



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, December 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, Peter Baltay

Absent: None.

Staff Present: Jodie Gerhardt, Current Planning Manager; Diana Tamale, Administrative Associate III; Amy French, Chief Planning Official; Sheldon Ah Sing, Contract Planner; James Allen, Water Quality Control Plant Manager; Clare Campbell, Senior Planner; Rebecca Atkinson, Planner

Oral Communications: None.

Agenda Changes, Additions and Deletions: None.

Minutes Approval: November 19, 2015

MOTION: Board Member Furth moved, seconded by Vice Chair Lew, to approve the minutes of November 19, 2015 as presented.

MOTION PASSED: 5-0-0-0

PUBLIC HEARINGS

Continued Business:

1. **180 El Camino Real [15PLN-00355]**: Request by Jason Smith, on behalf of the Board of Trustees of the Leland Stanford Junior University, for Major Architectural Review of façades and signage for The North Face in Building CC at 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. This item was continued from the meeting of November 19, 2015.

Rebecca Atkinson noted this was the third formal hearing for the project. The key issues remained the tenant façade design and number and design of signage. She shared day and night views of the façade and a revised south elevation. Staff recommended the ARB recommend approval of the project subject to conditions of approval. The applicant had reviewed the draft conditions of approval and would provide clarification of requested items.

Jason Smith, applicant, highlighted proposed changes. The applicant requested approval of two wall signs and two blade signs. Eli Petricka, North Face, reviewed changes in detail.

Board Member Baltay questioned drainage of the living wall; an exception for the digital sign as stated in the staff report; and the number of blade signs. He wished to require the applicant to use topography native to Palo Alto, to mount the vitrine flush to the wall, and to expand the living wall the width of the wall. Chair Gooyer commented on the topography and expanding the living wall to the ground. Board Members discussed expanding the living wall and integrating it with the bioswale.

MOTION: Board Member Baltay moved, seconded by Board Member Kim, to approve the project subject to subcommittee review of revisions to (a) the living wall to cover the full width of the wall and extend close to the ground; and (b) the vitrine to remain 2 feet deep and be mounted flush to the wall.

MOTION PASSED: 5-0-0-0

Study Sessions:

2. **2501 Embarcadero Way [File 15-PLN-00371]:** ARB study session to discuss Public Work's proposal for a new two-story, 7,500 square foot, 50-foot tall building designed to handle sludge de-watering and truck load-outs, with adjacent stand-by generator, to be placed centrally on the Regional Water Quality Control Plant site, and a new outdoor equipment area next to the existing incinerator to handle sludge blending and odor control functions. The Site and Design Review application for this project has been submitted and is under review. An Environmental Analysis (Initial Study/Mitigated Negative Declaration) will be published the week of December 14, 2015 for public review and comment and formal review by the Planning and Transportation Commission is tentatively scheduled for a January meeting.

Phil Bobel, Public Works Assistant Director, reported the purpose of the project was to eliminate the incinerators as directed by the Council. James Allen, Water Quality Control Plant Manager, explained the project and its function. The City's consultants outlined design objectives for the facility and proposed landscaping.

Board Members inquired about planning for sea rise and use of Cor-Ten steel above stucco.

Herb Borock commented regarding the lack of the environmental impact assessment, the facility as a needed process for the anaerobic digester, and odor from the facility.

Amy French advised that the public notice for the environmental assessment was published in the *San Jose Mercury News* on December 15, 2015. The Mitigated Negative Declaration was available online, at the Development Center and in City Hall.

Board Members remarked about building colors complying with 2005 guidelines; details of designing for sea level rise; landscape screening of the facility; lack of architectural detail at the entryway to the property; staining from use of Cor-Ten steel; possible use of pigmented concrete; many flat surfaces; possible improvements to the chain link fence; and structure for the perforated Cor-Ten panels.

3. **2747 Park Blvd. [15PLN-00388]:** Request by DES Architects and Engineers, on behalf of the Jay Paul Company, for Study Session review of a proposed 33,323 square-foot, three-story R&D building. The existing 4,800 square-foot commercial building would be demolished. Zone District: GM General Manufacturing.

Clare Campbell noted the project had been revised in response to Board Member comments from the November 19, 2015 meeting.

Tom Gilman, DES Architects, explained changes made to the project.

Board Member Baltay indicated he had communicated with staff regarding zoning for the site. The project was an office building located in an area zoned for general manufacturing. He could not agree with the first finding that the project was consistent and compatible with the applicable elements of the Comprehensive Plan.

Board Members questioned southwest-facing glazing; alternative designs; the parking garage entry; a concept area plan for the area; perforated screening for mechanical equipment; and decorative sidewalks.

Jodie Gerhardt reported the Planning and Transportation Commission had similar concerns regarding zoning. Perhaps the ARB and Planning and Transportation Commission could hold a joint meeting on the topic.

4. **3045 Park Blvd. [15PLN-00389]**: Request by DES Architects and Engineers, on behalf of the Jay Paul Company, for Study Session review of a proposed 29,120 square-foot, two-story R&D building. The existing 17,756 square-foot two-story commercial building would be demolished. Zone District: GM(AD) General Manufacturing with Automobile Dealership overlay.

Tom Gilman, DES Architects, clarified changes made to the project since the last hearing.

Board Members inquired about parking spaces with circles and stars; the entry canopy; entry to the underground garage; landscaping and benches around the courtyard entry; and location of bicycle facilities.

Board Member Baltay repeated his concerns about zoning.

Formal Review:

5. **744-750 San Antonio Road [15PLN-00314]**: Request by Rashik Patel on behalf of M10 Dev, LLC for Architectural Review of a lot merger, demolition of existing structures and construction of two new hotel buildings (297 rooms in 153,580 square feet). The project includes surface parking and an underground garage, hotel amenities and other minor site improvements. Environmental Assessment: pending. Zoning District: Service Commercial CS.

Sheldon Ah Sing advised staff had deemed the project as incomplete as some items needed to be corrected. The City Council had prescreened the project. The environmental review was ongoing. Key issues were architecture, contextual compatibility and the site plan.

Randy Popp, architect for T2 Hospitality, reported the applicant had completed and submitted a couple of environmental reports and secured a historic evaluation for the site. A traffic impact analysis report indicated the project would add approximately 80 trips during peak hours. The applicant had not requested any exceptions for the project. He reviewed the location and history of the property as well as modifications made to the project. The proposed buildings would cast shadows on the adjacent property only at the extremes of the year.

Rick Barry supported the project. He did not believe the project would increase traffic, but perhaps lessen it.

Al Thomas expressed concerns about the project worsening parking, traffic and shading.

Larry Bach felt the two hotels would worsen parking issues and increase shading. Other issues of concern were size, mass and scale.

Alex van Riesen, speaking as an individual, suggested the project be delayed pending completion of the Comprehensive Plan.

Joan Larrabee indicated the proposed hotels were not compatible with the surrounding properties. Dewatering for construction of underground parking was also a concern.

Joan Beetzuri advised that the project was not compatible with the neighborhood and the architecture was ugly.

Suzy Mitchell opined that the project would worsen traffic congestion.

Warren Storkman reported the area was better suited to residential rather than commercial uses.

Pat Wegner related her experiences with current traffic congestion and expressed concern about employee parking for the project.

Nancy Martin believed the project was not compatible with the neighborhood and would shade adjacent properties.

David Hengehold was concerned about the project being located in a commercial area and increasing traffic congestion.

Vice Chair Lew inquired about requirements for housing within the CS Zone and allowed FAR for hotels.

Board Members commented on traffic congestion; massing; loss of trees along the property line; entrances and canopies; compliance with the Municipal Code; eliminating the courtyard and locating the building in the center of the property; the lack of a grand central space; comparative traffic impacts of the project and a project with 38 houses; onsite amenities; outdoor spaces; and compatibility.

Mr. Popp reiterated that the allowed FAR for a hotel was 2.0. The property was located within a commercial area. The project would increase traffic slightly and would include traffic signal optimization. The allowed height limit for the project was 50 feet, not 35 feet.

The Board and Mr. Popp discussed massing, compatibility, alternative designs and required parking. Ms. Gerhardt felt the project was over-parked with inclusion of valet parking.

Board/Staff Announcements, Updates, Reports, and Comments: None.

Adjournment

Subcommittee Members: Robert Gooyer and Wynne Furth

SUBCOMMITTEE ITEM

6. **180 El Camino Real [15PLN-00350]**: Review responses to Condition of Approval #5 regarding the design of the south elevation wall sign and metal eyebrow for Victoria's Secret/PINK at Building CC at Stanford Shopping Center.

Subcommittee Motion: The ARB Subcommittee reviewed the responses to Condition of Approval #5 regarding the design of the south elevation wall sign and metal eyebrow for Victoria's Secret/PINK at Building CC at Stanford Shopping Center. The ARB Subcommittee approved the plan set clarifications regarding the sign and metal eyebrow, dated received on December 9, 2015, with the following clarification for the building permit plans: exterior lighting on the south elevation shall be provided by recessed lighting in the metal eyebrow.

STAFF ARCHITECTURAL REVIEW:

Project Description: Two non-illuminated wall signs for "Shoji Sushi" restaurant
Applicant: Zitao Zheng
Address: 201 University Avenue [15PLN-00443]
Approval Date: 11/25/15
Request for hearing deadline: 12/8/15

Project Description: One new externally illuminated canopy sign for Morrison Foerster
Applicant: Mark Lloyd
Address: 755 Page Mill Road [15PLN-00433]
Approval Date: 11/25/15
Request for hearing deadline: 12/8/15

Project Description: To allow façade and interior courtyard improvement for an existing office building
Applicant: Poko Klein
Address: 455 Sherman [15PLN-00264]
Approval Date: 12/9/15
Request for hearing deadline: 12/22/15

Project Description: New signage and entrance alterations to the existing commercial
Applicant: Reza Javandel
Address: 640 Emerson Street [15PLN-00413]
Approval Date: 12/9/15
Request for hearing deadline: 12/22/15

Project Description: Minor Site and Design Review for modifications to an existing parking lot
Applicant: Rick Cartell
Address: 1730 Embarcadero Road [15PLN-00403]
Approval Date: 12/2/15
Request for hearing deadline: 12/15/15