



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, August 7, 2014, Meeting
8:30 AM, Council Chambers**

Call to Order

Roll Call: Chair Lee Lippert, Vice-chair Randy Popp, Board Members Alexander Lew - absent, Clare Malone Prichard, Robert Gooyer.

Staff: Amy French, Chief Planning Official; Diana Tamale, Administrative Associate; Clare Campbell, Senior Planner; Margaret Netto, 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.

Mark Weiss described specific reasons for his dissatisfaction as to the summary of his comments presented in the July 3, 2014 draft meeting minutes. (The minutes of July 3, 2014 have since been revised to better summarize Mr. Weiss' comments, and are presented for ARB approval on September 4, 2014).

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

Minutes Approval: Minutes of June 5, 2014 and June 19, 2014

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Gooyer to approve the minutes of June 5, 2013, as presented by staff.

Vote: Approval, 4-0-0-1 (Lew absent)

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Gooyer to approve the minutes of June 19, 2014 with amendment by the Board as to subcommittee members.

Vote: Approval, 3-0-1-1 (Malone Prichard abstained and Lew absent)

Public Hearing Items:

Minor Review:

1. **250 Hamilton Avenue [14PLN-00228]**: Request by Omer Tzoore of Petra Systems for Architectural Review of a six month long test project consisting of the installation of nine new streetlight-mounted solar modules in the public right-of-way along El Camino Real. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.

Public comments:

Craig Lewis spoke regarding smart modules.

Zac Rubin spoke, asking about aesthetic concerns.

Architectural Review Board Action: Board Member Malone Prichard moved seconded by Board Member Gooyer to approve the project as presented based on approval findings and conditions in the staff report plus the following additional conditions:

1. When the solar panels are to be removed six months following installation, and if the applicant wishes to install permanent solar modules on the poles, the ARB shall review that application.
2. Labelling and signage shall be submitted for ARB subcommittee review.

Vote: Approval, 4-0-0-1 (Lew absent)

Major Reviews:

2. **930 Emerson Street [14PLN- 00116]:** Request by Hayes Group Architecture, Inc., on behalf of Emerson High, LLC for Architectural Review of the renovation of an existing building including a Design Enhancement Exception for a new parapet wall, and addition of a 759 square foot (sf) detached garage on a 11,250 sf site, to change the use from auto service to office use. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15311. Zone District: RT-35.

Public Comments:

Christine Kim, spoke in support of the project, noting she likes the changes and is no longer concerned about the parking provided on the site.

CD Hammer, spoke in support of the project, as positive and helpful to clean up a transitional area.

Architectural Review Board Action: Vice Chair Popp moved seconded by Board Member Malone Prichard to approve the project based on approval findings and conditions in the staff report plus the following modifications to the approval findings and conditions:

The modifications to approval findings included:

- a. SOFA2 Finding #5, addition of a sentence 'However, removable outdoor patio seating is proposed.'
- b. ARB Findings 5, 7 and 11:
 - i. #5 added 'and conforms to the South of Forest Phase 2 Coordinated Plan Area Architectural Guidelines.'
 - ii. #7 deleted the last sentence regarding setback, and
 - iii. #11 added 'and a new street tree will be planted on High Street.'

The modifications to conditions included:

1. Strike the third sentence of Condition of Approval #16 regarding utilizing larger species
2. Signage to be approved at staff level

Vote: Approval, 4-0-0-1 (Lew absent)

3. **636 Middlefield Road [14PLN-00097]:** Request by Steve Smith for Architectural Review of the construction of three detached residential units, demolition of the two existing dwellings, and retention of an existing building to continue the legal non-conforming office use within, on a 15,000 sf site. The project includes a Design Enhancement Exception for daylight plane encroachments, a side yard setback encroachment for a new ADA ramp, and to allow trash enclosures to be located closer than 75 feet from the front property line. Environmental

Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15303. Zone District: RM-15.

Public Comments:

Joan Willingham, noted that all her personal issues with the project had been addressed with the owner, but that she has concerns with valet parking and daylight plane encroachments, and asked the ARB to make sure the site will have a residential character.

Mark Weiss, spoke in support of the project referencing guidelines and the Comprehensive Plan.

Scott Robinson, spoke in support of the project and Design Enhancement Exception, noting he will not be impacted by the project.

Architectural Review Board Action: Vice Chair Popp moved seconded by Chair Lippert to continue the hearing of the project to a date certain, September 4, 2014, to allow the applicant to improve the design as to architectural character, style, organization of the elevations, and window placement.

Vote: Approval, 4-0-0-1 (Lew absent)

Study Session:

4. **101 Pedestrian-Bicycle Bridge:** Request by Public Works Engineering Division for a study session to discuss the design principles that will inform design competitors what Palo Alto envisions the new bridge could be.

No public comment.

As this was a study session, no action was taken.

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

The chair announced his and board member Malone Prichard's upcoming retirement from the ARB (end of October).

Adjournment

Subcommittee Members: *Clare Malone Prichard and Robert Gooyer*

SUBCOMMITTEE:

5. **101 Lytton Avenue [14PLN- 00083]:** Request by Lytton Gateway LLC for a Subcommittee Review of the Chamber of Commerce and public parking signage for a previously approved Master Sign Program for four commercial tenants in the PC 5158 zone district.

Subcommittee Action: The subcommittee reviewed and approved the Chamber of Commerce and parking signage, and retail store window vinyls.

STAFF ARCHITECTURAL REVIEW.

Project Description: Replacing monument sign and a wall sign with the installation of a 49.9 sf monument sign fronting El Camino Real

Applicant: Chris Merrell

Address: 4190 El Camino Real [14PLN-00176]

Approval Date: 7/14/14

Request for hearing deadline: 7/28/14

Project Description: To allow for the removal of three Monterey Pine trees in the RM-30 zone.

Applicant: Joan Borger

Address: 500 Fulton [14PLN-00234]

Approval Date: 7/17/14

Request for hearing deadline: 7/30/14

Project Description: To remove one (1) Aleppo Pine tree from the front landscape area of the Union Plaza

Applicant: Torrey Young

Address: 535 Arastradero Road [13PLN-00508]

Approval Date: 7/22/14

Request for hearing deadline: 8/4/14

Project Description: Exterior façade modifications, landscape changes and parking stalls re-striping

Applicant: Sam Szeinbaum

Address: 974 Commercial Street [14PLN-00259]

Approval Date: 7/23/14

Request for hearing deadline: 8/5/14

Project Description: To allow the installation of one halo-illuminated

Applicant: Marco Aguirre

Address: 156 University Avenue [14PLN-00197]

Approval Date: 7/23/14

Request for hearing deadline: 8/5/14

Project Description: Two signs that include one illuminated replacement monument sign and one way finding sign

Applicant: Bernadette Soubirous

Address: 2625 Hanover Street [14PLN-00215]

Approval Date: 7/24/14

Request for hearing deadline: 8/6/14

Project Description: Installation of two non-illuminated signs: one exterior building sign at the street façade entrance and one business identification sign on an exterior column

Applicant: Marco Aguirre

Address: 117 University Avenue [14PLN-00245]

Approval Date: 7/24/14

Request for hearing deadline: 8/6/14

Project Description: Landscape renovation of an existing playground at the Children's Health Council Facility

Applicant: Ken Artunian

Address: 650 Clark Way [14PLN-00152]

Approval Date: 7/24/14

Request for hearing deadline: 8/6/14

Project Description: To allow the installation of four halo illuminated wall sings
Applicant: Alice Booker
Address: 180 El Camino Real (Neiman Marcus) [14PLN-00156]
Approval Date: 7/24/14
Request for hearing deadline: 8/6/14

Project Description: The removal of four Raywood ash trees and the installation of four Japanese maples
Applicant: Alexis Ochoa, Valley Crest
Address: 2100 Geng Road [14PLN-00238]
Approval Date: 7/30/14
Request for hearing deadline: 8/12/14

Project Description: Modification of an existing roof-top wireless communications facility for Verizon
Applicant: Jerome Wade, Complete Wireless Consulting
Address: 2047 E. Bayshore Road [14PLN-00170]
Approval Date: 7/30/14
Request for hearing deadline: 8/12/14

Project Description: A new gate and fencing, and new accessible ramp and landing for an existing non-residential use (Woman's Club)
Applicant: Lee Lippert
Address: 475 Homer Avenue [14PLN-00147]
Approval Date: 7/31/14
Request for hearing deadline: 8/1/14

Sub-Committee Members:

Alexander Lew
Robert Gooyer
Clare Malone Prichard
Lee Lippert
Randy Popp

Terms:

January 9, 2014 to May 15, 2014
May 1, 2014 to August 21, 2014
June 5, 2014 to October 16, 2014
September 4, 2014 to October 16, 2014
November 6, 2014 to March 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.