



# ARCHITECTURAL REVIEW BOARD MINUTES

Thursday, June 4, 2015, Meeting  
8:30 AM, Council Chambers

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6 **Call to Order**

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8 **Roll Call**

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10 Present: Vice Chair Robert Gooyer; Board Members Alexander Lew, Kyu Kim

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12 Absent: Chair Randy Popp

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14 Staff Present: Amy French, Chief Planning Official; Sheldon Ah Sing, Contract Planner; Clare Campbell,  
15 Senior Planner; Diana Tamale, Administrative Associate III

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17 **Oral Communications:** None.

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

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21 **Minutes Approval:** April 2 and 16, 2015, May 7 and 21, 2015

22  
23 Board Member Lew questioned the lack of Minutes for Subcommittee items. Ms. French indicated staff  
24 would revise the minutes to include a summary of Subcommittee items.

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26 Approval of Minutes for April 2 and 16 and May 7 and 21, 2015 was postponed to allow Staff to include  
27 summaries of Subcommittee items.

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29 **PUBLIC HEARINGS**

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31 **Formal Reviews**

- 32  
33 1. **744-748-750 San Antonio Road [15PLN-00107]**: Request by Rashik Patel on behalf of  
34 M10 Dev, LLC for Preliminary Architectural Review of a lot merger, demolition of existing  
35 structures and construction of two new hotel buildings (301 rooms in 160,301 square feet). The  
36 project includes surface parking and an underground garage, hotel amenities and other minor  
37 site improvements. Zoning District: Service Commercial (CS).

38  
39 Mr. Ah Sing noted changes to the proposed project and requirements of the CS Zone. The applicant  
40 requested feedback regarding site organization and circulation, interpretation of zoning regulations and  
41 Comprehensive Plan policies, and the general appearance of the project. Staff requested feedback  
42 regarding the project's scale in relation to the surrounding area. Public comment concerned the height of  
43 the project and traffic concerns. Mr. Popp, Chair of the Architectural Review Board, would be presenting  
44 the project to the Board on behalf of the applicant, and therefore, recused himself from the decision. An  
45 exception under the Political Reform Act permitted Mr. Popp to do this.

1 Board Member Kim disclosed that he had performed work for Mr. Popp in the past, but not on this  
2 project. He recused himself from discussion of the project; however, he would remain on the dais to  
3 maintain a quorum for the Board.

4  
5 Ms. French clarified that a Preliminary Review was not actionable.

6  
7 Mont Williamson, T2 Hospitality, explained reasons for selecting the site for the hotel project. Randy  
8 Popp, architect, sought comment regarding land use, organization of the site, ingress and egress,  
9 placement of buildings, massing and scale, and architectural and landscape concepts. He reviewed the  
10 area, setbacks, parking and features of the project.

11  
12 Joan Larrabee spoke regarding parking, the single point of access, traffic and story poles.

13  
14 Joan Beitzuri commented on the lack of water resources to support further commercial development.

15  
16 Alex Van Riesen questioned whether there was an overall plan for development along San Antonio. He  
17 opposed the project.

18  
19 Janet Kahle expressed concerns regarding the project blocking views from her home and traffic.

20  
21 Nancy Martin stated the project was too large, ugly, lacked sufficient parking and would create excessive  
22 traffic.

23  
24 Jason Challas agreed with previous comments regarding height, parking and traffic.

25  
26 Meredith Taylor commented about parking, traffic, and the height of the project.

27  
28 Judy Brown concurred with previous comments regarding the project. She suggested egress from the  
29 project be moved to Wyandotte Street.

30  
31 Susie Mitchell spoke regarding traffic, parking and water usage.

32  
33 Bruce Campbell shared concerns regarding traffic and the size of the project.

34  
35 Larry Bach expressed concerns about parking, the size of the project, and the project's effect on the  
36 character of the area.

37  
38 Board Member Lew questioned Staff regarding the effect of development along San Antonio Road in  
39 Mountain View on traffic along San Antonio Road in Palo Alto; the impact of Bus Rapid Transit on traffic;  
40 employee parking; story poles; Comprehensive Plan Policy L-46; view corridors; and the special setback.

41  
42 Board Members commented on the height of the project in relation to the surrounding area; public uses  
43 on the ground floor; the efficiency of dual spaces; options for the circular drive; landscape and fencing;  
44 design and massing of the two buildings; height of the project in relation to the area; design  
45 differentiation of the two buildings/brands; insufficient parking; and lack of accommodations for bicycles.  
46 Board Members discussed options for massing and details so that the building would be compatible with  
47 adjacent properties.

48  
49 **Board/Staff Announcements, Updates, Reports, and Comments**

50  
51 Board Member Lew attended the Council meeting regarding the 2555 Park Boulevard project. The  
52 Council approved the building but denied the DEE. The Council was strictly reviewing DEEs.

53  
54 Board Member Kim inquired about appointment of the fifth ARB Member.  
55

1 **Adjournment**

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3 *Subcommittee Members: Kyu Kim and Alexander Lew*

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5 **SUBCOMMITTEE ITEMS**

- 6  
7 2. **1031 Colorado Avenue [14PLN-00262]:** Request by Palo Alto Housing Corp for  
8 Subcommittee Review for project clarifications that address conditions of approval for a  
9 previously approved project for improvements that include facade renovations for an existing  
10 seven-building multi-family development, landscaping changes, and other minor site  
11 improvements in the RM-15 zoning district. Environmental Assessment: Exempt from the  
12 provisions of the California Environmental Quality Act per Section 15301.  
13

14 **Subcommittee Action:** Lew and Kim supported approval of the details of the PV installations on the  
15 carports and the details of the proposed patio fencing, allowing the applicant to decide on using wood or  
16 fiber cement board, as shown on plans dated received 05/14/2015.  
17

18 **STAFF ARCHITECTURAL REVIEWS:**

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20 *Project Description: Modify the existing facility to install new VSAT antenna*  
21 *Applicant: Lauren Stewart, Project Manager*  
22 *Address: 535 Everett Avenue [15PLN-00099]*  
23 *Approval Date: 5/18/15*  
24 *Request for hearing deadline: 6/1/15*  
25

26 *Project Description: A new sign panel replacing an existing illuminated monument sign*  
27 *Applicant: Molly Promes*  
28 *Address: 2452 Watson Court [15PLN-00144]*  
29 *Approval Date: 5/18/15*  
30 *Request for hearing deadline: 6/1/15*  
31

32 *Project Description: Two new tenant panels on an existing monument sign*  
33 *Applicant: Terry Greenan*  
34 *Address: 3495 Deer Creek Road [15PLN-00157]*  
35 *Approval Date: 5/21/15*  
36 *Request for hearing deadline: 6/3/15*  
37

38 *Project Description: Replacement of 6 non-illuminated wall signs with 6 new non-illuminated wall signs*  
39 *Applicant: Molly Promes*  
40 *Address: 1820 Embarcadero [15PLN-00146]*  
41 *Approval Date: 5/28/15*  
42 *Request for hearing deadline: 6/10/15*  
43

44 *Project Description: One halo illuminated wall sign, one internally illuminated projecting sign*  
45 *Applicant: David Ford*  
46 *Address: 318 University Avenue [14PLN-00306]*  
47 *Approval Date: 5/29/15*  
48 *Request for hearing deadline: 6/11/15*