



ARCHITECTURAL REVIEW BOARD AGENDA

=====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, February 18, 2016, Meeting
8:30 AM, Council Chambers**

Call to Order

Roll Call: Chair Robert Gooyer; Vice Chair Alex Lew, Board Members: Kyu Kim, Wynne Furth, Peter Baltay

Staff: Jodie Gerhardt, Current Planning Manager; Alicia Spotwood, Administrative Associate; Clare Campbell, Senior Planner, Sheldon A. Sing, 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.

Agenda Changes, Additions and Deletions: The agenda may have additional items added to it up until 72 hours prior to meeting time.

Minutes Approvals: February 4, 2016

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: A 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

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

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

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

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

Adjournment

Subcommittee Members: Robert Gooyer and Peter Baltay

SUBCOMMITTEE ITEMS:

None

Sub-Committee Members:

Robert Gooyer
 Peter Baltay
 Kyu Kim
 Alex Lew
 Wynne Furth

Terms:

October 15, 2015 to March 17, 2016
 January 21, 2016 to June 16, 2016
 March 17, 2016 to September 22, 2016
 September 22, 2016 to March 2017

STAFF ARCHITECTURAL REVIEWS:

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

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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

PUBLIC PRESENTATION: Applicant presentation shall have a ten (10) minutes limitation or at the discretion of the Board. Public comment shall be limited to five (5) minutes per speaker or limitation to three (3) minutes depending on large number of speakers per item. Applicant will be given a three (3) minutes limitation for closing remarks.

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, 5th 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.

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 5th 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.