



ARCHITECTURAL REVIEW BOARD MINUTES

Thursday, May 21, 2015, Meeting
8:30 AM, Council Chambers

Call to Order

Roll Call

Present: Chair Randy Popp; Vice Chair Robert Gooyer; Board Members Alexander Lew, Kyu Kim

Absent: None.

Staff Present: Amy French, Chief Planning Official; Diana Tamale, Administrative Associate III; Christy Fong, Planner; Rebecca Atkinson, Planner; Jodie Gerhardt, Senior Planner; Matthew Weintraub, Planner

Oral Communications: None.

Agenda Changes, Additions and Deletions: None.

Minutes Approval: None.

PUBLIC HEARINGS

Formal Reviews

1. **1450 Page Mill Road [14PLN-00335]**: Request by Jim Inglis on behalf of The Board of Trustees of the Leland Stanford Junior University for Architectural Review of a proposal to demolish the two existing buildings on site with floor area totaling 59,539 square feet (sf), and construct a new two story 74,400 sf office building in the RP (Research Park) zoning district. Environmental Assessment: City of Palo Alto/Stanford Development Agreement and Lease Project Environmental Impact Report (State Clearinghouse No. 2003082103) and Exemption 15302 (Replacement and Reconstruction).

Jodie Gerhardt reported on details of the project and the ARB's preliminary review. The project met FAR and setback requirements. Staff's concerns about placement of street trees had been addressed. One condition of approval was for the construction road to remain open to the agreed upon time. Staff recommended the ARB recommend the Planning Director approve the proposed project based upon findings and conditions of approval.

Erik Sueberkrop, Studios Architecture, reviewed design concepts for the project. Gary Layman, The Guzzardo Partnership, reviewed the landscape design for the project.

Board Members appreciated the completeness of the package and the applicant's changes to address the ARB's concerns raised at the preliminary review. Board Members expressed concern regarding the height of the mechanical screen; lack of details for light fixtures; the retaining wall for the berm; development of

1 the 3,200 square feet based upon a future tenant's needs; diameter of the front columns in relation to
2 the height; and clear glass on the outside of the second story.

3
4 **MOTION:** Chair Popp moved, seconded by Vice Chair Gooyer, to approve the project as conditioned by
5 the Staff Report with the inclusion of: 1) additional evaluation of the mechanical screen and trash
6 enclosure, 2) provision of light fixture cut sheets to Staff for review; and 3) an additional condition of
7 approval that no less than 3,234 square feet of space be dedicated for amenities or the parking be
8 reconsidered. The condition of approval regarding the construction road, as approved by the City
9 Attorney's Office and Staff, be included.

10
11 Julie Jones, Perkins Coie, indicated the condition of approval regarding the construction road had been
12 approved by Cara Silver of the City Attorney's Office and Staff. Chair Popp requested Ms. Jones read the
13 relevant condition of approval, which she did.

14
15 Jim Inglis addressed Board Member concerns regarding the height of the mechanical screen. Chair Popp
16 clarified that the Board's concerns were the articulation of the mechanical screen.

17
18 **MOTION PASSED: 4-0-0-0**

19
20 2. **203 Forest Avenue [14PLN-00472]:** Request by Ken Hayes Architects, Inc. on behalf of 203
21 Forest Avenue LLC, for Architectural Review of a proposal to construct a new 4,985 sf residential
22 addition to an existing 4,626 sf commercial building on a 5,000 sf site in the Downtown
23 Commercial (CD-C (GF)(P)) zoning district. Environmental Assessment: Categorical Exemption
24 per Section 15301.

25
26 Amy French distributed additional information provided by the applicant. The applicant did not elect to
27 submit the project to a Preliminary Review. Staff recommended the ARB allow public comment, provide
28 input, and continue the review to a date certain. The existing office use could remain on the mezzanine
29 and first floor. Staff sought ARB input regarding site circulation related to the ADA parking space; the
30 residential open space design; and building massing and transition with the second-floor placement
31 based on adjacent properties. Matthew Weintraub reviewed areas on which the ARB could be asked to
32 comment. Christy Fong indicated public comment received after release of the ARB packet had been
33 provided at places and to the public.

34
35 Chair Popp and Ms. French discussed the square footage/floor area of the project.

36
37 Ken Hayes reviewed details of the project site in relation to neighboring properties. One handicap
38 parking space in the parking assessment district had to remain, and it had to be placed onsite. He
39 requested the ARB consider approving the project with conditions.

40
41 Board Members questioned parking design independently and in relation to the existing tree; subdivision
42 of commercial and residential uses; a public art requirement; and the space labeled as study.

43
44 Herb Borock could not verify the floor area of the residential use based on the posted plans.

45
46 Board Members raised concerns regarding the site context, massing, parking and circulation,
47 compatibility, use of transom windows, orientation of open space, and the wall.

48
49 Board Members generally would not approve the project as proposed. The design of the building was
50 good; however, it was not compatible with existing buildings along the street. Closing the portico
51 detracted from the building. Utilizing materials from other buildings could be beneficial. The corners
52 should be pushed back at the upper level and the balcony relocated. The proposed parking arrangement
53 was acceptable.

54
55 Board Members and Staff discussed the location and design of the accessible parking space.

1 Chair Popp advised that the item would be continued to a date uncertain.

2
3 Ms. French reported the Historic Resources Board would review the item on May 28, 2015.

4 5 **Preliminary Review**

6
7 3. **130 Lytton Avenue [15PLN-00089]**: Request by Heather Young of FGY Architects, on behalf
8 of Tarlton Properties, for Preliminary Architectural Review of new core and shell façade
9 improvements and site improvements proposed in concept for an existing 47,352 sf, 4-story, City
10 of Palo Alto “grandfathered” office building in the CD-C(P) zoning district. Environmental
11 Assessment: Preliminary Reviews are exempt from the California Environmental Quality Act.

12
13 Rebecca Atkinson reviewed details of the proposed project. The applicant provided three options for ARB
14 consideration. The Staff Report highlighted key sections of the Municipal Code that could influence
15 design of the project. Staff sought feedback regarding the project’s relationship to the
16 pedestrian/shopping combining district; requirements to design so as not to prohibit retail; visibility of the
17 rooftop terrace; tree removal; and future building signage. If the proposed options enhanced the
18 building’s appearance without impacting surrounding properties, then findings might support a Design
19 Enhancement Exception. No public comment had been received.

20
21 Heather Young reviewed the history of and proposed details for the project. The three options were
22 proposed to improve the pedestrian experience and the relationship of the building to the pedestrian on
23 both the Lytton and Alma facades. One diagram demonstrated the three options and the need for a
24 Design Enhancement Exception. She requested the ARB comment on possible approval of the proposed
25 project, the canary pines and landscape, and project design.

26
27 Chair Popp and Ms. Young discussed the reasons for improving the building. Board Members questioned
28 the space originally designated for a parking ramp and parking.

29
30 Martin Summer requested the façades on Lytton and perhaps on Alma remain the same. The ground
31 floor could be opened to retail.

32
33 Board Members commented regarding the canary trees, the corner entry, retaining some elements of the
34 building, locating amenity spaces near the entrance, windows and glazing, location of the deck, and the
35 pedestrian experience. Board Members expressed a preference for a combination of elements from the
36 proposed options.

37 38 **Board/Staff Announcements, Updates, Reports, and Comments**

39
40 Chair Popp noted revisions to the format of Staff Reports.

41 42 **Adjournment**

43
44 ***Subcommittee Members:*** Alex Lew and Kyu Kim

45 46 **SUBCOMMITTEE ITEMS**

47
48 4. **2555 Park Boulevard [13PLN-00381]**: Review of roof top canopy size and other minor items
49 as conditioned by the ARB to return for ARB subcommittee consideration. The project is
50 scheduled for City Council consideration on June 1, 2015.

51
52 **Subcommittee Action:** The subcommittee approved the following:

- 53
54 1 A reduction in the size of the roof top canopy replaced with a series of umbrellas;
55 2 A photometric plan;

1 3 A translucent material to be applied to the lower portions of the windows to shield unwanted views into
2 the building;
3 4 More details in the landscape plan and;
4 5 Revised the second floor balcony railing to wrap around at the sides.
5

6 5. **420 Ramona [15PLN-00041]**: Request by Brendan Canning on behalf of Leheng Cheng for a
7 facade remodel and tenant improvements to establish a new restaurant within the former
8 'Mandarin Gourmet' restaurant space in the CD-C (P) zone district. This is a staff level review
9 project referred to ARB subcommittee.
10

11 **Subcommittee Action:** ARB Subcommittee reviewed the revised project plans and provided
12 confirmation to staff that the project qualifies for processing at the staff level pending staff analysis and
13 staff ability to make the architectural review findings.
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15 **STAFF ARCHITECTURAL REVIEWS:**

16
17 *Project Description: Minor exterior changes to the façade and entry of an existing building*

18 *Applicant: Christian Hansen*

19 *Address: 755 Page Mill Road, [14PLN-00475]*

20 *Approval Date: 5/5/15*

21 *Request for hearing deadline: 5/18/15*
22

23 *Project Description: Remediation of existing site conditions identified in owner's 3rd party accessibility*
24 *plan*

25 *Applicant: Palo Alto Medical Foundation*

26 *Address: 795 El Camino Real [14PLN-00359]*

27 *Approval Date: 5/6/15*

28 *Request for hearing deadline: 5/19/15*
29

30 *Project Description: Exterior landscape improvements located in the front yard and courtyard*

31 *Applicant: Andy Plues, Jensen Architects*

32 *Address: 150 Forest Avenue [15PLN-0080]*

33 *Approval Date: 5/13/15*

34 *Request for hearing deadline: 5/26/15*
35

36 *Project Description: Replacement of three existing wall signs on the building with color changes*

37 *Applicant: Charley Schalliol*

38 *Address: 251 University Avenue [15PLN-00142]*

39 *Approval Date: 5/13/15*

40 *Request for hearing deadline: 5/26/15*
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