



APPROVED
Meeting Notes

AUGUST 25, 2009
7:00-9:00am

PRESENT: Members Raymundo, Gilman, Drotos and Howard with Spotorno absent.
STAFF: Riordan, Tangunan, Rogers and Jany

APPROVAL OF MEETING NOTES: Approved August 11, 2009 Meeting Notes

CONSENT ITEMS: 2610 El Camino Real (Pacific Inn Hotel) –
Recommended approval as submitted M/S Gilman/Drotos, 3-0. Howard absent.

REGULAR ITEMS:

1. 2110 Middlefield Road (OSH- Orchard Supply Hardware)

Recommended approval with the following condition, M/S Gilman/Drotos, 4-0.

- Change background color of freestanding sign from white to off-white.

2. 1679 Broadway (Dynasty Cleaners)

Recommended approval with the following conditions, M/S Gilman/Drotos, 4-0.

- Reduce sign size such that the vertical dimension maintains a 6-inch space between the top and bottom windows.
- Use adhesive rather than bolts to attach sign to wall
- Change sign background color from white to off-white to match background building color.

3. 1411 El Camino Real (Sequoia Veterinary Hospital)

Recommended approval with the following conditions, M/S Gilman/Drotos, 4-0.

- Add trim board at windows and vertical corner trim
- Add 6-inch building base board trim with 4-inch trim elsewhere on the building
- Have belly band coincide with window sill openings/serve as a sill
- Treat belly band to prevent water intrusion/weathering
- Color belly band and batten board trim the same color

4. 949 Veteran Blvd. (In-N-Out Burger):

Recommended approval of the signage as submitted and conceptual approval of the building and a second review of the building as a consent item and with the following conditions, M/S Gilman/Drotos, 4-0.

- Adjust building elevations closer to the first plan submittal
- Simplify cornice detail
- Raise main tower about 5 feet higher
- Removes stone and instead use stucco and red band at base
- Remove arches from drive through
- Revise barrel tile to a simpler, flatter tile material

5. 333 Main Street (John Baer for Matteson Development Partners):

Provided conceptual input with the following recommended changes for a second ARC review. Howard expressed concern with the project's overall design.

Drotos liked the project overall but expressed concern over the density which makes the site feel too overcrowded.

Gilman and Raymundo liked the project overall with the following recommended modifications:

- Reduce the project's density and/or work with the Planning Manager to see if it's possible to reduce the project's Main Street setback to allow: 1) an expanded Redwood Creek trail/ setback area and 2) relocation of outdoor creekside guest parking spaces into the building garage.
- Shift project's rear driveway entry to widen the rear court yard aperture to the creek for an expanded Redwood Creek view shed.
- Work with the Fire Department if where feasible to: 1) minimize need for full perimeter access drive and/or 2) allow bollards and grass-crete along the Redwood Creek setback area and 3) narrow the access drive width from 26 to 23 feet.
- Investigate if Engineering codes relevant to mixed use projects in Flood Zone A would consider the project's gym a commercial space
- Study detailing of flat interior roof massing
- Rework corner elevation windows
- Consider heavy timber balcony design/detailing

MATTERS OF COMMITTEE INTEREST:

ADJOURNMENT

Adjourn to the next regular ARC meeting on September 8, 2009 at 7:00 AM, Council Chambers, Redwood City Hall, 1017 Middlefield Road, Redwood City.