



# ARCHITECTURAL REVIEW BOARD MINUTES

Thursday, May 7, 2015, Meeting  
8:30 AM, Council Chambers

**Call to Order**

**Roll Call:**

Present: Chair Randy Popp, Vice Chair Robert Gooyer, Board Members Alexander Lew, Kyu Kim

Absent: None.

**Staff:** Amy French, Chief Planning Official; Sheldon Ah Sing, Contract Planner; Matt Weintraub, Planner; Diana Tamale, Administrative Associate III

**Oral Communications:** None.

**Agenda Changes, Additions and Deletions:** None.

**Minutes Approvals:** None.

**PUBLIC HEARING:**

1. **4261 El Camino Real [14PLN-00508]**: Request for Site and Design Review for the construction of a bicycle/pedestrian path on a public access easement on the pan-handle parcel at the rear of Dinah's Hotel property to provide access from Wilkie Way to Summer Hill homes neighborhood. The project includes various landscaping treatments and decorative elements with outdoor seating areas and lighting for both pedestrian and bicycle use, and requires Conditional Use Permit approval. Zone District: Service Commercial with Landscape and Site and Design Combining Districts (CS [L][D]). Environmental Assessment: Exempt from CEQA pursuant to Sections 15303 and 15304 (New Construction of Small Structures and Minor Alterations to Land).

Mr. Ah Sing provided background information and details regarding the project. Staff sought concurrence regarding the overall design. The project brought together all the elements of the surroundings and framed the site to transition densities and the surrounding neighborhoods. Two community meetings raised concerns regarding parking; however, a parking occupancy study concluded on-street parking was adequate. Staff recommended approval of Site and Design Review and construction of the project.

Board Members raised concerns regarding the width of the path; a bike gate; review by the Palo Alto Bicycle Advisory Committee; and outreach to the adjacent homeowner. Board Members suggested Staff review lighting alternatives, location of the sign directing bike riders to dismount, and site lines.

**MOTION:** Board Member Lew moved, seconded by Board Member Kim that the Architectural Review Board recommend approval of the Project with the following conditions: 1) an alternate light pole be considered with a cutoff; 2) the height of the boulder be less than 18 inches; 3) the number of benches be reconsidered to at least three; and, 4) the bicycle dismount sign be relocated.

1  
2 Board Members discussed advantages and disadvantages of changing the height of the boulder, use of a  
3 bollard, and brighter lighting.  
4

5 **INCORPORATED INTO THE MOTION** with the consent of the maker and seconder to revise the  
6 boulder to an alternate traffic barrier.  
7

8 Staff reported the Palo Alto Bicycle Advisory Committee preferred a boulder integrated with the landscape  
9 rather than a 3-foot bollard.  
10

11 **MOTION PASSED:** 4-0-0-0  
12

13 **STUDY SESSION:**  
14

- 15 2. **1700 Embarcadero Road [Ming's Restaurant site]**: Request by Deeg Snyder of Gensler to  
16 present and discuss concepts for a new Mercedes dealership; no formal application has been filed  
17 for the project.  
18

19 Ms. French reported on the differences between a Study Session and a Preliminary Review Application  
20 and typical outcomes of a Study Session. The project would request rezoning to an automobile  
21 dealership overlay combining district, which allowed an additional 0.2 FAR above the current CS zoning  
22 for the site.  
23

24 Mr. Snyder explained the concept behind the design, reviewed proposed plans, and provided revised  
25 renderings for the project. Planning Staff provided good feedback with respect to preliminary plans.  
26

27 Herb Borock understood from press coverage that another project had been submitted for the site, and  
28 felt that project should be withdrawn before the ARB considered the proposed Mercedes project. The  
29 Municipal Code did not mention Study Sessions; therefore, the proposed Mercedes project should follow  
30 the procedure for a Preliminary Review.  
31

32 In response to Mr. Borock's comments, Ms. French advised that the hotel project proposed for the Ming's  
33 Restaurant site was no longer viable. The Municipal Code did authorize the ARB to discuss other matters  
34 of importance. While land use was not within the ARB's purview, the ARB was not restricted from  
35 discussing land use.  
36

37 Board Members indicated the site was appropriate for an automobile dealership and commented on  
38 signage, lighting, facades, landscaping, and integration with the Baylands and the adjacent automobile  
39 dealership. Board Members generally were pleased with proposed plans.  
40

41 **Board/Staff Announcements, Updates, Reports, and Comments:**  
42

43 Chair Popp reported on the Council's discussion of the appeal of the 429 University Avenue project.  
44

45 Architectural Review Board Awards Update  
46

47 Ms. French had reserved the lobby and bank of televisions for the awards event. Matt Weintraub would  
48 assist with planning the event.  
49

50 **Adjournment**  
51

1 **Subcommittee Members:** Randy Popp and Kyu Kim  
2

3 **SUBCOMMITTEE ITEM:**  
4

- 5 3. **2080 Channing Avenue [10PLN-00198]:** Request by John Tze for ARB Subcommittee review  
6 of project modifications of a previously approved project (Edgewood Plaza). Proposed changes  
7 are for the color assignment of the homes; five homes are proposed to use different colors than  
8 what was approved.  
9

10 **Subcommittee Action:** Popp and Kyu recommended approval of the color changes to units 4, 6, 8, and  
11 10, per documents received April 28, 2015.  
12

13  
14 **STAFF ARCHITECTURAL REVIEWS:**  
15

16 *Project Description: New ADA access ramp from sidewalk to building entry*

17 *Applicant: Bernadette Tuason*

18 *Address: 3408 Hillview Avenue [14PLN-00474]*

19 *Approval Date: 4/22/15*

20 *Request for hearing deadline: 5/5/15*  
21

22 *Project Description: To allow the installation of two signs with halo illuminated channel letters*

23 *Applicant: David Kim*

24 *Address: 140 University Avenue [15PLN-00106]*

25 *Approval Date: 4/22/15*

26 *Request for hearing deadline: 5/5/15*  
27

28 *Project Description: Fence variance request for the construction of a new eight foot tall fence (approved  
29 at only seven feet) and new landscaping*

30 *Applicant: Sam Friedman*

31 *Address: 1461 Alma Street [14PLN-00202]*

32 *Approval Date: 4/24/15*

33 *Request for hearing deadline: 5/7/15*  
34

35 *Project Description: New patio lighting fixtures, window replacement, and new patio doors for an existing  
36 multi-family apartment building*

37 *Applicant: Tommy Derrick*

38 *Address: 3101 Middlefield Road [15PLN-00118]*

39 *Approval Date: 4/27/15*

40 *Request for hearing deadline: 5/11/15*  
41

42 *Project Description: One wall sign and one monument sign for The Nest Palo Alto*

43 *Applicant: Brian Froelich*

44 *Address: 3901 El Camino Real [15PLN-00114]*

45 *Approval Date: 4/27/15*

46 *Request for hearing deadline: 5/11/15*  
47