



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, December 3, 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; Margaret Netto, Contract Planner; Clare Campbell, Senior Planner

Oral Communications: None.

Agenda Changes, Additions and Deletions: None.

Minutes Approval: July 30, 2015

Vice Chair Lew felt Item Number 6 should note the item was a review of the Planning Director's decision. He felt the Subcommittee was split regarding the item.

MOTION: Vice Chair Lew moved, seconded by Board Member Kim, to approve the minutes of July 30, 2015 as amended.

MOTION PASSED: 4-0-1-0

PUBLIC HEARINGS

New Business:

Minor Review:

1. **261 Hamilton Avenue [15PLN-00401]:** Request by Roxy Rapp on behalf of Hamilton Ramona Partners for Architectural Review of a Master Sign Program that includes three (3) new illuminated wall signs and four (4) new projecting blade signs at the ground floor of street-facing elevations. The blade signs require a Sign Exception for proposed placement, size and number of signs. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15311. Zoning District: CD-C (GF)(P).

Margaret Netto advised that the site was located within the Ramona Street Historic District. The proposal included a total of seven signs, four of which required sign exceptions. The key issues were the sign exceptions proposed by the applicant. Staff recommended the ARB recommend approval of the sign program and the sign exceptions based upon draft Architectural Review Findings and sign exceptions.

Roxy Rapp, applicant, described the tenants for the three retail spaces.

Board Members questioned the size of the clock mounted on the building; the blade sign versus a wall sign for Sweetgreen; the size of the projecting blade signs; and thickness of signs.

Board Members commented regarding the size of the clock and blade signs; proposed awnings; placing a blade sign on each street; centennial lampposts; and reclassifying projecting signs as permitted projecting signs.

MOTION: Board Member Furth moved, seconded by Board Member Baltay, to recommend blade signs be reclassified as wall signs underneath a building element and judged on those criteria; that signs, excluding the clock, be permitted at a size of 4 square feet in view of the size of the building; and that proposed signage is both functional and compatible with the design of the historically significant building.

PLEASE REVIEW MOTION LANGUAGE

Board Members discussed placement of the clock, size of the clock, and designation of the clock as a sign. Staff suggested the clock element return to Subcommittee. Board Members discussed changing sizes of signs in relation to the total allowed square footage of signs and the flexibility allowed by a Master Sign Program.

MOTION PASSED: 4-1-0

Study Sessions:

- 2. 3225 El Camino Real [15PLN-00003]:** Request by Hayes Group Architects for Study Session Review of a new 29,249 sq. ft. mixed-use project, replacing the existing 7,000 sq. ft. retail building that includes eight residential units and 11,984 sq. ft. of commercial space. The two building project includes surface parking and one level of below-grade parking under the two and four story structures, providing a total of 73 parking spaces. Environmental Assessment: pending. Zoning District: CS.

Clare Campbell reported no action was necessary for this item. The project was tentatively scheduled for presentation to the Planning and Transportation Commission the following week, return to the ARB in January 2016, and presentation to the Council in February 2016. The project was subject to the Office/R&D growth limit recently enacted; therefore, all entitlements needed to be complete by the end of March 2016.

Ken Hayes, Hayes Group Architects, reviewed the location and surroundings of the project site; ARB comments from 2013 and changes made in response to comments; and other revisions to the project.

Ms. Campbell explained that the project included a DEE request to reduce the build-to line massing for the building. Staff requested Board input regarding landscaping and the emphasis on the corner element.

Board Members inquired about the DEE request; changes to the intersection of Hanson and El Camino; landscaping for the courtyard space; the Fry's sign; and the inclusion of four-bedroom units.

Board Members remarked regarding access to the second floor of the smaller building; use of the bridge; openings in the solar canopy; privacy for the upper floor lofts; amount of hardscape in the landscape; scale of plants and masking traffic noise in the courtyard; arrangement of outdoor benches; distinctiveness of smaller building; height of first floor; colors of the facades; faux stair tower on the smaller building; noise levels; need for year-round greenery; the Portage façade; the trash enclosure; and symmetry of façade of larger building.

- 3. 3877 El Camino Real [14PLN-00464]:** Request by EID Architects for Study Session Review of a new 21,630 sq. ft. mixed-use project, replacing the existing 4,553 sq. ft. commercial building that includes 17 residential units and 4,675 sq. ft. of commercial space. 61 parking spaces are provided in a below-grade garage. Environmental Assessment: pending. Zoning District: CS and RM-30.

Clare Campbell indicated the project would return in late January or early February for a formal review. No Board action was necessary.

Stuart Welte, EID Architects, provided an overview of changes to the project.

Board Members asked about the width of the courtyard off El Camino; depth of the below-grade parking; entrance routes to residential units; automobile access to retail spaces on El Camino Real; calculation of lot coverage; location of the mechanical equipment; and wood siding on units.

Board Members commented regarding permitting of office uses in all spaces; lack of parking spaces for retail uses; lack of open space; height of housing at the rear of the property; use of ipe wood siding; west-facing glazing; location of bike lockers; placement of BMR units; quality and usefulness of drawings; linking building design with surrounding businesses; and alternate design for automobile ingress and egress.

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

Vice Chair Lew advised that the 429 University Avenue project was presented to the Council who voted unanimously to return the project to the Board for revision. The Council provided specific findings for the Board to address.

Adjournment

Subcommittee Members: Robert Gooyer and Wynne Furth

SUBCOMMITTEE ITEM

- 4. 1050 Page Mill Road [14PLN-00074]:** Review of short-term and long-term bicycle parking, perimeter fences, roof screen material, railing design, analysis of pedestrian and bicycle circulation, gate design, and bat habitat in the landscape.

STAFF ARCHITECTURAL REVIEW:

Project Description: A new 22-foot wide tenant façade and signage for Ivivva

Applicant: Ryan Reiter

Address: 180 El Camino Real [15PLN-00408]

Approval Date: 11/16/15

Request for hearing deadline: 11/30/15

Project Description: Changes to an approved landscape plan (removal and replacement of three trees)

Applicant: Lucy Leeburg

Address: 3077 Middlefield Road [15PLN-00386]

Approval Date: 11/16/15

Request for hearing deadline: 11/30/15

Project Description: Changes to an approved landscape plan (removal and replacement of two dead

trees)

Applicant: Adrienne Bauer

Address: 1610 Sand Hill [14PLN-00412]

Approval Date: 11/16/15

Request for hearing deadline: 11/30/15

Project Description: A new informational sign, and two directional signs

Applicant: Zack Kitzmiller

Address: 650 Clark Way [15PLN-00309]

Approval Date: 11/19/15

Request for hearing deadline: 12/3/15

Project Description: A new non-illuminated wall sign

Applicant: Andy Tran

Address: 530 University Avenue [15PLN-00414]

Approval Date: 11/19/15

Request for hearing deadline: 12/3/15

Project Description: Construction of a 19' tall by 45' long by 37' 6" wide steel canopy over the driveway

Applicant: Elise Sbarbori

Address: 2501 Embarcadero Road [15PLN-00363]

Approval Date: 11/24/15

Request for hearing deadline: 12/7/15