



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, October 15, 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, Current Planning Manager; Diana Tamale, Administrative Associate III; Margaret Netto, Contract Planner; Rebecca Atkinson, Planner; Clare Campbell, Senior Planner

Oral Communications: None.

Agenda Changes, Additions and Deletions: None.

Minutes Approval: October 1, 2015 and September 17, 2015 – 429 University Avenue verbatim minutes

MOTION: Vice Chair Lew moved, seconded by Board Member Kim, to approve the minutes of October 1, 2015 as presented.

MOTION PASSED: 4-0-0-0

MOTION: Board Member Kim moved, seconded by Vice Chair Lew, to approve the verbatim minutes for September 17, 2015 (429 University Avenue) as presented.

MOTION PASSED: 4-0-0-0

PUBLIC HEARINGS

Continued Business:

1. **180 El Camino Real [15PLN-00085]**: Request by Eric Allen of SPG Center, LLC, on behalf of the Board of Trustees to the Leland Stanford Junior University, for Major Architectural Review of site improvements and tenant facade improvements visible from the public right-of-way for the Stanford Shopping Center. Zoning District: Community Commercial (CC). Environmental Assessment: Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guideline Section 15301 and Section 15304. (This item was continued from the October 1, 2015 meeting.)

Rebecca Atkinson noted this was one of the last pieces of the renovation of Stanford Shopping Center. Ms. Atkinson reviewed the reasons for continuing the item from October 1, 2015. Project plans did not

contain any changes to gross floor area or to parking. Staff recommended approval with conditions. No public comment had been received to date.

Mark Kelly, BAR Architects, advised the revised application concerned paving conditions, lighting and landscape.

Board Member Furth inquired about the amount of tree canopy in five years after removal of 15 trees. Gary Laymon, Guzzardo Partnership, explained the need for removing the trees. Board Member Furth inquired whether parking islands would be planted in accordance with shading standards. Staff could not guarantee the proposed landscaping would meet the 50 percent shading requirement as existing islands were being refreshed. Around new structures, parking areas were required to meet standards.

MOTION: Board Member Kim moved, seconded by Vice Chair Lew, approval of the project with proposed conditions.

MOTION PASSED: 4-0-0-0

New Business:

2. **180 El Camino Real [15PLN-00286]**: Request by Jason Smith, Land Shark Development, on behalf of the Board of Trustees to the Leland Stanford Junior University, for Major Architectural Review and Sign Exception of the Vineyard Vines exterior storefront facade and signage. The project site is the 3,168 square foot tenant space at Building BB at Stanford Shopping Center. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act per Section 15301. Zone District: CC.

Margaret Netto reviewed details of the proposed project. The applicant proposed deviations from the number of signs and size of wall signs. The proposed signage was not consistent with the approved Master Sign Program. Staff supported the increased number of signs and requested ARB feedback.

Reza Hadaegh, Menemsha Architecture, indicated the store had two primary entrances, and signage supported two entrances.

Board Members inquired about the color of recessed wall signs and requirements in the Master Sign Program for corner sites.

MOTION: Vice Chair Lew moved, seconded by Board Member Furth, to recommend approval of the project subject to the context-based findings and Conditions of Approval.

MOTION PASSED: 4-0-0-0

3. **180 El Camino Real [15PLN-00269]**: Request by Jason Smith, Land Shark Development, on behalf of the Board of Trustees to the Leland Stanford Junior University, for Minor Architectural Review and Sign Exception of the True Food Kitchen exterior storefront façade, outdoor patio dining and signage and Conditional Use Permit to allow for the on-site sale and consumption of alcoholic beverages including beer and wine for the restaurant. The project site is a 7,000 square foot tenant space with 500 square feet of patio area of Building BB at Stanford Shopping Center. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act per Section 15301. Zone District: CC.

Margaret Netto corrected the square footage for the patio area to 865 square feet. Ms. Netto reviewed details of the project including the location, storefront, patio and signs. The applicant requested a deviation for height of letters on signs. Staff recommended the ARB recommend approval of the project.

Jason Smith, Land Shark Development, clarified details of egress.

Board Members questioned the location of bike lockers; drainage for the awning; the need for a second exit; constrained pathways; colors of planters; capacity of the patio; and reclaimed wood on the façade. Board Members did not object to the sign letters exceeding the height limit.

MOTION: Vice Chair Lew, seconded by Board Member Furth, moved to approve the project subject to the conditions proposed by staff and subject to applicant (a) considering an additional façade element, (b) providing detail of the roof canopy, particularly roof drainage, and (c) providing a final outdoor seating plan to include furniture, planters and a different layout that improves traffic flow.

MOTION PASSED: 4-0-0-0

4. **Crown Castle [15PLN-00140]:** Request by Crown Castle, on behalf of Verizon Wireless, for Architectural Review and Conditional Use Permit of a small cell distributed antenna system comprised of 19 pole-mounted wireless communications facilities (antennas and equipment) within the University Avenue downtown area. Antennas would be placed on street light poles and associated equipment would be located in above-grade cabinets on the sidewalk. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act per Section 15303.

Board Member Furth announced she lived within 500 feet of the proposed project; therefore, she would not participate in the item.

Clare Campbell reported the details of the proposed project. Staff reviewed impacts to street trees, access to vehicles, sidewalk circulations, and below-grade infrastructure when determining appropriate locations. Public comment included general inquiries and strong objections. Project emissions complied with FCC regulations. Staff requested discussion of overall aesthetics, alternate design considerations for tighter walkways, artwork on cabinets, and possible future build-out for sites.

Sharon James, Crown Castle, provided background information regarding Crown Castle and explained details of the proposed project. Additional capacity was needed to serve the high level of cell phone traffic in Downtown Palo Alto.

Susan Downs did not receive notice of the project. The WHO considered cell phone radiation a possible carcinogen. She recommended the City adopt the precautionary principle.

Geetha Srikantan expressed concern that FCC guidelines were not clear regarding long-term exposure to cell phone radiation. She did not support the project.

Board Members favored the proposed design and agreed on at-grade equipment boxes for all locations.

MOTION: Board Member Kim moved, seconded by Vice Chair Lew, to approve the project as proposed with a satellite plan of exact locations of equipment boxes to return to Subcommittee.

Todd Threw, Crown Castle, explained that locations for equipment boxes complied with requirements of the Urban Forestry Department and Transportation Department.

AMENDED MOTION: Board Member Kim moved, seconded by Vice Chair Lew, to approve the project as proposed with Option B for Locations 10 and 19.

MOTION PASSED: 3-0-0-1

Preliminary Item:

5. **693 Arastradero Road [15PLN-00254]**: Request by Mary Beth Ricks, on behalf of Bowman International School, for preliminary Architectural Review for demolition of two existing single family residences and construction of a new 17,200 square feet private school campus. The project also includes a variance request for construction of a "sunken" learning circle and a Conditional Use Permit for a private school use. Environmental Assessment: Not a Project. Zoning District: R-1(10,000).

Jodie Gerhardt reviewed details of the project and reported on the variance needed for the learning circle.

Mary Beth Ricks, Bowman School, reported on the school's need for additional space and community outreach.

Board Members inquired about the location of the school in relation to the outdoor recreation area for the adjacent multifamily residential parcel; bicycle circulation; and solid medians on Arastradero Road.

Jon Daseking, Pacific Peninsula Architecture, requested Board comments regarding site layout, parking and circulation, massing and scale of buildings, and the sunken learning circle. He reported on the design concept for and details of the project.

Board Members inquired about children walking from the original campus to the proposed campus; left turns from the parking lot; and the residential appearance of the proposed buildings.

Diane Chambers, Young Life Christian Preschool, noted discrepancies in statements made to the community and proposed plans. One proposed building could shade the adjoining playground.

Marilyn Talbot, Alta Mesa Cemetery and Funeral Home, expressed concerns about traffic and parking.

Ms. Ricks clarified statements made at community meetings. Ms. Gerhardt explained the need to amend the Conditional Use Permit for the Terman location. Mr. Daseking advised that a traffic study indicated 36 morning peak and 22 afternoon car trips would be added.

Board Members commented regarding traffic circulation and turning into the site; reasons for the architectural style of buildings; safety of children walking between campuses; additional parking; location of the gym; siding material; sidewalks and bicycles with trailers for children; and the sunken amphitheatre.

This was a preliminary item, action was not taken.

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

Vice Chair Lew reported the Council would vote on new Board Members on October 26. Board Members discussed rotating terms on the Subcommittee.

Board Member Furth suggested the Board occasionally have an item for informational/educational purposes.

Adjournment

Subcommittee Members: Alex Lew and Wynne Furth

SUBCOMMITTEE ITEMS

None.

STAFF ARCHITECTURAL REVIEW:

Project Description: Addition to the front elevation of the existing home expanding the master bedroom on the second floor

Applicant: Brian Anuskewicz

Address: 4021 Villa Vista [15PLN-00317]

Approval Date: 9/15/15

Request for hearing deadline: 9/28/15

Project Description: Replacement of an existing trash enclosure and other minor improvements

Applicant: Robbie Cavallero

Address: 3155 Middlefield Road [15PLN-00235]

Approval Date: 9/28/15

Request for hearing deadline: 10/13/15

Project Description: Building façade, parking and landscape modifications

Applicant: Mike Conn

Address: 2626 Hanover Street [15PLN-00246]

Approval Date: 9/30/15

Request for hearing deadline: 10/13/15