

Palo Alto Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
April 18, 2024	<ul style="list-style-type: none"> • 660 University Avenue (PHZ)(2nd formal) • NVCAP (Study Session to Review Ordinance) • 3265 El Camino Real Affordable Housing Project (1st formal) • Elections
May 2, 2024	<ul style="list-style-type: none"> • Buena Vista Mobile Home Park Streamlined Housing Development Review Study Session • Pre-Approved Parklets Design • Bird Safe Glazing and Dark Sky Ordinance

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	CRAYBOU	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 9/26/19. Zoning District: PF.	—
AR Major - Board	12/21/21	21PLN-00341	EKALLAS	660 University	Mixed use	ARB 1st formal 12/1/22, ARB 2nd formal tentative for April - Planned Community (PC), to Combine 3 Parcels	—

Zone Change						(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	CRAYBOU	739 SUTTER AV	Housing	Prelim 11/18/21, Formal Resubmitted 7/21, 11/2 ARB hearing, Resubmitted February 8, 2024. Tentatively Approved March 19, 2024- 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	Chen,Adcock
Site and Design	10/27/2022	22PLN-00367	CRAYBOU	2501 EMBARCA DERO WY	Public Utility – Water Filtration	Application Resubmitted 8/8/23; 11/2 ARB Hearing, Resubmitted 2/5; PTC recommended approval 2/28 ARB scheduled 4/4; Council tentative May 2024.- 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	EKALLAS	800-808 San Antonio Road	Housing	8/17 ARB; Resubmitted 1/29/24; March 7, 2024 hearing; Pending resubmittal - 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	3/22/23	23PLN-00061	EKALLAS	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	CRAYBOU	3000 EI Camino	Office	NOI Sent 6/6/23; Resubmitted 9/25; NOI Sent 10/25; Resubmitted 1/24/24, NOI Sent 2/23/24. 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 EI Camino Real	Housing - 380 units	NOI sent 11/3/23. Pending Resubmittal. 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	EKALLAS	824 San Antonio Road	Housing – 16 senior units, 12 convalescent units	Submitted 7/19/23. Notice of Incomplete sent 8/20/23. 12/21 ARB hearing; pending resubmittal. 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. Zoning District: CS (Commercial Services).	
PC Amendment	8/9/2023	23PLN-00202	EKALLAS	4075 EI Camino Way	Commercial – 14 additional assisted living units	Submitted 8/9/23. Community Meeting in October. 2/24/24 PTC hearing, second PTC April 2024; targeting ARB hearing May 2024. 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. Zoning District: PC-5116 (Planned Community).	Baltay, Chen reported out 6/1
Master Sign Program	11/14/23	23PLN-00308	EKALLAS	525 University	Signs	NOI Sent 12/15/2023. 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. Zoning District: CD-C (P) (Downtown Commercial).	
Master Sign Program	11/15/23	23PLN-00311	EKALLAS	530 Lytton	Signs	NOI Sent 12/15/23 Master Sign Program for the installation of 1 illuminated monument, 1 illuminated address, 1 illuminated wall property ID, 1 parking ID w/ upright, 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).	
Major Architectural Review	1/10/2024	24PLN-00012	GSAULS	3265 El Camino Real	Housing	NOI Sent 1/10/24. Tentatively Scheduled for First Formal without Recommendation April 2024. Request for rezoning to Planned Community (PC)/Planned Home Zoning (PHZ). New construction of a 5-story 100% affordable multifamily housing development with 44 dwelling units and ground level lobby and parking. Zoning District: CS.	Rosenberg, Thompson reported out 8/17 on prescreening plans Rosenberg/Hirsch
Streamlined Housing Development Review	2/15/2024	24PLN-00041	CHODGKI	3980 El Camino Real	Affordable Housing	NOI Sent 3/15/24. Tentatively Scheduled for Study Session May 2024. Request for a Major Architectural Review Board application to allow the redevelopment of the Buena Vista Village mobile home park into two parcels, featuring a new affordable housing development with a 61-unit multi-family apartment building on one parcel and a 44-unit, occupant owned mobile home park on the second parcel. Zoning District: RM-20	
Major Architectural Review	3/6/2024	24PLN-00064	CHODGKI	640 Waverley	Mixed-Use	Request for a Major Architectural Review Board application to allow the construction of a new four-story, mixed use commercial and residential building with below grade parking. Environmental Assessment: Pending. Zoning District: CD-C(P).	

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
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Prescreening Council SB 330 Pre-Application	07/07/2022	22PLN-00227 23PLN-00149	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.	—
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).	—
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.	

SB 330 Pre-Application	11/01/2023	23PLN-00296; 23PLN-00297	GSAULS	3997 Fabian	Housing – up to 350 units	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). Note: project has not changed but previous SB 330 pre-apps expired.	Chen, Hirsch reported out 8/17
SB 330 Pre-Application	11/21/2023	23PLN-00316	CHODGKI	156 California Avenue	Mixed-Use	SB 330 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". Zoning District: CC(2)(R)(P) and CC(2)(R) (Community Commercial).	Baltay, Adcock
Preliminary Architectural Review	10/30/2023	23PLN-00291	EKALLAS	70 Encina	Housing	Submitted 10/30; ARB prelim held 12/7, waiting on formal application submittal. 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.	
SB 330 Pre-Application	1/9/2024	24PLN-00011	EKALLAS	762 San Antonio	Housing	SB 330 Pre-Application for construction of 198 multifamily residential rental units in a single structure consisting of 256,392 square feet of floor area. Zoning District: (CS) AD.	Baltay, Chen
Preliminary Architectural Review	12/19/2023	23PLN-00339	EKALLAS	1066 E Meadow	Private School	ARB Hearing 1/18/24; pending formal application. Request for Preliminary Architectural Review to Consider the Deconstruction of an Existing 35,000 Square Foot Commercial Building, and Construction of a new 2-Story, 46,000 sf School Building. It Will Contain Classrooms, Administrative Offices, and a Multi-Purpose Room. Site Improvements Include Parking, a Play Area, and a Rooftop Garden. Zoning District: ROLM	Rosenberg, Adcock
Preliminary Architectural Review	1/25/2024	24PLN-00023	CHODGKI	4335/4345 El Camino Real	Housing	Preliminary Review Application Withdrawn. Request for Preliminary Architectural Review to allow demolition of an existing commercial building (4335 El Camino Real) and an existing motel	Hirsch, Baltay

						building (4345 El Camino Real) and to redevelop the two parcels with a 28-unit multi-family townhome style development project with associated utilities, private streets, landscaping, and amenities.	
SB 330 Pre-Application	2/15/2024	24PLN-00047	CHODGKI	3606 El Camino Real	Housing	SB 330 Pre-Application. Request for review of an SB330 Pre-Application for a Builder's Remedy project consisting of construction of a 315-unit multifamily residential rental and condo map, to include five levels of Type IIIA construction over 2 levels of Type IA residential parking (with 388 spaces) and residential support spaces. The project comprises the following parcels: 137-08-016, 137-08-070, 137-08-077, 137-08-079, 137-08-080, 137-08-081, & 137-08-088. Street addresses include: 3508-3628 El Camino Real and 528-530 Kendall Ave. Environmental Assessment: Pending. Zoning District: (CN, CS, RM-30, RM-40) Neighborhood Commercial, Commercial Service, High Density Multiple-Family Residential, Multiply Family Residential, and Commercial Service.	
SB 330 Pre-Application	2/15/2024	24PLN-00048	CHODGKI	3781 El Camino Real	Housing	SB 330 Pre-Application. Request for review of an SB330 Pre-Application for a Builder's Remedy project to construct a 169-unit multifamily residential rental and condo map project comprising 5-levels of Type IIIA construction over 2 levels of Type IA residential parking with 215 parking spaces and residential support spaces. The project includes the following parcels: 132-41-019, 132-41-020, 132-41-083, & 132-41-084; and the following street addresses: 3727-3781 El Camino Real, 388-400 Curtner Street. Zoning District: (CN, RM-30,) Neighborhood Commercial, Multiply Family Residential.	