



# ARCHITECTURAL REVIEW BOARD MINUTES

=====MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 26=====

This agenda is posted in accordance with Government Code Section 54954.2(a) or section 54956.

**Thursday, March 5, 2015, Meeting  
8:30 AM, Council Chambers**

## **Call to Order**

**Roll Call:** Chair Randy Popp, Vice Chair Robert Gooyer, Board Members Alexander Lew, Kyu Kim

**Staff:** Amy French, Chief Planning Official; Russ Reich, Senior Planner; Diana Tamale, Administrative Associate III; Christy Fong, Planner; Rebecca Atkinson, Planner, Margaret Netto, Contract Planner

**Oral Communications:** Members of the public may speak to any item not on the agenda; three minutes per speaker. The Architectural Review Board reserves the right to limit oral communications period to 15 minutes. None.

**Agenda Changes, Additions and Deletions:** The agenda may have additional items added to it up until 72 hours prior to meeting time. None.

**Minutes Approval:** None.

## **Public Hearing Items:**

1. **451 University Avenue [13PLN-00450]**: Request by BCV Architects for Architectural Review of facade renovations and the construction of a rooftop lounge for dining associated with the conversion of a retail building to restaurant use; the project includes a Conditional Use Permit for alcohol service associated with the restaurant. Zone District: Downtown Commercial CD-C(GF)(P). Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15301.

## **Public Speakers:**

1. *Doria Summa*: Conveyed a summary of the contents of the handout she and her fellow speakers had provided to the ARB, noting the project's inconsistency with the Palo Alto Municipal Code, and noting concerns with a need to remedy four parking spaces not found on the site, the lack of a code citation in the report regarding building expansion, ADA area exemptions in the past and proposed project, and concerns about the Conditional Use Permit.
2. *Jeff Levinsky*: Noted his concern about the ADA floor area exemption as utilized in the past approved project for this site (an increase of 10% of the building size as exempt ADA floor area), and the current proposal for ADA exempt area could give the ADA law a bad impression.
3. *Neilson Buchanan*: Stated his concerns regarding parking, neighborhood quality, Korean food, and quality control.
4. *Vita Gorbunoval*: Noted she lives three blocks away and stated a restaurant would be problematic logistically, and detrimental to the neighbors from late night rooftop activity and alley deliveries,

given the adjacent residence and new residential units; she noted this meeting is a waste of her time and the ARB's time.

**Architectural Review Board Action:** Chair Popp moved, seconded by Vice Chair Gooyer, to continue the review to a date uncertain to allow staff to evaluate the issues.

Vote: 4-0-0-0

2. **380-410 Cambridge Avenue [14PLN-00485]**: Request by Steve Pierce on behalf of Cambridge Investments, LLC for Preliminary Architectural Review of partial demolition and reconstruction for the existing buildings at 380, 400 and 410 Cambridge Avenue. The project includes the merger of parcels, the demolition and reconstruction of the building at 380 Cambridge Avenue, and the renovation of buildings at 400 and 410 Cambridge Avenue. The new merged building will have 35,000 square feet (2,917 net new sf) of floor area. Zone District: Community Commercial (2) Sub-district CC (2). Preliminary Reviews are not subject to CEQA.
1. *Maury Furness*, spoke on behalf of his friend about the noise that generates from the demolition and construction. He asked the Board and staff to come up with a solution on how to assist his friend with disability.
2. *Stephanie Munoz*, spoke she was worried about the design, but after seeing the presentation she supports the project. She suggested adding trees, grass or scrubs at the setback at the rear.

**Architectural Review Board Action:** The ARB conducted the Preliminary Review and no action was taken.

3. **252 Ramona Street [13PLN-00431]**: Request by Tony Carrasco for Architectural Review of the demolition of an existing single story residence and construction of a new two story building with two residential units, and a request for Design Enhancement Exception for the location of the proposed driveway closer to the property line than allowable. Zone District: Residential Multi-Family Neighborhood Preservation (RMD-NP) zoning district. Environmental Assessment: Exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Section 15303(b).

**Architectural Review Board Action:** Chair Popp moved, seconded by Vice Chair Gooyer, to continue the review to the ARB meeting of April 16, to allow the applicant to continue work on the project design.

Vote: 4-0-0-0

**Board/Staff Announcements, Updates, Reports, and Comments:** Members of the public may not speak to the item(s).

## **Adjournment**

### ***SUBCOMMITTEE ITEMS:***

*None*

### ***STAFF ARCHITECTURAL REVIEW.***

*Project Description: An amendment to the Conditional use Permit No. 11PLN-00065 to allow the sale of beer, wine and spirits*

*Applicant: LYFE Kitchen of California, LLC*

*Address: 167 Hamilton Avenue [15PLN-00026]*

*Approval Date: 2/19/15*

*Request for hearing deadline: 3/4/15*

**Sub-Committee Members:**

Randy Popp  
Robert Gooyer  
Alexander Lew  
Kyu Kim  
Robert Gooyer

**Terms:**

January 15, 2015 to May 7, 2015  
March 5, 2015 to July 16, 2015  
May 21, 2015 to October 15, 2015  
July 16, 2015 to December 17, 2015  
July 16, 2014 to December 17, 2014

Materials related to an item on this agenda submitted to the **Architectural Review Board** after distribution of the agenda packet are available for public inspection in the **Planning and Community Environment Department at 250 Hamilton Avenue, 5<sup>th</sup> floor, Palo Alto, CA. 94301** during normal business hours.

**AMERICANS WITH DISABILITY ACT (ADA)**. The City of Palo Alto does not discriminate against individuals with disabilities. To request an accommodation for this meeting or an alternative format for any related printed materials, please contact the City's ADA Coordinator at 650.329.2550 (voice) or by e-mailing [ada@cityofpaloalto.org](mailto:ada@cityofpaloalto.org).

**PUBLIC COMMENT**. Members of the Public are entitled to directly address the Architectural Review Board concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Board on any issue that is on the agenda, please complete a speaker request card located on the table at the entrance to the Council Chambers, and deliver it to the Board Secretary prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Board, but it is very helpful.

**RECORDINGS**. A DVD of the proceedings may be reviewed by contacting the City Clerk's Office at (650) 329-2571.

**LATE RECEIVED MATERIALS**. Materials related to an item on this agenda submitted to the Architectural Review Board after distribution of the agenda packet are available for public inspection in the Planning Department on the 5<sup>th</sup> floor, City Hall, 250 Hamilton Avenue during normal business hours. During the 9/80 Friday closure, materials will be available at the Development Center, 285 Hamilton Avenue, Palo Alto. Please call 329-2603 to reserve a copy.

All correspondence relating to any of the agenda items or non-agenda items, which were not received by the 2:00 PM deadline for inclusion into Board packets on the Thursday preceding the meeting date, need to be received before 3:00 PM on the date of the meeting for distribution to staff and Board members.