



ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, January 21, 2016, 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:

Staff Present: Jodie Gerhardt, Current Planning Manager; Diana Tamale, Administrative Associate III; Ranu Aggarwal, Contract Planner

Oral Communications

None.

Agenda Changes, Additions and Deletions

None.

Minutes Approval: December 3 and 17, 2015

Vice Chair Lew advised that the motion for Item 1 of the December 3, 2015 minutes should include a direction for the applicant to relocate some signs to underneath the balcony in compliance with the Code.

MOTION: Vice Chair Lew moved, seconded by Board Member Baltay, to approve the minutes of December 3, 2015 as amended.

MOTION PASSED: 5-0-0-0

MOTION: Board Member Baltay moved, seconded by Board Member Kim, to approve the minutes of December 17, 2015, as presented.

MOTION PASSED: 5-0-0-0

PUBLIC HEARINGS

4175 Manuela Avenue [15PLN-00129]: Request by Kevin Davies, on behalf of Congregation Kol Emeth, for Architectural Review of a proposal to demolish an existing synagogue facility consisting of four one story buildings totaling approximately 11,691 sq. ft. and construct a new synagogue facility 23,555 sq. ft. in size, including 5,487 sq. ft. double counted as second floor equivalency. The new facility would include two buildings and associated site improvements. The facility would be served by surface parking and a below grade parking garage. The project includes an application for Major Architectural Review, a

Variance to exceed the allowable floor area by 4,942.7 sq. ft. on account of the second floor equivalency, a Variance to locate the ramp to the below grade parking garage in the 30 foot special setback along Manuela Avenue, and a Conditional Use Permit for a religious facility in the Single Family Residential District. Environmental Assessment: Categorically exempt from California Environmental Quality Act under Class 15332 – In-Fill Development Projects. Zoning District: R-1 (20,000).

Ranu Aggarwal provided an overview of the project. The project would retain trees around the site. The applicant requested an adjustment for parking as all facilities would not be utilized simultaneously. Key issues were pedestrian and bicycle circulation; walkway width in the northeast corner; apron design at the main entrance; and a linkage to Foothill Expressway. Staff recommended the ARB recommend the Planning Director approve the project based on the conditions of approval and architectural review findings.

Kevin Davies, Hawley Peterson Snyder Architects, recalled the applicant appeared before the ARB in December 2014 for a preliminary review; conducted outreach with neighbors; met with Dave Dockter; and developed a noise study, a historical resources survey and a traffic demand management program.

Stan Field, Field Architecture, shared his thoughts in designing the project and views of the project.

Paul Johnston worked with the applicant to develop measures that would reduce the impact of the project on his property adjacent to the project site. With those measures, he did not object to the requested variance to exceed the allowable floor area.

Mindie Romanowsky reported the building had outlived its useful life. The applicant was working to reduce traffic impacts. She spoke in support of granting the requested variances.

Yvonne Boxerman spoke regarding the applicant's outreach to the neighborhood and current parking arrangements.

Peter Wexler spoke regarding the applicant's longtime activities in and with the community.

Rabbi David Booth highlighted the need for a new building.

Adrian Fine, speaking as an individual, reviewed positive aspects of the project and supported granting the requested variances.

Board Members inquired about the school mentioned in the traffic study; reasons for no parking signs along Manuela Avenue; impact of the garage ramp on a tree; programmatic use of additional space; the variance for the garage ramp; access to the garage; the number of parking spaces; the double counting of floor area; and the ramp's location in the rear setback.

Board Members commented regarding the wood wall; visibility of the garage ramp from Manuela; onsite parking and drop-off locations; number of special events and growth of congregation in relation to the conditional use permit; height of the building; bike parking; growth of trees; a proposed traffic demand management program; outdoor seating; pedestrian circulation; and garage ventilation.

Staff and Board Members discussed the requested variance for FAR.

Board Members clarified their comments for the applicant regarding the wood wall; access to the garage and circulation of vehicles.

MOTION: Board Member Furth moved, seconded by Board Member Baltay, to continue the item to a date certain of April 7, 2016.

MOTION PASSED: 5-0-0-0

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

Board Member Kim noted Ms. Tamale would no longer be working with the Board.

Adjournment

Subcommittee Members: Robert Gooyer and Peter Baltay

SUBCOMMITTEE ITEM

50 El Camino Real

1. The window frame color has been revised from matching the existing building to a more benign selection that flows with the building/roof color and surrounding foliage much better.
2. The 3rd floor balconies at the front and rear of the building are now covered areas to allow year round use with proper protection from the rain. The transom window at the front balcony elevation was eliminated as it served no purpose and caused structural issues. The window would have looked into the above ceiling grid area of the Rec Room. The vaulted area above the balconies would have required extreme costs to achieve.
3. The star features around the building were eliminated, as they were unwanted by the Ronald McDonald House.
4. The front entry canopy seemed to be shown with a glass roof, though it was unclear. A glass roof was unwanted by the Ronald McDonald House as it would have been a maintenance/cleaning issue and did not provide needed shade for visitors. The cost was also prohibitive.
5. The fence specification is black iron to match the existing building and a wood fence at the rear of the property to match the existing building.
6. The west and east stairwells showed continuous window from ground to 3rd floor on the ARB renderings. Structurally, this could not be done and was instead designed to have window breaks at each floor to block the structural beams at each floor.

STAFF ARCHITECTURAL REVIEWS:

Project Description: Replacement outdoor seating and umbrellas at an existing coffee shop

Applicant: Tyneise Beyer

Address: 2775 Middlefield Road [15PLN-00387]

Approval Date: 12/11/15

Request for hearing deadline: 12/24/15

Project Description: One non-illuminated wall sign for Magnet Systems

Applicant: John Reagan

Address: 2300 Geng Road [15PLN-00460]

Approval Date: 12/14/15

Request for hearing deadline: 12/28/15

Project Description: One new non-illuminated wall sign

Applicant: Veeresh Kolluru

*Address: 2740 Middlefield Road [15PLN-00429]
Approval Date: 12/15/15
Request for hearing deadline: 12/28/15*

*Project Description: Inrepid to operate a Christmas tree lot
Applicant: William Rosenberg
Address: 3672 Middlefield Road [15PLN-00454]
Approval Date: 12/16/15
Request for hearing deadline: 12/29/15*

*Project Description: Façade changes and new signage on two parcels
Applicant: Mr. Sandy Barker
Address: 401-437 Webster Street [15PLN-00256]
Approval Date: 12/17/15
Request for hearing deadline: 12/30/15*

*Project Description: Addition of a 1,012 sq. ft. spray paint booth and minor site improvements for an existing automotive service
Applicant: Ron Fowzer
Address: 3290 Park Blvd [15PLN-00236]
Approval Date: 12/21/15
Request for hearing deadline: 1/4/16*

*Project Description: One new projecting sign located under an existing canopy and new outdoor seating for Coupa Cafe
Applicant: Jean Paul Coupal
Address: 111 Lytton Avenue [15PLN-00311]
Approval Date: 12/22/15
Request for hearing deadline: 1/4/16*

*Project Description: To remove designated tree in the interior side setbacks and to replace with two new trees
Applicant: Kyle Seger
Address: 550 Hamilton Avenue [15PLN-00464]
Approval Date: 12/22/15
Request for hearing deadline: 1/4/16*

*Project Description: Replacement outdoor seating and umbrellas at an existing coffee shop
Applicant: Tyneise Beyer
Address: 2775 Middlefield Road [15PLN-00387]
Approval Date: 1/11/16
Request for hearing deadline: 1/25/16*