

Palo Alto Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
May 16, 2024	<ul style="list-style-type: none">• Work Plan• 525 University/535 Lytton Master Sign Programs• 800 San Antonio Ad Hoc
June 6, 2024	<ul style="list-style-type: none">• 640 Waverley (1st formal)• Lighting and Bird Safe Glazing Ordinances

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; Appealed to Council, Council Approved 4/22- 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 recommended approval 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; 3/7/24 hearing, 4/4/24 AdHoc, 4/10 PTC, 5/6 Council - 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	Rosenberg, Hirsch Reported out 5/4

						Council prescreening on 8/15.	
Major Architectural Review	3/22/23	23PLN-00061	EKALLAS	702 Clara Street	Housing – 3 units	No activity from applicant since November 2023; Request for Withdrawal or resubmittal sent to applicant. 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 El 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 El 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	12/21/23 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 El Camino Way	Commercial — 14 additional assisted living units	Community Meeting in October. 2/28/24 PTC hearing, second PTC tentative 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, Tentative ARB hearing 6/6/24. 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, Tentative ARB Hearing 6/6/24. 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).	—
Major Architectural Review	1/10/2024	24PLN-00012	GSAULS	3265 El Camino Real	Housing	NOI Sent 1/10/24. PTC 4/10/24; ARB 4/22/24. 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. Plans resubmitted-ARB Study Session 5/2/24. 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	Baltay, Chen
Major Architectural Review	3/6/2024	24PLN-00064	CHODGKI	640 Waverley	Mixed-Use	NOI Sent 4/5/24. ARB tentatively Scheduled 6/6/24. 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. The ARB held a preliminary review on 6/15/23. Environmental Assessment: Pending. Zoning District: CD-C(P).	Rosenberg, Hirsch
Major Architectural Review	4/02/2024	24PLN-00100	CHODGKI	156 California	Mixed-Use	Request for Major Architectural Review in accordance with California Government Code 65589.5(D)(5) "Builders Remedy" which proposes to redevelop two lots located at 156 California Avenue and Park Blvd. Lot A, 156 California Ave (1.14 ACRE) is situated at the corner of Park and California, Lot B, Park Blvd. (0.29 ACRE) is at the corner of Park and Cambridge Avenue; the reinvention of both sites will include the conversion of an existing parking lot and Mollie Stone's Grocery Store into a Mixed	Baltay, Adcock

						Use Multi Family Development. This project consists of three integrated structures; (1) 7 Story Podium Building with 5 levels of TYPE IIIB Construction over 2 levels of TYPE I Construction, 15,000 square feet will be dedicated to the Mollie Stone Grocery Store, (1) 17 Story Tower, (1) 11 Story Tower, both Towers will be proposed and conceptualized as TYPE IV Mass Timber Construction. Environmental Assessment: Pending Zoning District: CC(2)(R)(P) and CC(2)(R) (Community Commercial) SB 330 Pre-app submitted 11/21/24	
Zone Change	03/28/2024	24PLN-00095	EKALLAS	70 Encina	Housing-10 Units	Request for Planned Community Zone Change (PHZ) to allow construction of a new 3-story, 22,552 sf building (1.86 FAR); to include ten (10) residential condominium units organized around a common access court that provides both vehicular and pedestrian access and full site improvements to replace the existing surface parking area. Environmental Assessment: Pending. Zoning District: CC, (Community Commercial). ARB prelim held 12/7	Hirsch, Adcock
Major Architectural Review	4/23/2024	24PLN-00120	EKALLAS	762 California	Housing - 198 Units	Request for Major Architectural Review to Allow CA GOV CODE 65589.5(D)(5) "Builders Remedy" which proposes the demolition of three existing commercial buildings and the construction of a 7-story multi-family residential building containing 198 rental apartments. This is 100% Residential Project. Environmental Assessment: Pending. Zoning District: (CS) AD.	Baltay, Chen

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					

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.	
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 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.	Hirsch, Baltay
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.	
SB 330 Pre-Application	4/10/2024	24PLN-00107	GSAULS	531 Stanford	Housing	SB 330 Pre-Application for a housing development project that proposes 30 new detached single-family homes and six new below-market-rate units in a standalone multi-family building on the approx. 1.18-acre project site at the intersection of Stanford Avenue and El Camino Real. 20% of the units would be deed restricted for lower-income households. Zoning: RM-30. Environmental Assessment: Pending.	
SB 330 Pre-Application	4/15/2023	24PLN-00111; 24PLN-00112	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