



# ARCHITECTURAL REVIEW BOARD DRAFT MINUTES

Thursday, February 18, 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; Alicia Spotwood, Administrative Associate; Clare Campbell, Senior Planner, Sheldon A. Sing, Contract Planner

## Oral Communications

None.

## Agenda Changes, Additions and Deletions

Jodie Gerhardt advised the Board that the March 17, 2016 meeting would be a joint hearing with the Historic Resources Board regarding a project located in the SOFA area..

## Minutes Approval: February 4, 2016

Board Member Furth corrected the Minutes to indicate she commented regarding the inappropriateness of the landscape design rather than the lack of details. Vice Chair Lew clarified that the project was to be reviewed by the subcommittee rather than staff.

**MOTION:** Board Member Furth moved, seconded by Vice Chair Lew, to approve the February 4, 2016 Minutes as amended.

**MOTION PASSED:** 5-0-0-0

## STUDY SESSION

1. **411 - 437 Lytton Avenue [14PLN00-489]:** Request by Hayes Group Architects, Inc. On Behalf Of Ehikian & Company for Architectural Review to allow the demolition of an existing commercial building and the construction of a new three story mixed-use, office and residential building (two units) and a 1,417 sf Addition To An Existing Historic Category 2 residence on two lots to be merged. A two level underground parking garage is proposed to be constructed under the new mixed use building adjacent to the existing residential building. Environmental: An Initial Study and Mitigated Negative Declaration are being prepared. Zoning District: CD-C(P) Community Commercial Downtown District and Pedestrian Shopping Combining District. For more information, contact Project Planner Sheldon A. Sing at sheldon@mplanninggroup.com

Board Member Baltay recused himself from the item.

Sheldon Ah Sing briefly reviewed the project. Staff recommended the ARB conduct a public hearing and provide feedback regarding concepts. No formal action was required.

Ken Hayes, Hayes Architects, advised the project was not using any TDRs or bonus floor area or requesting any exceptions for parking. The historic structure would be restored. The ARB had reviewed the project in June 2014. Mr. Hayes reviewed details of the project.

Staff reported the environmental document needed to be circulated and the project was subject to the new annual office limit.

Board Members remarked regarding ground-floor retail; glazing in the previous submittals; pedestrian engagement; access to upper floor residences; materials; landscaping and tree removal; compatibility with the neighborhood; the trellis over the garage ramp; stairwells and lighting; transition from the new structure to the historic structure; use of hardscape versus plant material; and mass.

## **PUBLIC HEARINGS**

2. **1700 Embarcadero Road [15PLN-00394]:** Request by Deeg Snyder, on behalf of Jones Palo Alto Real Property, LLC for a Architectural Review and Site and Design Review to demolish the existing approximately 18,000 square feet building and construct a new approximately 62,000 square feet building for an automobile dealership. The application includes Design Enhancement Exception requests to allow deviation from the 10 feet build-to-line from Embarcadero Road and Bayshore Road and deviation from the height limit requirement to accommodate elevators for rooftop access. A request to apply the Automobile Dealership (AD) zoning overlay is also being considered separately by the Planning and Transportation Commission. Environmental Assessment: An Initial Study and Mitigated Negative Declaration are being prepared. Zoning District: CS (D) Service Commercial and Site Design Review Combining District. For more information contact Project Planner Sheldon A. Sing at sheldon@mplanninggroup.com

Sheldon Ah Sing indicated key issues were deviations from the build-to setback and from the height standard as well as sensitivity to the Baylands.

Deeg Snyder, Gensler, provided additional details regarding his letter to the ARB.

Herb Borock commented regarding the lack of an environmental review document and architectural review procedures.

Board Members remarked regarding the height and mass of the building, materials and colors, the requested design exception, scenic vistas, proportions of building elements, and compatibility with the Baylands.

Board Members and staff discussed compliance with guidelines and compatibility with adjacent buildings and the Baylands.

3. **2501 Embarcadero Way [File 15-PLN-00371]:** Request by Public Works for Site and Design Review of 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, Outdoor Equipment Area and Landscaping Improvements to be Centrally Located on the Regional Water Quality Control Plant Site. Environmental Assessment: A Draft Mitigated Negative Declaration Has Been Published and Circulated for a 30-day Public Review and Comment Period. For more information contact, Project Planner Amy French at amy.french@cityofpaloalto.org

Amy French reported the Planning and Transportation Commission approved and recommended the project and the Mitigated Negative Declaration on January 27, 2016.

Phil Bobel, Public Works, advised that the project would replace the existing incinerator and reviewed changes made to the project since the earlier study session.

Herb Borock requested completion of information regarding greenhouse gases. He questioned whether proposed plants would provide privacy as proposed and the size of the proposed building.

Board Members inquired regarding the plant for the screening trellis; procedures for odor complaints and control; non-native plantings; landscaping along the driveway; water draining from the Core-Ten steel staining concrete; and green screens.

**MOTION:** Board Member Baltay moved, seconded by Board Member Kim, to approve the project with the condition that the entire green screen feature be removed and subject to findings included in the staff report.

**MOTION PASSED:** 4-1-0-0

4. **3225 El Camino Real [15PLN-00003]:** Request by Hayes Group Architects for Architectural 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 74 parking spaces. Project includes a shared parking reduction request of 1% (1 space) and a Design Enhancement Exception request for a 3% reduction to the Build-To-Line requirement. Environmental Assessment: An Initial Study and Mitigated Negative Declaration have been prepared. Zoning District: CS Service Commercial. For more information contact, Project Planner Clare Campbell at [clare.campbell@cityofpaloalto.org](mailto:clare.campbell@cityofpaloalto.org)

Clare Campbell advised the project was subject to the ordinance limiting new R&D/office development to 50,000 square feet annually. Because of recent changes to the Municipal Code, the project was no longer subject to Site and Design Review. In December 2015, the Planning and Transportation Commission recommended approval of the project. Key issues were the parking adjustment request, a Design Enhancement Exception and consistency with the South El Camino Real Design Guidelines. The Planning Director could approve a parking adjustment up to 20 percent for the shared parking facility. The parking analysis supported the requested reduction. Staff recommended the ARB recommend approval of the design review and DEE based upon findings and conditions of approval.

Ken Hayes, Hayes Group Architects, related details of the project and changes made in response to previous ARB comments.

John Vidovich, De Anza Properties, shared reasons for designing the courtyard.

Board Members commented regarding the parking adjustment; the front half of the plaza; street parking; potential uses of retail space; blocking windows or using opaque film on windows in retail spaces; planters in the front of the project; sight triangles; noise in the plaza; fill material for tree wells; the carport; and symmetry of the corner element.

**MOTION:** Vice Chair Lew moved, seconded by Board Member Baltay, to recommend approval of the project with the following amendments: (1) require transparent glazing on retail windows; (2) provide an option for planters along the retail space on El Camino; (3) provide a condition of approval for carport roofs to be translucent photovoltaics or return to subcommittee for an alternate design; (4) require subcommittee review of improved seating, screening and amenities for the front half of the courtyard; and (5) require subcommittee review of the final design for tree wells.

**MOTION PASSED:** 3-2-0-0

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

None.

**Adjournment**

*Subcommittee Members: Robert Gooyer and Peter Baltay*

**SUBCOMMITTEE ITEMS**

None.

**STAFF ARCHITECTURAL REVIEWS:**

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

*Applicant: Alexis Ochoa*

*Address: 4001 Miranda Avenue [15PLN-00388]*

*Approval Date: 2/9/16*

*Request for hearing deadline: 2/23/16*

*Project Description: Amendment to an existing conditional use permit to allow reconfiguration of the site plan.*

*Applicant: Angelic Williams*

*Address: 701 E. Meadow [15PLN-00268]*

*Approval Date: 2/5/16*

*Request for hearing deadline: 2/18/16*

*Project Description: Façade modifications that include paint work, window replacement and new signage.*

*Applicant: Ayumi Sakata*

*Address: 403 University Avenue [15PLN-00409]*

*Approval Date: 2/4/16*

*Request for hearing deadline: 2/17/16*