



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, September 4, 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, Senior Planner, Elizabeth Ames, Senior Project Manager

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.

David T. Carnahan, made an announcement on the upcoming vacancies for Architectural Review Board [ARB], Historic Resources Board [HRB], and Planning Transportation Commission [PTC]. He urged the current members and the public to participate.

Mark Weiss, spoke regarding an article in the Daily Post issued by Santa Clara County civil grand about secrecy claims on the 27 University Avenue project.

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

Minutes Approval:

July 3, 2014: **Architectural Review Board Action:** Vice Chair Popp moved seconded by Board Member Malone Prichard to approve the minutes of July 3, 2014 as presented by staff.

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

July 17, 2014: **Architectural Review Board Action:** Board Member Malone Prichard moved seconded by Chair Lippert to approve the minutes of July 17, 2014 as presented by staff.

Vote: Approval, 5-0-0-0

August 7, 2014: **Architectural Review Board Action:** Board Member Malone Prichard moved seconded by Vice Chair Popp to approve the minutes of August 7, 2014 with amendment by the Board.

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

CONTINUED BUSINESS:

Major Review.

1. **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. *This review was continued from the ARB meeting of August 7, 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 B and Design Enhancement Exception Findings in Attachment C, and subject to Conditions of Approval (Attachment D).

Public Comment:

Mark Weiss spoke in support of the project.

Architectural Review Board Action: Board Member Lew moved seconded by Vice Lippert to approve the project with the condition that following details return to ARB Subcommittee for review and approval:

1. Flood vent in fence
2. Vehicle gate design
3. Spark arrestor design
4. Changes to the siding using 2"x6" framing;
5. Consider alternative landscape material in the front yard, instead of synthetic turf.

Vote: Approval, 4-1-0-0 (Boardmember Gooyer voting no)

2. **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. This review was continued from the ARB meeting of August 21, 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 Comment:

Martin Bernstein, spoke on behalf of the Historic Resources Board [HRB], stating that the HRB Subcommittee recommends the darker bronze color for the header, and a satin finish for the kick plate to differentiate historic features from modern additions.

Architectural Review Board Action: Board Member Malone Prichard moved seconded by Board member Gooyer to approve the project with the following conditions:

1. The new storefront system shall have a dark bronze finish for the header and satin finish for the kick plate.
2. The following items shall return to the ARB Subcommittee for review and approval:
 - a. Details of the signage at the parking lot entrance;
 - b. Lighting details for the marquee sign, including dimmable option; and
 - c. Marquee lettering details.
3. The existing marquee lettering slot system shall be used to accommodate the HanaHaus signage. If slot system cannot be reused or is no longer there, the applicant shall submit details of the new system to the ARB Subcommittee for review and approval.
4. After the approval of the marquee lighting details and before building occupancy, the applicant shall make arrangements to have the ARB Subcommittee perform a site visit to approve the appropriate lighting level for the marquee sign.

Vote: Approval, 4-1-0-0 (Vice Chair Popp voting no)

Study Session:

3. **101 Pedestrian-Bicycle Bridge:** Request by Public Works Engineering Division for a study session to discuss the revised design principles that will inform design competitors what Palo Alto envisions the new bridge could be. *This item was discussed during the August 7, 2014 ARB meeting.*

Staff was seeking input from the Architectural Review Board (ARB) on the bridge design guiding principles based on the July and August meetings with the ARB and the Park and Recreation Commission that will accompany the design guidelines for use by designers during the design competition.

Public Comment:

Martin Bernstein, commented that allowing local firms and a competition is a great idea, and the City should seek out innovative person or firm to partner with an architectural firm.

As a study session item, no action was taken.

NEW BUSINESS

4. **Build-to-Line Ordinance:** Review of Draft Modifications to the Build To Line Requirements in Palo Alto Municipal Code Chapter 18.16. *This item was reviewed by the Planning and Transportation Commission on July 30, 2014 and continued to a date uncertain.*

Recommendation

Staff recommends that the Architectural Review Board (ARB) review and discuss the attached draft "Build-To" Ordinance (Attachment A), annotated to reflect the Planning and Transportation Commission (PTC) discussion on July 30, 2014. The PTC continued its review of the draft ordinance to a date uncertain, requesting that staff consider an amendment and present more information about the potential effects of the ordinance; the tentative PTC hearing date is October 1, 2014. Staff requests that the ARB consider the design implications and provide feedback on the draft ordinance, which is primarily focused on modifications that "loosen" the 'Build-To-Line' standard for El Camino Real (and eliminate it elsewhere), but also includes a potential new restriction with respect to the location of parking facilities for mixed use projects.

Public Comments:

Andrew Pierce, spoke regarding "takings" and his representation of 17 property owners, noting a concern about the Grand Boulevard Initiative, effective sidewalk width and public use thereof, and ownership of El Camino Real by the State of California.

Ben Cintz, asked why El Camino Real is exempt from the draft proposal to remove the build-to-line standard, why El Camino Real would be treated differently, and what the need is for the regulation.

Sal Giovanotto, mentioned his concern with the restrictiveness of the CN zoning in this area, and that he is not allowed to build only housing and that some incentive should be added for building on this "ugliest corridor".

Architectural Review Board Action: Chair Lippert moved seconded by Board member Lew to continue the hearing of the item until September 18, 2014, to focus on the ordinance and formulate thoughts to present to the Planning and Transportation Commission, asking each ARB member to bring one item for discussion.

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 Lee Lippert*

SUBCOMMITTEE: *None.*

STAFF ARCHITECTURAL REVIEW.

Project Description: Replacing a wooden gate with the installation of a white 70" tall steel single swing gate

Applicant: Bay Cities Automatic Gates

Address: 927 Ramona Street [14PLN-00281]

Approval Date: 8/14/8/27

Request for hearing deadline: 8/27/14

Project Description: The installation of the one halo-lit illuminated wall sign

Applicant: Hansel Lynn

Address: 3441 Alma Street [14PLN-00254]

Approval Date: 8/14/14

Request for hearing deadline: 8/27/14

Project Description: The installation of one new internally illuminated wall sign and window graphics
Applicant: Jon Mata
Address: 250 University Avenue [14PLN-00279]
Approval Date: 8/15/14
Request for hearing deadline: 8/28/14

Project Description: Conditional Use Permit Amendment to allow a minor equipment change to an existing monopine cellular installation
Applicant: Michelle Martinea
Address: 4243 Manuela Avenue [14PLN-00267]
Approval Date: 8/26/14
Request for hearing deadline: 9/9/14

Project Description: To remove two (2) Chinese Elm trees from the parking lot of the subject property.
Applicant: Alexis Ochoa
Address: 1500 Page Mill Road [14PLN-00278]
Approval Date: 8/26/14
Request for hearing deadline: 9/9/14

Sub-Committee Members:

Clare Malone Prichard
Lee Lippert
Randy Popp

Terms:

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.