative links, and with an additional condition that the number of links should be a fixed number (same on all signs).

Vote: Approval, 4-1-0-0 (Malone Prichard voted 'no')

Major Reviews:

3. **537 Hamilton Avenue [13PLN-00268]**: Request by Korth Sunseri Hagey Architects for a Design Enhancement Exception (DEE) to allow the proposed roof-top canopy to exceed the height limit by up to 11'-6" in the CD-C(P) zone district. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15303.

RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the proposed building sign program and sign Exception(s) for five "blade signs" not underneath a canopy or overhang, based upon draft Architectural Review and Sign Exception findings (Attachments A & B) and subject to the

conditions of approval (Attachment C).

No public comment.

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Gooyer to approve the DEE only with findings as proposed by staff, with a noted that staff can review the other, minor alterations.

Vote: Approval, 4-1-0-0, Chair Lippert opposed

4. **Architectural Review of a proposed Draft Ordinance modifying:** (1) Chapter 18.16 of the Palo Alto Municipal Code (PAMC) Section 18.16.060 to (a) address building setbacks (the “build-to” line standard and context based design criteria) in the CN and CS Districts and (b) reduce the allowable Floor Area Ratio on CN zoned sites where dwelling units are permitted at 20 units per acre; and (2) PAMC Chapter 18.04 Section 18.04.030 to adjust the definition of Lot Area in order to encourage wider sidewalks. The Draft Ordinance is scheduled for Planning and Transportation Commission review and recommendation to Council on February 26, 2014. Environmental Assessment: Exempt from the provisions of CEQA per section 15305.

Recommendation

Staff recommended that the Architectural Review Board (ARB) review and discuss the concepts for a draft ordinance (Attachment A; this was provided at places):

(1) Addressing the build-to-line requirement for sites within the CN and CS zone districts found in Palo Alto Municipal Code (PAMC) Chapter 18.16, Section 18.60.060, to clarify that:

- Buildings may be placed farther back than: (a) the required 12 feet from the curb along El Camino Real and (b) the required 8 feet from the curb along other thoroughfares; and
- To allow more flexibility in how much of the front building wall must be located at the setback line, with respect to the rules for building wall filling 50% and 33% of the main and side street frontage at the minimum setback line (particularly, as applied to large parcels with potentially long building walls at the setback line).

(2) Addressing the Context Based Design Criteria Considerations and Findings found in PAMC Section 18.60.090 (b), item (2) Street Building Facades, to modify sub-item (H) upper floor placement, and item (3) Massing and Setbacks, to modify sub-items (E) and (F); specifically:

- (2)(H): currently calls for upper floors set back to fit in with the context of the neighborhood; *add that the ground floor may be set back farther than the upper floors when a greater first floor setback is established to provide a wider sidewalk;*
- (3)(E): currently calls for a 12 foot sidewalk width on El Camino Real and an 8 feet sidewalk width elsewhere; *to note that an increased width may be appropriate based on context, given a desired sidewalk width range of ‘12-18 feet on El Camino and 8 to 12 feet elsewhere’; and*
- (3)(F): currently calls for a majority of the building frontage located (exactly) at the front and side setback lines (to achieve a continuous street façade at the build-to-line); *to build in flexibility based upon context, so that the majority of the front building wall is placed within (specified setback such as 20 feet) of the front*

property line (unless subject to special setback).

(3) Reducing the allowable Floor Area Ratio on CN zoned sites where dwelling units are permitted at 20 units per acre, also in Section 18.60.060 of Chapter 18.16; and

(4) Modifying the definition of lot area, in PAMC Chapter 18.04, Section 18.04.030, to encourage provision of wider sidewalks.

Public Comment:

Herb Borock, noted his concern regarding the use of public sidewalk for privately used tables and chairs, that public sidewalk should not be appropriated for private use, and commented on the floor area ratio proposal.

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Gooyer to move the ordinance for discussion with Planning Transportation Commission (PTC) and bring back the ordinance with Commission comments for more discussion with the Board. The Board also requested a joint meeting with the PTC and requested that the discussion include building height among the topics discussed. Briefly, the ARB:

1. Supports a 9 to 15 foot sidewalk width, face of curb to building, where the 9 foot width would be appropriate for retail uses.
2. Does not support a requirement for a continuous width of 18 feet along El Camino Real. The ARB suggested the City retain a consultant to provide visual examples of sidewalks and concepts for amenities to enliven the area in front of buildings.
3. Supports the proposed lot area definition change to allow applicants to provide additional sidewalk width on private property and not deduct the area removed from private use from the lot area available for calculating building square footage. However, the ARB does not consider this an incentive (noting that only *additional* floor area would be an incentive).
4. Supports including land use among the criteria for context to determine on a project by project basis whether additional sidewalk width is needed and allowing discretion for ARB determination.
5. Supports removal of the build-to-line requirement to allow the ARB to determine appropriate setback in each case, or retain the build-to-line requirement and allow exceptions for different land uses.
6. Supports encouraging or allowing building overhangs on upper floors extending to the build-to-line to meet the 50% building frontage requirement, and allowing the ground floor to be set back further to provide a wider sidewalk. The ARB also noted there is a height relationship that should be included in the discussion.
7. Supports encouraging street trees as part of sidewalk landscaping.

Vote: Approval, 5-0-0-0

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

Adjournment

Subcommittee Members: Alex Lew and Randy Popp

SUBCOMMITTEE ITEMS: None.

STAFF ARCHITECTURAL REVIEW.

Project Description: One non-illuminated wall mounted sign for H&R Block

Applicant: David Ford

Address: 655 High Street [13PLN-000507]

Approval Date: 1/27/14

Request for hearing deadline: 2/10/14

Project Description: Enclosing an existing patio with a glass wall

Applicant: Jan Lim

Address: 101 Alma Street, #202 – [13PLN-00455]

Approval Date: 1/28/14

Request for hearing deadline: 2/10/14

Project Description: Replacement of three building mounted wireless panel antennas

Applicant: Jerome Wade

Address: 525 University Avenue [13PLN-00479]

Approval Date: 1/30/14

Request for hearing deadline: 2/12/14

Project Description: Approval of exterior façade modification, landscape and parking lot improvements

Applicant: Mohsen Ghoreishi

Address: 435 Middlefield Road [14PLN-00022]

Approval Date: 2/5/14

Request for hearing deadline: 2/18/14

Project Description: A 547 square foot expansion of Building 2 located near the southern end of an existing industrial

Applicant: Greg Jones

Address: 3825 Fabian Way – Space System Loral [13PLN-00492]

Approval Date: 2/7/14

Request for hearing deadline: 2/20/14

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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.

- Sub-Committee Members:
Vice chair Randy Popp
Alexander Lew
Robert Gooyer
Clare Malone Prichard
Chair Lee Lippert

Terms:
February 20, 2014 to April 17, 2014
February 20, 2014 to June 19, 2014
June 19, 2014 to October 16, 2014
October 16, 2014 to November 6, 2014
November 6, 2014 to February 19, 2015

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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 Commission 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 Commission 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 Council/Committee, 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 below 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.