



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, July 30, 2015, Meeting
8:30 AM, Council Chambers

Call to Order

Roll Call

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

Absent: None.

Staff Present: Amy French, Chief Planning Official; Jodie Gerhardt, Interim Current Planning Manager; Rebecca Atkinson, Planner; Margaret Netto, Contract Planner; Diana Tamale, Administrative Associate III

Oral Communications: None

Agenda Changes, Additions and Deletions: None

Minutes Approval: None

STUDY SESSION

1. **450 Bryant/Avenidas [14PLN-00342]:** Proposed interior renovation of an existing historic building (1927), the demolition of an existing 2,600 square foot addition (1978) and replacement with a new 10,100 square foot addition, and site improvements on adjacent public property. The property is owned by the City of Palo Alto. Zone District: Public Facilities (PF).

Board Member Furth advised that she would not be participating in this item as she lived within 500 feet of the subject property, which was a conflict of interest for her.

Rebecca Atkinson reported the Historic Resources Board and the Parks and Recreation Commission reviewed the project. Staff had received public comment. Ms. Atkinson reviewed the project and requested comments regarding the interface of the project with Parking Lot C and the project's relation to pedestrian circulation.

Kevin Jones, Architect, reviewed design concepts and elements and the history of the building and additions. Mr. Jones described changes made to the project.

Vice Chair Lew disclosed that some Board Members met with the applicant onsite in November 2014. Board Members questioned separation of the new addition from the existing building; design of the second-floor classrooms; size of the courtyard; location of the trash enclosure; the proposed outdoor seating area; height of the building; compatibility of the modern building with the Spanish style building; orientation of the entry to the parking lot; use of the building should Avenidas vacate the building, glass on the entry; and siding materials.

PUBLIC HEARINGS

Major Reviews

- 2. 2609-2617 Alma Street [14PLN-00253]:** Request by CKA-Architects on behalf of Shawn Wang for Architectural Review of the demolition of two duplex apartment buildings and the construction of a new three-story, four-unit multifamily residential project on an 8,070 sq. ft. site. Environmental Assessment: A draft Initial Study and Negative Declaration have been prepared and the public comment period is July 10, 2015 to August 10, 2015. Zone District: Residential Multiple Family (RM-30). Environmental Assessment: An Initial Study/Draft Mitigated Negative Declaration was prepared and the public comment period began July 10, 2015.

Margaret Netto reported the applicant had altered the project to address concerns expressed by neighbors and the ARB. Ms. Netto reviewed details of the project. Staff requested feedback regarding setbacks. Staff recommended the ARB recommend the Director approve the project.

Chris Kummerer, CKA Architects, reviewed adjacent properties and details of the project.

Board Members inquired about the special setback; the square footage of each unit; an easement at the rear of the property; daylight planes; sight lines from the third floor rear windows; bicycle parking; landscaping; screening for utilities; location of HVAC equipment; and the gate and garage doors. Board Members discussed whether revisions to the project had sufficiently addressed concerns of the neighbors.

MOTION: Board Member Furth moved, seconded by Vice Chair Lew, to continue the item to a date certain of August 27, 2015.

MOTION PASSED: 4-0-0-0

- 3. 1050 Page Mill Road [14PLN-00074]:** Request by 1050 Page Mill Road Property LLC for Architectural Review of four new two-story office buildings totaling 265,895 square feet of floor area and associated site improvements. Zone District: Research Park (RP). Environmental Assessment: A Draft Environmental Impact Report (DEIR) has been prepared and the public comment period begins July 24, 2015 to September 8, 2015. The DEIR will next be reviewed by the Planning and Transportation Commission on August 12, 2015.

Jodie Gerhardt reviewed details of the project along with proposed modifications to comply with Municipal Code requirements. Staff recommended approval of the project with Conditions of Approval and Architectural Review findings.

Katharine Wau, Dudek, explained the process for environmental review and determination of existing conditions. The environmental review covered air quality, biological resources, hazards and hazardous materials, noise impacts, transportation and circulation, and project alternatives.

Board Members questioned the allowed amount of floor area.

Bob Giannini, Form4 Architecture, described traffic flow through the site, landscaping, and architectural details.

Tory Valenzuela, Machine Zone, reported on the nature of Machine Zone's business.

Doria Summa questioned the allowance of floor area.

Margit Aramburu spoke regarding the concept of a "spine road" through Research Park and analysis of pedestrian and bicycle circulation.

Brent Barker commented on landscaping of the green space and thanked City staff for closing the "back door" to the site.

Jeff Levinsky disagreed with the amount of square footage allowed for the project.

Board Members remarked on the amount of floor area; habitat for bats; bicycle access and parking; a transportation demand management program; and amenity spaces.

Board Members and Staff discussed possibly recommending the Council determine the correct allowable floor area for the project and next steps in the review process.

MOTION: Chair Gooyer moved, seconded by Board Member Kim, to recommend approval of the project with provisos for the subcommittee to review short-term and long-term bicycle parking, perimeter fences, roof screen material, railing design, bat habitat in the landscape; and to recommend the City Council determine the correct Floor Area Ratio.

MOTION PASSED: 4-0-0-0

4. **341 California Avenue [15PLN-00110]:** Request by Halle Hagenau on behalf of 341 Cal Partners, LLC for Architectural Review of two canopy signs that require an exception, and one wall sign for "Fire Oak and Barley, Wood-Fired Bistro" (business name changed since ad placed as "La Bou"). Zone District: Community Commercial (CC)(2)(R)(P). Environmental Assessment: Exempt from the provisions of CEQA.

Amy French explained Staff's reasons for recommending approval of an exception for the canopy signs.

Jeff Brunello reviewed the context for the proposed signs.

Herb Borock felt the ARB was required to review the entire Environmental Impact Report.

Board Members inquired about placing signs on the face of the canopy; the need for two canopy signs; and regulations for window decals. Board Members discussed possible changes that would not require an exception and that were agreeable to the applicant.

MOTION: Board Member Furth moved, seconded by Board Member Kim, to recommend denial of the requested exception on the grounds that there were alternatives methods to signing the property that complied with Code requirements and that granting the application was not necessary for the preservation and enjoyment of substantial property rights or to prevent unreasonable property loss or unnecessary hardship.

MOTION PASSED: 4-0-0-0

5. **180 El Camino Real [15PLN-00130]:** Request by Nori Sato, on behalf of the Board of Trustees of Stanford University, for Major Architectural Review of Muji façade improvements and signage at Stanford Shopping Center, located in the Community Commercial zoning district (CC). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301.

Rebecca Atkinson noted changes to the project and deviations from the Master Tenant Sign and Façade Program. The applicant wished to discuss suggested conditions regarding size of wall signs and number of blade signs.

John Merriman, TranSystem, reviewed proposed changes to the facade and signage.

Board Members inquired about utilizing blank signs and the ARB's ability to overrule the Master Tenant Sign and Façade Program. Board Members commented on Staff's recommendation for smaller lettering;

reserving blank signs; stainless steel tiles; color of window mullions; relating new and existing canopies; and tiles around the sidelights.

MOTION: Board Member Kim moved, seconded by Board Member Furth, to approve the project with 1) the north-facing emblem sign at 24 inches and the east-facing sign at 18 inches in accordance with the approved Master Sign Program; 2) one blade sign per elevation; and 3) the canopies as presented.

MOTION PASSED: 4-0-0-0

Board/Staff Announcements, Updates, Reports, and Comments

Amy French hoped to present an omnibus of Code changes to the Planning and Transportation Commission on September 9, 2015.

Adjournment

Subcommittee Members: Kyu Kim and Alexander Lew

SUBCOMMITTEE ITEMS

6. **2555 Park Boulevard [13PLN-00381]**: Review the daylight impact on the single-family home adjacent to 2555 Park Boulevard as directed by City Council conditions of approval.

Subcommittee Action: Subcommittee reviewed the proposed revision and found that the applicant had met the Council condition of approval to review the daylight impact. The plans submitted for building permit review shall be revised to reflect the proposed revision to move the building back two and one half additional feet for a total setback of 15 feet from the rear property line adjacent to the residential neighbor.

7. **180 El Camino Real [14PLN-00247]**: Review of responses to Condition of Approval #30 for Stanford Shopping Center Phase III regarding design details for the Shopping Center Way T-intersection.

Subcommittee Action: The ARB Subcommittee approved the responses to Condition of Approval #for Stanford Shopping Center Phase III regarding design details for the Shopping Center Way T-intersection, dated received July 22, 2015.

8. **300 Pasteur [CC Resolution No 9171]**: Review of adjustments to floor area, building design details, and outdoor seating at the New Stanford Hospital site, as shown on building permit drawings.

Subcommittee Action: The ARB Subcommittee confirmed that it would be a minor adjustment to substitute the previously approved outdoor seating with previously approved bench styles at the Promenade, the Garden of Medicinal Plants and Herbs, and the Emergency Room drop off area. The ARB Subcommittee considered the proposed removal of designed and structured outdoor seating at the main hospital entry plaza a significant adjustment that would require design review

STAFF ARCHITECTURAL REVIEWS:

Project Description: Façade remodel and tenant improvements

Applicant: Brendan Canning

Address: 420 Ramona Street [15PLN-00041]

Approval Date: 7/20/15

Request for hearing deadline: 8/3/15