



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, August 27, 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; Diana Tamale, Administrative Associate III; Margaret Netto, Contract Planner; Sheldon Ah Sing, Contract Planner

Oral Communications: None

Agenda Changes, Additions and Deletions

Amy French noted a Retreat was scheduled for the following week to discuss ARB approval findings and Design Awards.

Minutes Approval: July 16, 2015

MOTION: Vice Chair Lew, seconded by Board Member Kim, moved to approve the minutes of July 16, 2015.

MOTION PASSED: 4-0-0

PUBLIC HEARINGS

Continued Business

- 4200 El Camino Real [14PLN-00492]:** Request by America's Tire Co., on behalf of Wells Fargo N.A. Trustee, for Architectural Review of the renovation of existing facades, site improvements and signage for an automotive service use. A Conditional Use Permit has also been requested for the use. Environmental Assessment: Exempt from the provision of CEQA per Section 15301 (Existing Facilities). Zoning District: CS (Service Commercial). *This item was continued from the June 18, 2015 ARB hearing to this date.*

Jodie Gerhardt noted a public hearing was held on June 18, 2015, at which time the ARB provided directions to improve the project. The applicant provided a detailed letter with responses to comments. Ms. Gerhardt reviewed applicant's changes. Staff requested ARB discussion about the number of signs and noise thresholds. The project was compliant with noise thresholds. Staff recommended the ARB recommend approval to the Director with the proposed Findings and subject to the Conditions of Approval.

Steve, Plump Group Architecture, explained details of the project.

Board Members questioned the different heights of the two wall signs, the sign located on Arastradero, the use of an illuminated cabinet box sign on El Camino, and use of monument signs under the El Camino Design Guidelines. Board Members commented on the widened sidewalk and bench, ambient noise levels, compliance of proposed signs, proposed building colors and materials, heights of the signs, the illuminated cabinet box, the monument sign located on El Camino, number of signs, average versus peak noise baseline, the height of the canopy and the frosted glass.

Board Member Furth noted consensus that Sign D on Arastradero was not necessary and probably detrimental. Amy French reported the approval letter would discuss this, and Staff would ensure the letter reflected the best outcome. Board Members Furth and Lew and Ms. French discussed noise levels in relation to the CUP. A Condition for Approval for not including the Arastradero monument sign would be noted in a Finding if that was the ARB's recommendation.

MOTION: Vice Chair Lew moved, seconded by Board Member Kim, that the Architectural Review Board approve the project with an amendment to Condition of Approval Number 11 for monitoring noise and an addition of Condition of Approval Number 17 to remove the Arastradero monument sign.

MOTION PASSED: 4-0-0-0

2. **2609-2617 Alma Street [14PLN-00253]:** Request by CKA-Architects on behalf of Shawn Wang for Architectural Review of demolition of two duplex apartment buildings and construction of a new three-story, four unit multifamily residential project on a 8,070 sq. ft. site. Environmental Assessment: A draft Initial Study and Negative Declaration have been prepared and the public comment period was July 10, 2015 through August 10, 2015. Zone District: RM-30. *This item was continued from the July 30, 2015 ARB hearing to this date.*

Margaret Netto reported on July 30, 2015 the Architectural Review Board conducted a Major Review of the application and requested a few additional items. Ms. Netto reviewed the applicant's changes in response to ARB comments. No comments were received during the public comment period. Staff recommended the Architectural Review Board recommend the Director approve the proposed project based on the Architectural Review Findings, Context-Based Findings and subject to Conditions of Approval.

Chris Kummerer, CKA Architects, reviewed changes made to the project in response to ARB comments.

Board Members inquired about the mechanical system in the a/c units. Board Members remarked regarding the compatibility and character Finding; obscuring the entire window for privacy concerns; Policy L-12 finding; Condition of Approval Number 15, street trees; Condition of Approval Number 16; Condition of Approval Number 23, permeable pavement; Condition of Approval Number 75, landscape design; and Attachment C, Condition Number 2, obscure glass.

MOTION: Board Member Furth moved, seconded by Board Member Kim, acceptance of the Staff recommendation with the modifications discussed.

MOTION PASSED: 4-0-0-0

Preliminary Review

3. **1700 Embarcadero [15PLN-00221]:** Request by Deeg Snyder on behalf of Gensler for Preliminary Architectural Review of demolition of the existing on-site building and construction of an approximate 62,527 square foot automobile dealership and ancillary vehicle wash. The project includes structured and surface parking facilities, vehicle display area, and other site

improvements. Zoning District: Service Commercial CS and Site and Design Review Combining District (D).

Sheldon Ah Sing advised Staff was seeking guidance and direction for the concept plans. Mr. Ah Sing noted details of the site, adjacent properties and the proposed project. Staff provided comments made by other departments.

Deeg Snyder, Gensler Architects, explained site and design details of the main building and the ancillary building/car wash. Mr. Snyder noted changes made in response to comments made at the Study Session.

Board Members requested clarification regarding the review process and purchase of the property. Board Members commented on the improved renderings; renderings including adjacent properties and power lines; sensitivity to the vicinity and the Baylands; alignment of the ancillary and main buildings with respect to materials and finishes; access to the business office area and roof; landscape design, trees and lighting; utilizing less cladding and leaving some concrete exposed; use of color, texture and pattern on the metal panels; life expectancy of the site due to sea level rise; noise levels; water recapture facilities as art elements; future service expansion to the roof level; I-beams holding up the "eyebrow" on one side only; and height of the building in relation to the flood elevation.

Board/Staff Announcements, Updates, Reports, and Comments

Chair Gooyer indicated the next meeting was scheduled for September 3, 2015.

Adjournment

Subcommittee Members: Alexander Lew and Wynne Furth

SUBCOMMITTEE ITEMS: None.

STAFF ARCHITECTURAL REVIEWS:

Project Description: Removal of one dead Coast Live Oak tree

Applicant: Jeff Fu

Address: 2051 El Camino Real [15PLN-00183]

Approval Date: 7/18/15

Request for hearing deadline: 7/31/15

Project Description: Minor site improvements for an existing commercial building that include façade renovations and landscape improvements

Applicant: Heather Young

Address: 940 Commercial Street [15PLN-00163]

Approval Date: 8/3/15

Request for hearing deadline: 8/17/15

Project Description: Modifications to an existing building-mounted wireless communication facility

Applicant: Brigitte Porter

Address: 3475 Deer Creek Rd

Approval Date: 8/6/15

Request for hearing deadline: 8/19/15