



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 21, 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; Jodie Gerhardt, Senior Planner, Clare Campbell, Senior Planner, Diana Tamale, Administrative Associate,

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, spoke regarding an article on Art in America, reading office use, and he suggested that for architect in Palo Alto, less change is better.

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

Item #1 was moved to be discussed after Item #2.

Minutes Approval: None.

Public Hearings:

Continued Business:

1. **250 Hamilton Avenue [14PLN-00053]:** Request by Department of Public Works for Architectural Review of a Master Sign Program with Sign Exceptions to allow the installation of way finding signage at City Hall. Zone District: Public Facilities (PF). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15311. The ARB reviewed the item on July 17, 2014 and continued the review to date certain August 21.

RECOMMENDATION

Staff requested that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve the revised master sign program and Sign Exception(s) for twenty-one signs to be located within the City Hall complex, based upon draft Architectural Review and Sign Exception findings (Attachment 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 project as presented by the staff in favor of Option-7B with fall back to Option 1 if the budget doesn't fund Option-7B, allow the placement of the portal at the front entrance.

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

Major Item:

- 2. 385 Sherman Avenue [13PLN-005281]:** Request by Daniel Minkoff for Architectural Review of a proposal to demolish the existing 21,600 sq. ft. one-story office building and construct a 55,566 sf three-story, mixed-use building with 103 underground automobile parking spaces on two levels below grade on a 27,783 sf site. Zone District: Community Commercial (CC(2)). Environmental Assessment: An Initial Study and Mitigated Negative Declaration were prepared and published on June 6, 2014 for the initial 30-day public review comment period that ended July 7, 2014. The ARB opened the public hearing July 17, 2014, received public testimony, considered the project and continued the public hearing to a date certain, August 21.

RECOMMENDATION

Staff recommended the Architectural Review Board (ARB) recommend conditional approval of a Major Architectural Review permit for the revised project based upon the findings contained in Attachment A and conditions of approval contained in Attachment B.

Public Comments:

Mary Ryan, spoke concerning the massive buildings on the top of their homes and the noise from the new added exterior space on the decks. She urged the Board to discuss the impossibility of effectively imposing limits on the use of those decks by future owners and residents. There is going to be no recourse for us after this building is built. There is going to be no way to stop the sound.

Bill Ross, asked for continuance of the project due to lack supplementation of the MND regardless of what the addendum says. He noted that the findings aspect is extremely important here no matter what your decision is.

Kevin Kiser, noted that the sunlight, view, and sky are still important issues for him. He did his own study and there are discrepancies between his study and the developer, in his account that the light is limited by the outer edge of his deck ceiling.

J'Ve Bai, spoke that the project is about people living in the community, he wants to live in this neighborhood, he doesn't want to move out because of this project.

Sylvia Smitham, spoke against the project and she was not happy with the meeting with the applicant.

Mark Weiss, noted that the Board is too easy on the developers like Arrillaga project, he asked the Board to scale the project down.

Bob Moss, noted his concern about the toxicity of trichloroethene (TCE) keeps getting identified worse and worse. Also, he is concerned about the underground garages will penetrate the contaminated aquifer.

Pat Beatty, spoke on the scale of the project, the mass of the building, and the amenity area.

Norzin Lama, mentioned she doesn't believe the construction of this new building is good fit in the neighborhood. The gain does not offset the harm it will do to the neighbors, the trees, and the park.

Ann Steinle, urged the Board to continue the project to consider serious concerns unresolved and even unaddressed. The record shows the project as proposed will have a significant negative impact on the surrounding environment and the quality of life not only for Birch Court, but our entire community.

Architectural Review Board Action: Vice chair Popp moved seconded by Board Member Malone Prichard to approve the project as recommended by staff with the following items to return to the ARB Subcommittee:

1. Any acoustic concerns related to the mechanical equipment;
2. The Regional Water Quality Control Board's approval of the Health and Safety Plan (HASP) and the Soil Management Plan (SMP) shall be referred to the ARB subcommittee prior to building permit issuance.

Vote: Approval, 3-2-0-0 (Alex and Gooyer voted "no")

New Business:

Minor Item:

3. **456 University Avenue [14PLN-00226]**: Request by Gensler for Architectural Review of exterior modifications to the entry courtyard that include outdoor seating, new entry doors, signage, and lighting for a Category 1 historic resource (Varsity Theater). The project includes a Sign Exception to allow the reuse of the existing marquee for business signage, which the code only allows for a theater use, and the reuse of the poster cabinets. The proposed business, HanaHaus, includes eating and drinking and personal services (internet services, printing, etc.). Zone District: CD-C(GF)(P). Environmental Assessment: Categorically Exempt from the provisions of CEQA, Section 15331. The Historic Resources Board reviewed the project on August 6, 2014.

RECOMMENDATION

Staff recommended the Architectural Review Board (ARB) recommend approval of the proposed project to the Director of Planning and Community Environment (Director), based upon the ARB Approval Findings in Attachment A and Sign Exception Findings in Attachment B, and subject to Conditions of Approval (Attachment C).

Public comments:

Jennifer Landesmann, spoke that she is not supportive of the signage for this project, she likes what Apple had done with their building, it is family friendly.

Herb Borock, spoke about the usage of the building as an office space, noting the proposed project is for retail. He urged the Board to continue the project.

Mark Weis, mentioned that he is in support of the project.

Architectural Review Board Action: Chair Lippert moved seconded by Board Member Gooyer to continue the project to a date certain of September 4, 2014 ARB meeting. They would like to see a whole packet.

Vote: Approval, 5-0-0-0

Major Items:

4. **441 Page Mill Road [13PLN-00307]**: Request by Stoecker and Northway Architects Inc. on behalf of Norm Schwab for Site and Design Review of a proposal for a new three-story, 35 foot tall, 35,711 sf mixed-use building replacing four single family residential homes on a 26,926 sf

site, providing 91 parking spaces on-grade and one level below grade, including three off-menu concessions requested pursuant to the State density bonus law, and requesting a Design Enhancement Exception for (a) two feet additional height above the 35 foot limit for a 37' tall entry tower element, and (b) a 7' setback from the front property line (3' additional setback beyond the "build-to-line"). Zone District: Commercial Service (CS) with a Site and Design (D) combining district. Environmental Assessment: An Initial Study and Mitigated Negative Declaration were prepared and published on November 8, 2013, for the initial 30 day public review and comment period that ended December 9, 2013. The Planning and Transportation Commission recommended approval of the project on June 11, 2014.

RECOMMENDATION

Staff recommended that the Architectural Review Board (ARB) recommend the City Council approve the Site and Design Review application, as well as the two requested Design Enhancement Exceptions (DEEs) for the project at 441 Page Mill Road, based on Architectural Review (AR), Design Enhancement Exception (DEE), and Context Based Design Criteria Findings, and subject to the conditions in the draft Record of Land Use Action (RLUA, Attachment A).

Public Comments:

Mark Weiss, noted that he supports the project but the scale of the building might bring more traffic to the area.

Herb Borock, mentioned his concern regarding the Negative Mitigation Declaration (MND), and that the applicant is requesting concession beyond what the City's ordinance allows them to do, and the public did not have enough time to review the one page Pro Forma statement.

Architectural Review Board Action: Vice Lippert moved seconded by Vice Chair Popp to continue the project to a date certain of September 18, 2014.

Vote: Approval, Vote: 5-0-0-0

5. **1730 Embarcadero Road [13PLN-00525]:** Request by Alan Cross for Architectural Review of a new 7,380 square foot showroom, 3,087 square foot covered drop-off area, and associated site improvements for the existing Audi automobile dealership zone district PC-4846: Planned Community. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per Guidelines Section 15332.

RECOMMENDATION

Staff requested that the Architectural Review Board (ARB) recommend the Director of Planning and Community Environment approve a new 7,380 square foot (sf) showroom and 3,037 sf covered drop-off area, along with associated site improvements and landscaping changes, based upon draft Architectural Review and Sign Exception findings (Attachment A & B) and subject to the conditions of approval (Attachment C).

No public comment.

Architectural Review Board Action: Vice Popp moved seconded by Board Member Gooyer to approve the project with fencing and trash enclosure to return to the ARB subcommittee.

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: Clare Malone Prichard and Robert Gooyer

SUBCOMMITTEE: None.

STAFF ARCHITECTURAL REVIEW.

Project Description: To remove twenty-two (22) Cottonwood trees from the upper and lower Prom landscaped area

Applicant: David Sanchez

Address: 3401 Hillview Avenue [14PLN-00240]

Approval Date: 8/4/14

Request for hearing deadline: 8/18/14

Project Description: Landscape renovation and the remodeling and rebranding of an existing hotel.

Applicant: Brian Froelich

Address: 3901 El Camino Real [14PLN-00207]

Approval Date: 8/5/14

Request for hearing deadline: 8/18/14

Project Description: To remove eight (8) Tristania laurina trees, eighteen (18) Canary Island pines, five (5) Sycamore trees, and associated shrubs and groundcover from the back parking lot

Applicant: John Steward

Address: 901 South California [14PLN-00243]

Approval Date: 8/6/14

Request for hearing deadline: 8/19/14

Project Description: Removal of one mature, but hazardous, Black Acacia tree, located at the building entrance.

Applicant: Alexis Ochoa

Address: 2100 Geng Road [14PLN-00027]

Approval Date: 8/7/14

Request for hearing deadline: 8/20/14

Project Description: One illuminated site address sign and two non-illuminated identification signs for the Rinconada Library

Applicant: Valeria Tam

Address: 1213 Newell Road [14PLN-00291]

Approval Date: 8/14/14

Request for hearing deadline: 8/27/14

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.