

Pending ARB Projects

The following projects will soon be reviewed by the ARB. For more information, visit the project webpages at bit.ly/PAPendingprojects or via Building Eye at bit.ly/PABuildingEye.

Permit Type	Filed	Permit #	Address	Type	Work Description	Status/Notes
Major Architectural Review	9/16/20	20PLN-00202	250 Hamilton Ave	Bridge	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.	On-hold for redesign
Major Architectural Review Zone Change	12/21/21	21PLN-00341 24PLN-00239	660 University 680 University	Mixed-Use	<p>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 (42,189 SF) Will Include 65 Units (47 Studios, 12 1-Bedroom, 6 2-Bedroom).</p> <p>NOI Sent. Request for Major Architectural Review to Allow SB330/Builder's Remedy project and construct a new six (6) story mixed-use building. The proposal includes ground floor non-residential (5,670 SF), ground and sixth floor office (9,126 SF), multi-family residential (all floors), and a two level below-grade parking garage. Proposed residential will include 88 units with 20% on-site BMR.</p>	ARB 1 st formal 12/1/22, ARB recommended approval 4/22; Applicant is revising project plans

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Major Architectural Review	6/8/23	23PLN-00136 23PLN-00277 (Map) 23PLN-00003 and -00195 – (SB 330) 24PLN-00230 (Code compliant version) 24PLN-00231 (Map)	3150 El Camino Real	Housing – 380 units	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.	Focus Area Compliant Application Filed 8/7/24; NOI Sent 9/7/24. Pending Resubmittal. Tentative ARB 11/7/2024. Ad Hoc (Rosenberg, Hirsch) Reported out 5/4 on SB 330 Ad Hoc (Rosenberg, Hirsch) Reported out on 8/17
Major Architectural Review	7/19/23	23PLN-00181	824 San Antonio Road	Housing – 16 senior units, 12 convalescent units	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).	12/21/23 ARB hearing; Revised Plans resubmitted 9/25/24; Tentative ARB Scheduled 11/7.
PC Amendment	8/9/23	23PLN-00202	4075 El Camino Way	Commercial 16 convalescent units	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 additions include 16 Additional Assisted Living Dwelling Units; 5 Studios and 9 One Bedrooms. Zoning District: PC-5116	Community Meeting in October. 2/28/24 and 6/12/24 PTC hearing, 7/18/24 ARB hearing, ARB 10/17/24, PTC & Council hearings TBD. Ad Hoc (Baltay, Chen) reported out 6/1

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Major Architectural Review	1/10/24	24PLN-00012	3265 El Camino Real	Housing	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.	NOI Sent 1/10/24. PTC 4/10/24; ARB 4/22/24; Applicant submitted revised project 9/13/24 with 55 Units; Tentative ARB 11/21/24. Ad Hoc (Rosenberg, Thompson) reported out 8/17 on prescreening Ad Hoc (Rosenberg, Hirsch)
Major Architectural Review	3/6/24	24PLN-00064	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. The ARB held a preliminary review on 6/15/23. Environmental Assessment: Pending. Zoning District: CD-C(P).	NOI Sent 4/5/24. ARB 6/6/24. Pending Resubmittal; Preparing 15183 Exemption. Tentative ARB January 2025. Ad Hoc (Rosenberg, Hirsch)
Minor Architectural Review	3/7/24	24PLN-00066	180 El Camino Real	Restaurant	Minor Board Level Architectural Review to allow exterior upgrades for a restaurant tenant (Delarosa); to include new exterior pergola over seating and planters in existing location. New metal awnings over main entrance to replace existing acrylic and new metal awning at rear to replace existing fabric awning. New signage and replace existing light fixtures. Environmental Assessment: Pending. Zoning District: (CC)	NOI Sent 4/10. Pending Resubmittal.
Major Architectural Review – Builder’s Remedy	4/02/24	24PLN-00100 24PLN-00223 (Map)	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 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	NOI Sent 5/2/2024; 60-day Formal Comments sent 6/1; Resubmitted, Request for Supplemental Info Sent 7/11; Pending Resubmittal. SB 330 Pre-app submitted 11/21/24

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					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)	Ad Hoc (Baltay, Adcock)
Zone Change	03/28/24	24PLN-00095	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).	NOI Sent 4/28/2024. PTC 9/11/24, Plans Pending Resubmittal, Tentative 1 st ARB November 2024. ARB prelim 12/7 Ad Hoc (Hirsch, Adcock)
Major Architectural Review – Builder’s Remedy	4/23/24	24PLN-00120	762 San Antonio	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: Pending. Zoning District: (CS) AD.	NOI Sent 5/23/2024. Tentative ARB December 2024. Ad Hoc (Baltay, Chen)
Streamlined Housing Development Review	5/28/24	24PLN-00152 24PLN-00023 (Prelim)	4335-4345 El Camino	Housing – 29 Units	Request for Major Architectural Review to allow a housing development project on two noncontiguous lots (4335 & 4345 El Camino Real) including the demolition of an existing commercial building (4335 El Camino Real) and an existing motel building (4345 El Camino Real) and construction of 29 three-story attached residential townhome-style condominiums with associated utilities, private streets, landscaping, and amenities. Environmental Assessment: Pending. Zoning District: CS (Service Commercial).	NOI Sent 6/27/2024. ARB 9/19/24. Pending Resubmittal of Plans. Ad Hoc (Hirsch, Baltay) reviewed prelim
Major Architectural Review – Builder’s Remedy	6/10/24	24PLN-00161 24PLN-00048 (SB 330)	3781 El Camino Real	Housing – 177 units	Request for Major Architectural Review to demolish multiple existing commercial and residential buildings located at 3727-3737 & 3773-3783 El Camino Real, 378-400 Madeline Court and 388 Curtner Avenue to construct a new seven-story multi-family residential housing development with 177 units. Two levels of above ground parking, rooftop terraces, and tenant amenities are proposed. Environmental Assessment: Pending. Zoning District: CN & RM-30. (Previous SB 330 and Builder’s Remedy: 24PLN-00048)	NOI Sent 7/10/2024.

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Major Architectural Review – Builder’s Remedy	6/10/24	24PLN-00162 24PLN-00047 (SB 330)	3606 El Camino Real	Housing – 335 Units	Request for Major Architectural Review to demolish multiple existing vacant, commercial, and residential buildings located at 3508, 3516, 3626-3632 El Camino Real, and 524, 528, 530 Kendall Avenue to construct a new seven-story, multi-family residential housing development project with 335 units. The new residential building will have a two levels of above ground parking, ground floor tenant amenities, and a rooftop terrace facing El Camino Real and Matadero Avenue. Environmental Assessment: Pending. Zoning District: CN, CS, RM-30, RM-40	For More Information (SB 330 and Builder’s Remedy: 24PLN-00047) NOI Sent 8/1/2024.
Major Architectural Review – Builder’s Remedy	7/17/24	24PLN-00184 24PLN-00232 (Map)	3400 El Camino Real	Housing – 231 units & Hotel – 92 rooms	Major Architectural Review of a Builder's Remedy application to demolish several low-rise retail and hotel buildings located at 3398, 3400, 3450 El Camino Real and 556 Matadero Avenue and replace them with three new seven-to-eight story residential towers, one new seven-story hotel, one new three story townhome, and two new underground parking garages. Three existing hotel buildings will remain with one being converted to residential units. 231 total residential units and 192 hotel rooms. Environmental Assessment: Pending. Zoning District: various (SB330)	NOI Sent 8/16/2024 and 9/12/2024; Pending Resubmittal.
Minor Architectural Review & Conditional Use Permit	9/24/24	24PLN-00263	3950 Fabian Way	Private Education	Request for Minor Board Level Architectural Review for exterior modifications to an existing 32,919 square foot, 2-story commercial building, site modifications and a new approximately 4200 sf addition to the North side. The project also includes a Request for a Conditional Use Permit for the change of use to private education to accommodate Girls Middle school. Environmental Assessment: Pending. Zoning District: GM.	NOI Sent 10/24/2024.
Streamlined Housing Development Review	10/08/24	24PLN-00280	3997 Fabian Way	Residential	Request for Streamlined Housing Development Review to deconstruct two existing commercial buildings located at 3977 & 3963 Fabian Way and surface parking lot at 3997 Fabian Way to construct a new single structure of seven stories containing 295 multifamily residential rental apartment units (8% very low-income units – 19 units), 343 parking spaces, 295 secured bike parking spaces, open courtyards, several outdoor gathering spaces, a pool area, and a rooftop terrace. The project is proposed to comply with the City’s GM/ROLM Focus Area Development Standards and is proposed in accordance with State Density Bonus Law. Environmental Assessment: Pending. Zoning District: General Manufacturing (GM). (Housing Inventory Site & State Density Bonus Law) (Previous SB 330 Pre-Application: 24PLN-00111)	—