



ARCHITECTURAL REVIEW BOARD AGENDA

=====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, March 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; 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: None.

Continued Business:

Minor Review:

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. **This item was continued from the regular meeting of February 20, 2014.**

Public Hearings:

Major Reviews:

2. **1451-1601 California Avenue [13PLN-00433]**: Request by Chris Wuthmann of Stanford Real Estate on behalf of the Board of Trustees of Leland Stanford Jr. University for Architectural Review of the demolition of approximately 290,220 square feet of existing R&D/office space and construction of 180 dwelling units, which includes 68 detached single family units and 112 multi-family units, as part of the 2005 Mayfield Development Agreement. Environmental Assessment: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103). Zone: RP(AS2)

3. **Review and Recommendation of a Draft Ordinance modifying:** (1) Chapter 18.16 of the Palo Alto Municipal Code (PAMC) to (a) address sidewalk width and building setbacks (setback and “build-to” line standards, and context based design criteria) along El Camino Real, 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 to adjust the definition of Lot Area and add a definition for “Effective Sidewalk”.

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

Adjournment

Subcommittee Members: Randy Popp and Alex Lew

SUBCOMMITTEE:

4. **4190 El Camino Real [13PLN-00338]:** Request by Kevin Stong for sub-committee review of rear wall/fencing, colors and materials, photometric study, landscaping details, parking calculations, and removal of any extraneous trailers from the property which is associated with the proposed construction of a new 3,024 sq. ft. service building for McLaren/Volvo in the Service Commercial Auto Dealership ((CS)(AD)) zoning district.
5. **2209-2215 El Camino Real [13PLN- 00396]:** Request by Karen Kam on behalf Tai Ning Trading & Investment Co. for Subcommittee review of the color palette, detailed colored elevations, corner signage, details of the guard rails, redesign of the stair tower, and Landscaping Plan for a previously approved, three story, mixed use development Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332. Zone District: CC (2).
6. **500 University Avenue [13PLN-00391]:** Request by Thoits Brothers Inc. for ARB Subcommittee review of project details associated with conditions of approval for a previously approved project to allow the construction of a new 26,806 sq. ft. three-story office and retail building in the CD-C (GF) (P) zone. Project details include: lighting, updated site plan, trash enclosure details, refinement of the bracket, details of landscape wall and outdoor furnishings, further design study of columns at street level, and details of roof deck materials. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332.
7. **1400 Page Mill Road [13PLN-00188]:** Request by Hanover Page Mill Associates for ARB Subcommittee review of project details and minor project revisions for a previously approved project for a two-story 86,925 sf commercial building with below and at-grade parking on behalf of Leland Stanford University in the RP (Research Park) zone district. Project details include: changes to the loading area, reduction of the PV carports from three to two, addition of PV panels to the courtyard entry canopy, and wood paneling details in the courtyard. Environmental Assessment: A Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA) was adopted for this project.

STAFF ARCHITECTURAL REVIEW.

Project Description: Removal of one mature, but hazardous, Black Acacia tree.

Applicant: Kyle Sager

Address: 2100 Geng Road [14PLN-00027]

Approval Date: 2/20/14

Request for hearing deadline: 3/5/14

Project Description: Landscape and site improvements including a utility yard in front of Building 203.
Applicant: Ray House
Address: 3251 Hanover Street [13PLN-00496]
Approval Date: 2/26/14
Request for hearing deadline: 3/11/14

Project Description: Allow the installation of one halo-illuminated, 16.33 sq. ft. wall sign.
Applicant: Brianna Menon
Address: 247 High St. [13PLN-00502]
Approval Date: 2/26/14
Request for hearing deadline: 3/11/14

Project Description: Minor site modifications, including an outdoor play area, and minor interior and exterior building modifications to an existing 8,856 square foot building.
Applicant: John Ha and Grace Yu
Address: 4101 El Camino Way [13PLN-00500]
Approval Date: 2/27/14
Request for hearing deadline: 3/12/14

Project Description: Removal of seventeen liquidambar (sweet gum) trees and replacement with seventeen 15- gallon white birch trees.
Applicant: Estelle Chalfin
Address: 425-436 High Street; [14PLN-00023]
Approval Date: 3/3/14
Request for hearing deadline: 3/17/14

Project Description: Renovation of one non-illuminated monument sign located on the subject property.
Applicant: Jan Willey
Address: 3180 Porter Drive, [14PLN-00016]
Approval Date: 3/4/14
Request for hearing deadline: 3/17/14

Project Description: Exterior renovations including seismic bracing, a small upper floor addition, and, landscape modifications.
Applicant: Becky McCormick
Address: 455 East Charleston Road [14PLN-00034]
Approval Date: 3/5/14
Request for hearing deadline: 3/18/14

Project Description: To allow exterior changes to an existing building.
Applicant: Jeanessa Granillo
Address: 493 West Charleston Road [13PLN-00519]
Approval Date: 3/7/14
Request for hearing deadline: 3/20/14

Project Description: To allow the installation of two (2) internally illuminated wall signs in the ROLM zoning district.
Applicant: Joe DiChoso
Address: 3350 West Bayshore Road #200 [14PLN-00008]
Approval Date: 3/10/14
Request for hearing deadline: 3/24/14

Project Description: Exterior modifications to the existing building including, new parking lot striping, etc.
Applicant: COBE Construction
Address: 2904 Ash Street [14PLN-00025]
Approval Date: 3/11/14
Request for hearing deadline: 3/24/14

Project Description: To allow for landscape improvements including new groundcover and native vegetation.
Applicant: Jay Fettgather
Address: 505 East Charleston Road [14PLN-00050]
Approval Date: 3/12/14
Request for hearing deadline: 3/25/14

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

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.