



# ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, September 17, 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: Jodie Gerhardt, Interim Current Planning Manager; Diana Tamale, Administrative Associate III; Sheldon Ah Sing, Contract Planner; Christy Fong, Planner

Jodie Gerhardt advised that an updated applicant's letter in Item 1 had been provided via email and at places. Item Number 2 would likely be deferred to November. The correct address for Item 3 was 1313 Newell Road.

**Oral Communications:** None

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

**Minutes Approval: August 27 and September 3, 2015**

**MOTION:** Vice Chair Lew moved, seconded by Board Member Kim, to approve the minutes for August 27 and September 3, 2015 as presented.

**MOTION PASSED:** 4-0-0-0

## PUBLIC HEARINGS

### *Preliminary Review:*

1. **2600 El Camino Real [15PLN-00275]**: Request by SHPDM, LLC c/o Allison Koo on behalf of the Board of Trustees of Stanford University for Preliminary Architectural Review of the replacement of an existing non-complying six-story commercial building with a four-story, 62,616 square foot commercial building maintaining the same floor area ratio (FAR). Zoning District: Commercial Service CS. Environmental Review: Not a Project.

Sheldon Ah Sing reported regarding the zoning requirements for the proposed project. Benefits of the project included lowering the height of the building from six stories to four stories. The applicant requested an exemption of 2 feet for the height of the building. The proposed project included a one-level parking deck which would allow the project to comply with current parking standards. Staff's comments to the applicant were included in the Board's packet.

Allison Koo reviewed the location of the site and adjacent properties.

The applicant explained details of the proposed project including parking, circulation, retention of uses, the requested exception and materials.

Board Member Furth inquired about the amount of permitted office use for the site.

Doria Summa requested the ARB consider that typically a project in a CS zone and abutting a residential use was kept to a 35-foot height limit.

Board Members remarked regarding views into the adjacent residential property; plate height and the height exception; people spaces; location of bike racks; glass reflectivity; deficiencies of the existing building; ceiling height; cornice and overhangs; scaling of the upper floors; a pathway and traffic along the rear; pedestrian orientation and usability of outdoor spaces; and the driveways.

New Businesses:

2. **3170 Porter Drive (Mayfield) [15PLN- 00109]**: Request by the Board of Trustees of the Leland Stanford Junior University for Architectural Review of the demolition of an existing 67,580 square foot structure and construction of 96,626 square foot office building. The site is a Mayfield designated property in the RP zoning district and includes the creation of a new commercial lease line. Zoning District: Research Park (RP). Environmental Review: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103) and Exemption 15302 (Replacement and Reconstruction). **(Continued to next ARB hearing October 1st).**
  
3. **1313 Newell Road [15PLN-00259]**: Request by the City of Palo Alto for Architectural Review of a new freestanding sign requiring sign exceptions to exceed the requirements of height, size, and number of free standing signs allowed on the project site for the Art Center and Rinconada Library facility. Zoning District: Public Facilities District (PF). Environmental Assessment: Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guideline Section 15311.

Christy Fong presented details of the proposed signs. Staff requested the ARB comment on the appropriate scale for signs at the location and the request for exemptions. Public comment received after preparation of the packet was provided at places.

Valerie Tam reported on the location of signs, details of artwork, colors, and lighting.

Board Members commented on the reduced length of the sign; the whimsical nature of the sign; landscaping to hide the base; and proposed alternatives.

**MOTION:** Board Member Kim moved, seconded by Vice Chair Lew, to approve the project according to the findings for the sign exception.

**MOTION PASSED:** 4-0-0-0

4. **430 Forest Avenue [15PLN-00013]**: Request by David Solnick, on behalf of Sageleaf Forest LLC, for Architectural Review of a proposal to demolish an existing, one-story 6,720 sq. ft. Office Building and to construct two new residential buildings. The two-story building would contain two townhomes with attached garages, and the three-story building would contain 10 apartment units plus one penthouse, served by parking spaces in a single level subterranean parking facility under the 22,500 sq. ft. Site, located in the High Density Multiple-Family Residence (RM-40) zone district. The project includes a Design Enhancement Exception request for a three-foot side yard encroachment to locate the garage ramp and its associated structures. Zoning District: High Density Multiple-Family Residence District (RM-40). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15332.

Christy Fong indicated the project had been revised to address concerns of the HRB and ARB. Staff noted additional opportunities to refine the project in order to better conform to the Architectural Review Findings and the Context Based Design Criteria. Ms. Fong reviewed the requested exceptions.

David Solnick reviewed changes made to the project in response to comments from the ARB and HRB.

Jeff Levinsky requested the ARB focus on the DEE requests and consider the purpose of a DEE.

Mr. Solnick explained the need for the requested DEEs.

Board Member Lew questioned floor area exemptions for parking.

Board Members remarked regarding the stucco soffits; height of the third floor; the two driveways; the balcony for Unit F; and support for the DEE.

**MOTION:** Board Member Furth moved, seconded by Board Member Kim, to approve the project as recommended by Staff.

**MOTION PASSED:** 4-0-0-0

5. **429 University Avenue [14PLN-00222]**: Request for ARB consideration of an appeal of the Director of Planning and Community Environment's Architectural Review Approval of a 31,407 square-foot, four-story, mixed use building with parking facilities on two subterranean levels on an 11,000 square-foot site located at 425-429 University Avenue. Zoning District: Downtown Commercial (CD-C (GF)(P)) District. Environmental Assessment: A Mitigated Negative Declaration has been prepared.

Board Member Furth announced she would not be participating in the item as the applicant had accused her of bias based on a letter Ms. Furth wrote to the City Council.

Christy Fong reported on the history of the project and comments of the Historic Resources Board. Staff requested the ARB review revisions and additional studies, respond to the Council motion, and make recommendations as to whether revisions addressed issues contained in the list.

Elizabeth Wong explained the architectural goals and revisions of the proposed project and shared views of nearby buildings.

Michael Harbour filed the appeal of the project based on incompatibility, mass and scale, shadows, traffic and safety, parking and loss of retail space and elaborated on his concerns about the project.

Jim Trotter, architect for the applicant, stated the proposed project maximized the potential of the site and should be approved. Mass and scale were appropriate for the location.

Doria Summa felt the project needed further improvements.

Jeff Levinsky was concerned about the impact of the building on Kipling from a pedestrian point of view. He suggested story poles be utilized to aid in providing a pedestrian perspective.

Ken Fong indicated the proposed building was smaller than a nearby building. Beauty was subjective.

Board Members provided comments regarding project revisions in relation to the Council's areas of concern. The shadow study appeared to be inaccurate. The glass railings were not appropriate, and the previous dark stone façade aided in breaking up massing. The proposed project was appropriate to the context. Board Members discussed floor area and the fourth floor.

## **Board/Staff Announcements, Updates, Reports, and Comments:**

Jodie Gerhardt announced interviews for the three open positions on the Board were scheduled for September 29. The Director determined that signs suspended from a canopy should be considered as wall signs and did not require an exception. Staff approved signs for Fire Oak and Barley Wood-Fired Bistro based on that determination.

*Subcommittee Members: Alex Lew and Wynne Furth*

**SUBCOMMITTEE ITEMS:** None.

### **STAFF ARCHITECTURAL REVIEW:**

*Project Description: Façade and roof repair  
Applicant: Marshall Wheel, Project Manager  
Address: 700 Welch [15PLN-00154]  
Approval Date: 8/21/15  
Request for hearing deadline: 9/3/15*

*Project Description: Minor landscape changes (removal of a dead tree and replacement with a 24-inch box red flowering eucalyptus in the same location)  
Applicant: Sara McMahon  
Address: 646 University Avenue [15PLN-00316]  
Approval Date: 8/31/15  
Request for hearing deadline: 9/14/15*

*Project Description: Minor landscape changes (removal of two mutual Eucalyptus trees and their replacement with two new trees in the same location)  
Applicant: Daniel Soto  
Address: 320 Lambert Avenue [15PLN-00310]  
Approval Date: 8/31/15  
Request for hearing deadline: 9/14/15*

*Project Description: Installation of one internally illuminated individual channel letter wall sign for Goodwill  
Applicant: Khanh Bui  
Address: 4085 El Camino Way [15PLN-00298]  
Approval Date: 9/4/15  
Request for hearing deadline: 9/17/15*

*Project Description: Three new wall signs for Fire Oak and Barley Wood-Fired Bistro  
Applicant: Halle Hagenau  
Address: 341 South California Avenue [15PLN-00110]  
Approval Date: 9/4/15  
Request for hearing deadline: 9/17/15*

*Project Description: Renovations to perimeter landscaping in the Research Park  
Applicant: Tom Conroy  
Address: 1661 Page Mill Road [15PLN-00250]  
Approval Date: 9/4/15  
Request for hearing deadline: 9/17/15*

*Project Description: Two new wall signs  
Applicant: Molly Promes Swenson  
Address: 990 Blake Wilbur [15PLN-00344]  
Approval Date: 9/10/15*

*Request for hearing deadline: 9/23/15*