



# ARCHITECTURAL REVIEW BOARD MINUTES

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**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. None.

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

**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 Comment:

*Margit Aramburu*, spoke that she supports the staff's recommendations.

**Architectural Review Board Action:** Board Member Malone Prichard moved seconded by Board Member Lew to approve Option A as proposed by staff.

*Vote:* Approval, 3-1-1-0 (Gooyer voted 'no', Popp absent)

## **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).

## **RECOMMENDATION**

Staff recommends 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 D) and subject to the conditions of approval (Attachment E).

### Public comments:

*Brent Parker*, he is concerned with the traffic during and after the project. He hopes the City would work with the neighborhood on the traffic.

*Margit Aramburu*, she requested a new residential noise level study, improved paths, cross walks, and sidewalks on all new streets. Would like painted bike lanes on California Avenue.

*Ed Schmitt*, he is concerned by the Hexagon report, the report used office buildings instead of R & D. They have over estimate existing traffic.

*Douglas Shaker*, spoke that the neighborhood will be impacted by traffic flow, the idea that traffic won't increase is not correct.

*Erik Carlson*, spoke there are seven young girls that play outside, the hope is that Stanford will do what they can to improve safety.

*Stewart Carl*, he disagreed that they have captured the character of College Terrace. This is a planned community.

*Ann Latargue Balin*, she agreed that the design of the homes on California Avenue does not feel authentic, they can do more. The proposal home across the street is two stories, the neighborhood recommend the Spanish style home.

*Carina Chiang*, spoke that the transformer has been omitted, the AC units should not be in the front, and the required elevators are not shown on the plans yet.

*Fred Balin*, spoke of his concern over the volume of vehicle trips from the project through the College Terrace neighborhood.

*Lee Brokaw*, spoke of his concern of traffic and emergency service access.

***Architectural Review Board Action:*** Vice Chair Popp moved seconded by Board Member Gooyer to approve the project subject to the findings and conditions with the following items to return to staff for review:

1. Fences, and their details, materials, placement, and height

2. Adjust in Attachment E #59 B insert between the words curb and shall of the conditions of approval "along California Avenue"
3. Building mounted light fixtures for the units along California Avenue to be submitted for review to ensure compliance with City requirements
4. The composition shingle roof to be reconsidered for a material of greater quality that may be more compatible with the other roofs

*Note:* Approval, 5-0-0-0

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".

### **Recommendation**

Staff recommends that the Architectural Review Board (ARB) review and discuss the attached, revised draft ordinance (Attachment A) modifying Palo Alto Municipal Code (PAMC) Chapters 18.04 and 18.16 modifying the development standards for properties along El Camino Real as described below (in order of appearance in the ordinance):

**-Effective Sidewalk Width:** Add a new definition to Section 18.04.030(a) using #50 (Reserved) for "Effective Sidewalk Width" to ensure a common understanding of this phrase. The concept currently set forth in the context based guidelines is the width from curb to building face, inclusive of furnishings and plantings. The definition adds "at the ground floor level", and includes "structural building columns, as long as they are set back at least nine feet from the curb". This phrase was added to address the ARB's request for flexibility, and allows for the use of ground floor colonnades where the ground floor wall plane is set back significantly from the curb to provide a recessed/shaded sidewalk area, while the upper floors can extend forward to meet the "build-to-line". The definition also references a comfortable clear width for pedestrians.

**-Lot Area:** Amend PAMC Section 18.04.030(a) definition #85 "Lot Area" to state that "any private property area dedicated to and accepted by the City for public use as a sidewalk, *City of Palo Alto* Page 2 shall be included in lot area." This would allow the calculation of allowable building floor area for CN, CS and CC zoned properties along El Camino Real to be based upon the current size of the lot before any dedication of sidewalk area for public use. Note that this definition could be amended to include other commercial zones (CD zones).

**-Front Yard and Build-to-Line:** Amend these development standards and associated footnotes in Tables 3 and 4 of PAMC 18.16.060 Development Standards. These changes are designed to (1) do away with the need for Design Enhancement Exception (DEE) requests when a development departs from setback and build-to-line standards, and (2) allow ARB to carefully consider, on a case by case basis, placement of building elements based on land use, building design, lot size and context based design criteria.

**i. Front Yard:** Maintains the existing standard for non-El Camino Real parcels within the CC, CS and CN zones. The existing standard is currently "zero to ten feet setback to create an effective sidewalk range of 8 to 12 feet." A new table row was added to address properties along El Camino Real, where the requirement would now be a minimum four to ten foot setback between the property line and the ground floor, main building wall, to create an effective sidewalk width of 12 to 18 feet, and an allowance for upper floors to have a zero setback from property line. The additional phrase "depending on context" allows for consideration during the ARB review process, without the need for a Design Enhancement Exception (DEE), to determine the actual, desirable setback of the ground floor and upper floors based on context (i.e. land use, building design, and lot size). A new footnote (Footnote #8) on both Tables states what is meant by context. A new footnote (Footnote #10) on Table 4 repeats the Table 3 footnote (existing Footnote #1) prohibition of parking/loading spaces on the first 10 feet of the property.

**ii. Build-to-Line:** Modify this standard to clarify applicability only to El Camino Real fronting properties. This change involves:

1. Implementing the build-to restriction on CC-zoned El Camino Real properties (15 properties);
2. Lifting the restriction from *all* non-El Camino Real fronting properties in the CN and CS zones that have previously been subject to the build-to-line standard; *City of Palo Alto* Page 3
3. Clarifying that required 50% percentage of building frontage can:
  - a. Be located on upper floors if the ground floor is set back farther; and
  - b. Be a flexible percentage, given context based design criteria and context including land use, adjacent building context, lot size and building design for each project.

**-Floor Area Ratio:** Amend Table 4, Footnote #9 to reduce the allowable Floor Area Ratio on CN zoned sites, where dwelling units are permitted at 20 units per acre,; and

**-Context Based Design Criteria:** PAMC Section 18.16.090, Context Based Design Criteria Considerations and Findings, (b), item (2), Street Building Facades, and item (3) Massing and Setbacks:

- o **upper floor placement, (2)(H):** This criteria currently calls for upper floors set back to fit in with the context of the neighborhood; *Amend to 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;*
- o **building set back, (3)(E):** This criteria currently cites a 12 foot sidewalk width on El Camino Real and an 8 feet sidewalk width elsewhere; *Amend to note that an increased width may be appropriate depending on context, clarifying the meaning of context, and cite the effective sidewalk width range is now 12-18 feet on El Camino and 8 to 12 feet elsewhere;*
- o **majority of building frontage, (3)(F):** This criteria 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); *Amend to note placement within zero to ten feet of street property line on El Camino Real, and based on context, defining the meaning of context, and to reference the applicability of any special setback.*

Public Comments:

*Tracy May*, spoke that she owns the property currently occupied by BBQ Galore. There are always things being implemented to hide the businesses, El Camino Real will never be a pedestrian environment. The greater the setback reduced the value of the property reduces ground floor retail square footage. Two story retail stores are not feasible; the greater setback is a hardship.

*Jessica de Wit*, she is concerned with the FAR reduction will limit the construction of affordable housing.

*Ben Cintz*, spoke they own properties on El Camino, he is concerned that the greater setback will create a hardship and encourage properties to be sold off and combined.

**Architectural Review Board Action:** Board Member Malone Prichard moved seconded by Board Member Gooyer to recommend that the ordinance to move forward with changes listed below and with the clarification that the Board does not support the reduction in FAR:

1. Attachment A in Section 2 definition of effective sidewalk width, take away the word “structural”, as it relates to the columns
2. Build to lines in Table 3&4 expand to say adjacent and nearby
3. Table 3 – note #2, look at changing the note if needed, not trying to achieve landscape screen
4. Table 4 – the reference to setback at upper floors should apply to both commercial & mixed use.
5. Tables 3 & 4 – Face of curb needs to clarify the roadway fence

*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:** *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.

*Subcommittee Motion:* Item deferred to a date uncertain.

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).

*Subcommittee Motion:* The Subcommittee approved the color palate, colored elevations, corner signage location, guard rail details, stair tower and Landscaping plan. Staff will review final color palate and planting variety.

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.

*Subcommittee Motion:* Modifications approved with the following clarifications: vertical lights removed from columns and enhanced up-lighting the columns supported; proposed bollards to remain; details of perforated panel on trash enclosure to return to staff for approval; expanded roof deck supported, details shall be approved by staff.

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.

*Subcommittee Motion:* Modifications approved with the following clarifications that shall return to staff for review and approval: color paving to replace wood paneling to retain articulation in courtyard paving; consider striping the loading zone; lighting and sprinklers shall be integrated into PV panel grid.

***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, 5<sup>th</sup> floor, Palo Alto, CA. 94301** during normal business hours.

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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 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.