

Palo Alto Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
April 20, 2023	<ul style="list-style-type: none">• Annual Report/Council Work Plan (TBD)• Modifications to Objective Standards Related to Townhome Design• Chair and Vice Chair Elections
May 4, 2023	<ul style="list-style-type: none">• 3001 El Camino Affordable Housing Project• 180 El Camino Real-Façade Modifications for Arhaus at Stanford Shopping Center (TBD)• 123 Sherman Avenue (TBD)

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
AR Major - Board	10/21/19	19PLN-00347	CHODGKI	486 HAMILTON AV	Mixed use	On-hold pending environmental review for vibration. Major Architectural Review for a new three-story mixed-use project including 2,457 square feet of retail space, 2,108 square feet of office space, and four (4) residential units. Zoning District: CD-C(P)
AR Major - Board	9/16/20	20PLN-00202	CHODGKI	250 HAMILTON AV	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	6/16/21	21PLN-00172	EFOLEY	123 SHERMAN AV	Office	ARB 1st formal 12/1/22, Tentative ARB 5/4/23 - Major Architectural Review application to allow demolition of existing buildings to allow the construction of a new 3-story office building with 2 levels of below grade parking. This project would also require the combination of 3 existing parcels. Zoning District: CC (2)(R). Environmental Assessment: Pending.
AR Major - Board Zone Change	12/21/21	21PLN-00341	EFOLEY	660 University	Mixed use	ARB 1st formal 12/1/22 - 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, Development Agreement and PC	7/28/2020 10/28/2021 8/25/2022	20PLN-00155 21PLN-00108 22PLN-00287	CHODGKI	340 Portage (former Fry's) 200 Portage 3200 Park Blvd	Commercial and townhomes	Was heard by PTC on 10/12/22, ARB hearings 12/15/22, 1/19/23 , 4/6/23 – Development Agreement, Rezoning and Major Architectural Review application to allow the redevelopment of an approximately 4.86-acre portion of the site. Scope of work includes the partial demolition of an existing commercial building and construction of 91 or 74 new Townhome Condominiums. Zoning District: RM-30 (Multi-Family Residential). Environmental Assessment: Pending.
AR Major - Board	06/16/2022	22PLN-00201	CHODGKI	739 SUTTER AV	Housing	Prelim 11/18/21, NOI sent 7/15/22, waiting for revised plans - 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 will be subject to the current objective standards upon resubmittal. Zoning District: RM-20 (Low Density Multi-Family Residential). Environmental Assessment: Pending
AR Major - Board	07/07/2022	22PLN-00229 22PLN-00057 (SB 330)	CHODGKI	3001 EL CAMINO REAL	Affordable Housing	ARB 1st formal hearing 11/17/22; 2nd formal hearing 3/2/23, Tentative ARB 5/4/23 - Major Architectural Review to demolish two existing retail buildings and to construct a 129 unit, 100% affordable, five-story, multi-family residential development utilizing allowances and concessions provided in accordance with State Density Bonus regulations. The units would be deed restricted to serve tenants meeting 30%-50% of Area Median Income. The project would be located on a proposed new 49,864 square foot lot located at 3001-3017 El Camino Real. (Senate Bill 330 Housing Development Project). Environmental Assessment: Pending. Zoning District: CS (Commercial Service).

Site and Design	10/27/2022	22PLN-00367	CHODGKI	2501 EMBARCADE RO WY	Public Utility – Water Filtration	Will be scheduled for early first hearing - 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	11/17/2022	22PLN-00391	EFOLEY	4075 El Camino Way	Residential - add 14 units to existing	Will be scheduled for early first hearing - Request for Planned Community Zone Change to add 14 new units to an existing Assisted Living and Memory Care Facility in a similar style to the existing building. Twelve of the additional units proposed are to be stacked above the existing building footprint with the other two units proposed to be located as minor expansion to existing building footprint. The new units are to be of a similar size and layout to the existing units. Environmental Assessment: Pending. Zoning District: PC-5116 (Planned Community).
Minor Board	01/18/2023	23PLN-00009	THARRIS ON	180 El Camino	Commercial	Tentative ARB 5/4/23 - Request by Jason Smith of LandShark Development for a Minor Board Level Architectural Review to allow exterior improvements, including a new façade, new storefront glazing, new signage, and a complete interior remodel for Arhaus. Zoning District: CC.
Zone Change	4/25/2022	22PLN-00010	EFOLEY	800-808 SAN ANTONIO RD	Housing	Will be scheduled for early first 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.
Minor Architectural Review	1/24/2023	23PLN-00015	GSAULS	3200 EL CAMINO REAL	Hotel	In discussions with applicant regarding parking requirements, may remain staff level - Minor Architectural Review approval to remove one level of underground parking at the previously approved Parmani Hotel (18PLN-00045; Record of Land Use Action 2019-06). No proposed changes to the approved hotel design, but the entire hotel likely needs to be re-approved. The request proposes to reduce the number of approved parking spaces from 106 parking spaces to 63 parking spaces. Zoning District: CS. Environmental Assessment: Pending.
Major Architectural Review	1/04/2023	23PLN-00058	CHODGKI	420 Acacia	Residential- 16 units replacing surface parking lot	Will be scheduled for early first hearing - 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 Density Bonus. The SB 330 pre-application was deemed compliant on February 2, 2023.

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
Prescreening Council	06/13/2022	22PLN-00198	EFOLEY	70 Encina AV	Housing – 20 units	Heard by Council on 9/12/22, waiting for formal application - Prescreening for a New multi-family residential condominium project with 20 units. The project is pursuing approval for the use of PHZ zoning.
Prescreening Council	07/07/2022	22PLN-00227	GSAULS	3400 EL CAMINO REAL	Housing – 382 units	Heard by Council on 9/19/22, 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.
Preliminary AR	12/20/2022	22PLN-00406	GSAULS	3600 Middlefield	Public Facility	Heard by ARB on 2/16, waiting for formal application - Request for Preliminary Architectural Review to replace Palo Alto Fire Station 4. The proposed building will be a 7,800 square foot, LEED Silver, single-story structure replacing the existing single-story fire station.
SB 330 Pre-Application	1/10/2023	23PLN-00003	GSAULS	3150 El Camino Real	Housing - 380 units	SB 330 Pre-Application for 3128, 3150, and 3160 El Camino Real to replace two existing commercial buildings on-site and construct 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. The project includes Requested Concessions and Waivers in Accordance with the State Density Bonus.
Council Pre-Screening and Zone Change	2/1/2023 & 2/2/2023	23PLN-00025 23PLN-00027	AFRENC H	2901 MIDDLEFIELD	Housing – one unit	Council Pre-Screening and Zone Change to consider an amendment to the PC-2343 to amend the development plan to consolidate parking and to extract 700 Ellsworth from PC district and rezone it to R-1. Zoning District: PC-2343. Environmental Assessment: Not a Project (no formal action required).
Council Pre-Screening	2/8/2023	23PLN-00036	THARRISON	1237 SAN ANTONIO	Public Utility	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).
SB 330 Pre-Application				300 Lambert	Housing – 45 units	SB 330 Pre-Application - Request for a proposed 5-story housing development project utilizing Builder's Remedy. The project includes 45 residential units and two floors of below grade parking (85 spaces) in a 3:1 FAR building. Nine units will be designated as BMR/Low Income Units. Two parcels 280 and 300 Lambert Ave, previously used as automotive repair facilities, would be merged. Zoning District: CS.