

Palo Alto Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
January 4, 2024	CANCELLED
January 18, 2024	660 University Avenue (Mixed-Use)

Pending ARB Projects

The following items are pending projects and will be heard by the ARB in the near future. The projects can be viewed via their project webpage at bit.ly/PAPendingprojects or via Building Eye at bit.ly/PABuildingEye.

Permit Type	Submitted	Permit #	Project Mgr.	Address	Type	Work Description	Assigned Ad Hoc
AR Major - Board	9/16/20	20PLN-00202	CHODGKI	250 Hamilton Ave.	Bridge	On-hold for redesign - Allow the removal and replacement of the Pope-Chaucer Bridge over San Francisquito Creek with a new structure that does not obstruct creek flow to reduce flood risk. The project will also include channel modifications. Environmental Assessment: The SFCJPA, acting as the lead agency, adopted a Final EIR on September 26, 2019. Zoning District: PF.	—
AR Major - Board Zone Change	12/21/21	21PLN-00341	EFOLEY	660 University	Mixed use	ARB 1st formal 12/1/22, ARB 2nd formal tentative for Jan - Planned Community (PC), to Combine 3 Parcels (511 Byron St, 660 University Ave, 680 University Ave/500 Middlefield Rd), Demolish Existing Buildings (9,216 SF Office) and Provide a New Four Story Mixed-Use Building	—

						with Ground Floor Office (9,115 SF) and Multi-Family Residential (all floors) Including a Two Level Below-Grade Parking Garage. Proposed Residential Proposed Residential (42,189 SF) Will Include 65 Units (47 Studios, 12 1-Bedroom, 6 2-Bedroom).	
AR Major - Board	06/16/2022	22PLN-00201	CHODGKI	739 SUTTER AV	Housing	Prelim 11/18/21, Formal Resubmitted 7/21, 11/2 ARB hearing, Waiting on Resubmittal- Major Architectural Review to Allow the Demolition of an Existing 8-unit apartment building, and Construction of 12 new townhome units on the project site Using the State Density Bonus Allowances. The proposed units are 3-stories in height, and 25,522 sf of floor area. Rooftop Open Space is proposed for the units adjacent to Sutter Avenue. A Compliant SB 330 Pre-Application was submitted on 5/5/2022; however, the applicant did not resubmit plans within 90 days; therefore, the project is subject to the current regulations in effect. Zoning District: RM-20 (Low Density Multi-Family Residential). Environmental Assessment: Pending	—
Site and Design	10/27/2022	22PLN-00367	CHODGKI	2501 EMBARCAD ERO WY	Public Utility – Water Filtration	Application Resubmitted 8/8/23; 11/2 ARB Hearing, pending resubmittal- Request for Site and Design Review to allow construction of a Local Advanced Water Purification System at the Regional Water Quality Control Plant (RWQCP). The proposed project will include the construction and operation of a membrane filtration recycled water facility and a permeate storage tank at the City's RWQCP to improve recycled water quality and increase its use. Environmental Assessment: Pending. Zoning District: Public Facilities with Site and Design combining district (PF)(D).	—
Zone Change	1/19/2023	23PLN-00010	EFOLEY	800-808 San Antonio Road	Housing	8/17 ARB; Waiting on resubmittal, tentative February hearing - Request for a zone change from CS to Planned Community (PHZ) for a 76-unit, 5-story residential building. 16 of the units would be provided at below market rate, 4 of which would be to low income and 7 of which would be to very low income. The building is designed as a 5-story building with four levels of wood framing over a concrete podium superstructure, with two levels of subterranean parking. Project went to a Council prescreening on 8/15.	Rosenberg, Hirsch Reported out 5/4
Major Architectural Review	1/04/2023	23PLN-00058	CHODGKI	420 Acacia	Residential- 16 units replacing surface parking lot	NOI sent 3/7/23, October 5 ARB hearing; resubmitted plans 11/16, Tentative Approval 12/6- Request for Major Architectural Review for a 16-unit Multi-family Residential Townhome Project. The Project will Provide 15% Below Market Rate On-site and Includes Requested Concessions and Waivers in Accordance with the State	Rosenberg, Hirsch Reported out 5/4

						Density Bonus. The SB 330 pre-application was deemed compliant on February 2, 2023. Zone District: RM-30 and R-1. Environmental: Exempt from the provisions of the California Environmental Quality Act in accordance with CEQA Guidelines Section 15332 (infill development)—documented exemption currently under preparation.	
Major Architectural Review	3/22/23	23PLN-00061	EFOLEY	702 Clara Street	Housing – 3 units	NOI sent 4/21. Application Resubmitted 10/19. Request for Major Architectural Review and Individual Review to Allow the Construction of Three new two-Story homes approximately 1700sf Square Foot each, to be located on the same Lot, Subdivision	
Major Architectural Review	5/5/2023	23PLN-00110	CHODGKI	3000 El Camino	Office	NOI Sent 6/6/23; Resubmitted 9/25; NOI Sent 10/25. Request for a Major Architectural Review to convert an existing 10,000 square foot movie theater into new office space. Zoning District: Planned Community (PC-4637 and 2533).	Baltay, Rosenberg
Major Architectural Review	6/8/2023	23PLN-00136 23PLN-00277 (Map) 23PLN-00003 and -00195 – SB 330	GSAULS	3150 El Camino Real	Housing - 380 units	NOI sent 7/6. Request for Major Architectural Review for construction of a 380-unit Multi-family Residential Rental Development with 10% Below Market Rate. The project includes a 456,347 square foot apartment building with a 171,433 square foot garage that extends to 84 feet in height. Staff is reviewing the project to ensure the requested concessions and waivers are in accordance with the State Density Bonus laws.	Rosenberg, Hirsch Reported out 5/4 on SB 330 Rosenberg, Hirsch Reported out on 8/17
Major Architectural Review	7/19/2023	23PLN-00181	EFOLEY	824 San Antonio Road	Housing – 16 senior units, 12 convalescent units	Submitted 7/19/23. Notice of Incomplete sent 8/20/23. Targeting 12/21 hearing. Request for Major Architectural Review to allow the Demolition of an existing 2-Story office building and the new construction of a 4-Story private residential senior living facility, including 15 independent dwelling units, 12 assisted living dwelling units and 1 owner occupied unit. Common space amenities on all floors, underground parking, and ground floor commercial space. Environmental Assessment: Pending. Zoning District: CS (Commercial Services).	
PC Amendment	8/9/2023	23PLN-00202	EFOLEY	4075 El Camino Way	Commercial — 14 additional assisted living units	Submitted 8/9/23. Community Meeting in October. Targeting Jan PTC, and Feb ARB hearing. Request for a Planned Community Zone Amendment to Allow New Additions to an existing Assisted Living and Memory Care Facility consisting of 121 Units. The New additions include 14 Additional Assisted Living Dwelling Units; 5 Studios and 9 One Bedrooms. The total Proposed 135 Units are for Assisted Living and for the elderly in need of day-to-day care for Memory Issues. Environmental	Baltay, Chen reported out 6/1

						Assessment: Pending. Zoning District: PC-5116 (Planned Community).	
Preliminary Architectural Review	10/30/2023		EFOLEY	70 Encina	Housing	Submitted 10/30; ARB prelim held 12/7 Request for Preliminary Architectural Review to Allow a New 3-story, approximately 22,000 sf building (1.84 FAR) and full site improvements to replace an existing surface parking lot. The project includes 10 new 3-story townhouse residential units around a common central courtyard. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review.	
Master Sign Program	11/14/23	23PLN-00308	EFOLEY	525 University	Signs	Master Sign Program to allow for the installation of one illuminated monument, one illuminated canopy address, one illuminated wall property ID, one parking ID w/ uplight, one illuminated parking monument, one non-illuminated parking entry ID. Environmental Assessment: Pending. Zoning District: CD-C (P) (Downtown Commercial).	
Master Sign Program	11/15/23	23PLN-00311	EFOLEY	530 Lytton	Signs	Master Sign Program for the installation of 1 illuminated monument, 1 illuminated address, 1 illuminated wall property ID, 1 parking ID w/ uplight, 1 illuminated parking blade and 1 non-illuminated parking entry ID. This application is being reviewed along with 435 Tasso and 525 University. Environmental Assessment: Pending. Zoning District: CD-C (P) Downtown Commercial District (Pedestrian Shopping).	

Potential Projects

This list of items are pending or recently reviewed projects that have 1) gone to Council prescreening and would be reviewed by the ARB once a formal application is submitted and/or 2) have been reviewed by the ARB as a preliminary review and the City is waiting for a formal application.

Permit Type	Submitted	Permit #	Project Mgr.	Address	Type	Work Description	Assigned Ad-Hoc
Prescreening Council	07/07/2022	22PLN-00227	GSAULS	3400 El Camino Real	Housing – 382 units	Heard by Council on 9/19/22, SB 330/Builder's Remedy application submitted 6/14/23, waiting for formal application - Prescreening for a Planned Housing Zone (PHZ) to build 382 residential rental units comprised of 44 studios, 243 one-bedroom, 86 two-bedroom and 9 three-bedroom units in two buildings. Zoning: CS, CS(H), RM-20.	—
SB 330 Pre-Application		23PLN-00149					

Council Pre-Screening	2/8/2023	23PLN-00036	THARRISON	1237 San Antonio	Public Utility	Heard by Council on 6/5/23 - Council Pre-Screening request by Valley Water to allow a Comprehensive Plan Amendment to update the land use of a portion of Area B of parcel #116-01-013 from Public Conservation Land to Major Institution/Special Facilities. The other portion of Area B is currently designated as a Major institution/Special Facilities and the proposed project also calls for the subdivision of Area B. Zoning District: PF(D).	—
Preliminary Architectural Review	4/11/2023	23PLN-00058	CHODGKI	640 Waverley	Mixed-use	ARB prelim hearing 6/15/23; waiting on formal application. Request for Preliminary Architectural Review to Allow the Demolition of an Existing Residential Home and Construction of a four-story, approximately 10,392 Square Foot mixed-use commercial/residential building with basement and a below-grade Residential parking. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review. Zoning District: CD-C(P) (Downtown Commercial).	—
Council Pre-Screening	5/2/2023	23PLN-00105	EFOLEY	3265 El Camino Real	Housing – 44 units	Council Prescreening 9/11; waiting on formal application to rezone from CS to PHZ to develop a 5-story multi-family residential building with 44 housing units that would be 100% affordable for teachers	Rosenberg, Thompson reported out 8/17
Preliminary Architectural Review	7/6/2023	23PLN-00171	CHODGKI	425 High Street	Commercial	Preliminary Hearing Held 9/7; waiting on formal application submittal. Request for Preliminary Architectural Review to provide feedback on a proposal to add a new 4th floor (2,632 square feet) for either a new office use (existing hotel to remain) or to provide eight new guest rooms to the existing three-story Hotel Keen structure. Environmental Assessment: Not a Project. Zoning District: CD-C (P) (Downtown Commercial-Community with Pedestrian Combining District).	
Preliminary Architectural Review	8/29/2023	23PLN-00231	CHODGKI	616 Ramona	Commercial	Preliminary ARB hearing held 11/2; waiting on formal application submittal. Request for Preliminary Architectural Review to Allow the Partial Demolition and remodel of an Existing 8,357 square foot, Commercial Building with the addition using TDR and exempt floor area earned from ADA Upgrades. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review.	

SB 330 Pre-Application	11/01/2023	23PLN-00296; 23PLN-00297	GSAULS	3997 Fabian	Housing – up to 350 units	<p>SB 330 Pre-Application - Request for a 292 or 350-unit apartment development in an 8-story structure. Environmental Assessment: Pending. Zoning District: GM (General Manufacturing).</p> <p>Note: project has not changed but previous SB 330 pre-apps expired so new SB 330 pre-apps for the same two proposals were filed.</p>	Chen, Hirsch reported out 8/17
SB 330 Pre-Application	11/21/2023	23PLN-00316	CHODGKI	156 California Avenue	Mixed-Use	<p>SB 330 Pre-Application - Request for review of an SB330 Pre-Application for construction of three mixed use buildings on two lots: (Tower A) 17 story tower with 2,100 sf of commercial and 194 residential units, (Podium) 7-story podium/tower with 14,168 sf of commercial and 110 residential units, (Tower B) 11 story tower with 2,131 sf of commercial and 78 residential units for a total of 18,399 sf of commercial space and 382 units. Parking will be provided in a podium and two levels of below grade parking. 20% of these units will be classified as affordable to qualify for Govt. Code Section 65589.5(d)(5) known as the "Builder's Remedy". Environmental Assessment: Not a Project. Zoning District: CC(2)(R)(P) and CC(2)(R) (Community Commercial).</p>	Baltay, Adcock