



CITY OF
**PALO
ALTO**

CITY OF PALO ALTO
Architectural Review Board
Regular Meeting
Thursday, December 19, 2024
8:30 AM

Agenda Item

3. Discussion on Criteria for Architectural Review Board Design Awards: Recognizing Built Projects (2020-2024)

ARB Awards Eligibility List

#	Permit #	Type	Address	Work Description
1	22PLN-00142	Office	901 S California AV	Demolition of an existing 54,930 square foot, two-story office building and Construction of a new two-Story 55,583 square foot office building with a 2,709 square foot amenity space.
2	22PLN-00328	Signage	900 WELCH RD	Master Sign Program and Sign Exception to Allow installation of Proposed New Wayfinding Signage and messaging updates to existing signage on the Stanford Medicine campus to support the upcoming Blake Wilbur Drive Roadway Extension.
3	23PLN-00147	Residential	810 LOS TRANCOS RD	Site and Design application to allow the removal of an existing pool and construction of a new lap pool, removal of three (3) existing trees and planting of ten (10) new 24-inch box trees, and proposed site improvements such as new retaining walls, steps, firepit, hardscaping, and lighting.
4	23PLN-00010	Residential	800 SAN ANTONIO RD	Rezoning to Planned Community/Planned Home Zoning to Allow the merging of lots 800 and 808 San Antonio Road, to form an 0.88 acre site. The Project will be a 75 unit residential building with 15 BMR units. 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. The Project also includes a common-use interior courtyard and roof deck, as well as balconies and patios, and amenity spaces.
5	19PLN-00079	Mixed Use	788 SAN ANTONIO RD	Architectural Review and Subdivision to Allow the Demolition of (2) existing buildings with the combined square footage of approximately 17,000 square feet. Construction of an approximately 85,724 square foot (4) Story mixed-use building and two-level below grade basement. The new structure will include (102) for sale residential units, 1,779 square feet of retail space, 107 parking stalls and (116) bike parking spaces. Sixteen units to be designated for BMR housing.
6	20PLN-00164	Signage	744 SAN ANTONIO RD	Sign Exception for a 'dual-brand' multi-structure property and the installation of several illuminated wall signs including Logo Cabinets, Halo Lit Channel letters on Canopys, Entry placards, and Door/ Window Film.
7	22PLN-00201	Residential	739 SUTTER AV	Streamlined Housing Development Review for Approximately 18,000 Square Foot (sf) Multi-Family Project Consisting of 12 Three-Bedroom Condominium Units in 3-story Buildings on an Approximately 0.38-acre (16,707 sf) Parcel. The Project would replace an existing 8-Unit Residential Rental Building. The Project includes two Units Provided at Below Market Rate and, Accordingly, Requests Concessions and Waivers Pursuant to State Density Bonus Law.

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#	Permit #	Type	Address	Work Description
8	18PLN-00068	Residential	702 CLARA DR	Demolition of an Existing 3,560 Square Foot, four unit apartment building and Construction of three detached single family homes totaling approximately 4,998 square feet.
9	19PLN-00040	Residential	656 LYTTON AV	Review of proposed revisions to the facades of existing multi-family affordable senior housing facilities and other minor site revisions including but not limited to new casework, flooring, paint, plumbing fixtures, and lighting fixtures as well as upgrades to the HVAC system.
10	20PLN-00134	Public Facility	650 CLARK WY	Review to allow in-channel creek bank stabilization of the Children's Health Council property. The proposed project will install a live log crib wall with a rock toe within San Francisquito Creek to prevent future erosion impacts.
11	19PLN-00326	Commerical	620 EMERSON ST	Minor Board level Architectural Review to allow to Allow Changes to a Previously Approved ARB Project (17PLN-00331) for the Construction of a for construction of a new 2,756 square foot commercial building that will have an exterior garden element. The first and second floor will be an expansion of the existing NOBU restaurant at 180 Hamilton Avenue.
12	21PLN-00196	Residential	575 LOS TRANCOS RD	Site and Design Review to Allow the Construction of a new 7,110 sf single-family residence with a new 895 sf Accessory Dwelling Unit and associated site improvements, including a swimming pool, on a 5.38-acre site.
13	19PLN-00413	Commerical	555 MIDDLEFIELD RD	Minor Board Level Architectural Review and Design Enhancement Exception to Allow for Modifications to the Facade of an Existing Medical Office Building and Other Minor Site Improvements.
14	23PLN-00311	Signage	530 LYTTON AV	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 at 530 Lytton. This application is being reviewed along with 435 Tasso and 525 University.
15	23PLN-00308	Signage	525 UNIVERSITY AV	Master Sign Program, in conjunction with site signage for 530 Lytton. Five Signs: One Illuminated Directory Sign (Type A), One Illuminated Canopy Address Sign (Type B), One Illuminated Address Wall Sign (Type C), One Illuminated Directional Sign at Parking Entrance (Type D), and One Illuminated Directional Sign – Parking Monument ID (Type E).

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#	Permit #	Type	Address	Work Description
16	19PLN-00038	Commerical	488 UNIVERSITY AV	Conversion of a Residential Use to a Hotel Use to Accommodate 100 Guestrooms. Historic Review Application for Interior and Exterior Renovations to the Hotel President and a Parking Adjustment to Accommodate the Hotel Use. Conditional Use Permit to Allow for Restoration and Use of a Historic Rooftop Garden. Proposed Revisions Include Structural and Seismic Retrofit of the Existing Structure.
17	20PLN-00295	Office	436 WAVERLEY ST	Review to allow the remodel of an existing 2,761 SF, 2-story office building and an addition of 113 SF.
18	19PLN-00142	Office	4260 EL CAMINO REAL	Minor Architectural Review to Allow for façade improvement to existing structure. Scope of work includes removing existing wood siding and replace with metal siding, and metal cable railing along all stairways
19	21PLN-00034	Parking	4256 EL CAMINO REAL	Minor Project Architectural Review Board for updated parking plan (changing from 2 level garage to 1 level garage) with parking reduction.
20	18PLN-00096	Commerical	4256 EL CAMINO REAL	Major Architectural Review to Allow the Demolition of an Existing 3,300 Square Foot Commercial Building and Construction of a new Five-Story approximately 51,300 Square Foot, 96 Room Hotel with Below-Grade Parking. A Director's Adjustment is Requested for a Reduction in Required On-site Parking (15%) and Loading Space Dimensions.
21	23PLN-00058	Residential	420 ACACIA AV	Streamlined Housing Development Review to Allow the Construction of Multi-Family project consisting of 16 two and three-bedroom condominium units in four 2 and 3-story buildings. The Project would replace a paved, 68-space surface parking lot. The Project includes two Units provided at Below Market Rate and, Accordingly, Requests Concessions and Waivers Pursuant to State Density Bonus Law.
22	20PLN-00040	Open Space	4175 PAGE MILL RD	Site and Design to Allow the removal and replacement of an existing vault restroom with a prefabricated CXT vault restroom, installation of American Disabilities Act (ADA) parking stalls, and construction of an ADA path of travel from parking stalls to the restroom and minor grading and flat work of an existing 2,000 square foot gravel parking lot.

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#	Permit #	Type	Address	Work Description
23	24PLN-00041	Residential	3980 EL CAMINO REAL	Streamlined Housing Development Review application to allow the redevelopment of the Buena Vista Village mobile home park into two parcels, featuring a new 100% 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. The proposed 61-unit rental development and work within the City's public ROW is subject to the City's purview. Development of the mobile home parcel will be subject to HCD purview.
24	23PLN-00160	Public Facility	3600 MIDDLEFIELD RD	Deconstruction of the existing Palo Alto Fire Station Number 4 and construction of a new 8,000 square foot fire station. The application also includes a Variance request from the City's 50% shading canopy coverage in the parking lot.
25	17PLN-00305	Mixed Use	3585 EL CAMINO REAL	Review to allow the demolition of an existing approximately 800 square foot commercial structure and allow for construction of a new three-story approximately 6,252 square foot mixed-use building. The project includes three residential units and 3,126 square feet of office space.
26	21PLN-00028	Office/R&D	3300 EL CAMINO REAL	Request for approval of a Major Architectural Review to allow the construction of a new two-story, 50,355 square foot office/R&D building with 40% surface parking & 60% below-grade parking. The proposal includes 2,517 square feet of amenity space.
27	20PLN-00032	Office	3241 PARK BL	Request for Major Architectural Review to demolish an existing 4,501 square foot building and construct a new 7,861 square foot office building.
28	19PLN-00237	Mixed Use	3215 PORTER DR	Request for Major Architectural Review for the Construction of a New 22,029 Square Foot Two Story Office Building on a vacant lot within Stanford Research Park at 3215 Porter Drive. The new building will include 1,100 sq ft of amenity space, landscape improvements to the site, above and below ground parking facilities, and upgrades to the driveway entry to the site.
29	21PLN-00330	Commerical	321 California AV	Request for a Minor Board Level Architectural Review application to allow the demolition of a 1969 addition to 321 California Ave and the construction of a new dining pavilion, bar, and courtyard. The project also includes a reconfigured parking lot and spaces and a new trash enclosure.

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#	Permit #	Type	Address	Work Description
30	22PLN-00287	Mixed Use	3200 PARK BL	Sobrato Organization for a development agreement application, a Planned Community rezoning, a Comprehensive Plan Amendment, and Major Architectural Review to allow the development of 74 townhomes, conversion of a 2,600 sf space that is currently automobile services to convert to Research and Development use, construction of a new single story parking garage. The project would also allow 154,506 square feet of existing R&D space and 4,707 square feet of existing office space to remain at the site. The project site is 14.65 acre property at 200-404 Portage Ave, 3040-3250 Park Blvd, 3201-3225 Ash St & 278 Lambert Ave. Zoning District: RM-30.
31	22PLN-00229	Residential	3001 EL CAMINO REAL	Request for 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. The project is subject to streamlining in accordance with Senate Bill 330 as a qualifying Housing Development Project.
32	19PLN-00304	Golf Course	3000 ALEXIS DR	Request for the site with no import or export of material. The intent is to update the course design but not to alter the existing character of the landform
33	22PLN-00059	Signage	300 Pasteur DR	Request for a Minor Board Level Architectural Review application to allow an exception to the Master Sign Program at 300 Pasteur Dr. Zoning District: HD.
34	21PLN-00235	Hospital	300 Pasteur DR	Request for Approval of a Major Architectural Review to Allow an Addition of Approximately 37,000 sf to an Existing Stanford Hospital Building to Meet Seismic Standards and Enable Renovation of Existing Patient Rooms, and Associated Landscape Changes. Zoning District: HD.
35	21PLN-00177	Residential	2850 W BAYSHORE RD	Request for a Major Architectural Review to allow for the demolition of an existing office building and construction of 48 townhomes in eight, six-unit buildings, with associated private streets, utilities, landscaping, and amenities. The project includes right of way expansion for a bike lane and construction of a 14-foot sound wall along West Bayshore Road across from the project frontage. In addition, the project includes a request for a Conditional Use Permit for a residential use within the ROLM zone district.

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#	Permit #	Type	Address	Work Description
36	18PLN-00006	Commerical	285 HAMILTON AV	Zone Change to allow for a text amendment to allow for roof-top decks and patios on existing structures over 50 feet in the Downtown Commercial zone districts, a Conditional Use Permit to allow an outdoor activity area in excess of 2,000 square feet, and Architectural Review to allow for a roof-top deck on an existing commercial building located at 285 Hamilton Avenue.
37	21PLN-00176	Residential	2609 ALMA ST	Major Architectural Review to Allow the Demolition of two existing one-story Apartment Buildings containing four (4) units and to construct four (4) new three-story townhome style apartments. The total proposed floor area of the four units is 4,766 Square Foot.
38	21PLN-00121	Commerical	2585 E BAYSHORE RD	Minor Board Level Architectural Review application to allow the removal and replacement of building façade materials, addition of outdoor patio/employee amenity space, replacement of rooftop mechanical equipment, new landscaping throughout the site and changes to the parking lot.
39	19PLN-00258	Signage	250 SHERMAN AV	RRreview for of one illuminated free-standing sign that exceeds the allowed sign area. The sign is proposed to be 60"H x 138"L with an area 40.25 square feet where only 24 square feet is allowed.
40	19PLN-00220	Public Facility	3380 Coyote Hill Road, 3223 Hanover Street, and 1501 Page Mill Road	Minor Board-Level Architectural Review to remove and replace (3) three new bus stops in the public right-of-way located at 3380 Coyote Hill Road, 3223 Hanover Street and 1501 Page Mill Road and improve surrounding hardscape.
41	19PLN-00130	Public Facility	San Francisquito Creek between Palo Alto and East Palo Alto	Review to Allow for the replacement of an existing bridge that spans San Francisquito Creek between Palo Alto and East Palo Alto. There will be new retaining walls in public right of way around the bridge, underground and above-ground utilities will be relocated, and the road along the bridge will be widened to accommodate vehicle and pedestrian traffic.
42	21PLN-00281	Commerical	250 CAMBRIDGE AV	Minor Review to allow the revitalization of the façade for an existing 40 year old 3-story office building that includes new materials and refined proportions to create a more inviting public entry and improved pedestrian experience. A Design Enhancement Exception (DEE) is requested to increase the height of the building to allow for light monitors to be installed on the roof. Zoning District: CC(2)(R).
43	22PLN-00164	Commerical	217 ALMA ST	Waiver From the Retail Preservation Ordinance for an Alternative Viable Use to Allow for an Animal Care provider (Modern Animal) to Occupy a 4200 square foot portion of the site. Zone District (CD-N[P]).

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#	Permit #	Type	Address	Work Description
44	20PLN-00247	Commerical	2100 EL CAMINO REAL	Approval of a Proposed Grocery Store Related to Planning Code Ordinance Number 5069 (College Terrace Centre) Based on the Finding That the Proposed Grocery Tenant Would be Comparable in Quality of Produce and Services as Previous Grocers at this Same Location
45	23PLN-00009	Commerical	180 EL CAMINO REAL, STE V820B	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 at the Stanford Shopping Center.
46	22PLN-00070	Commerical	180 EL CAMINO REAL, STE E715	Major Architectural Review Board (ARB) and CUP submittal for Hummus Mediterranean Kitchen (Formally Cocola Bakery) Space # 715, Bldg. E (#E715) at the Stanford Shopping Center. Exterior improvements include new oak infill panels, new entry façade, new bi-fold doors, signage, outdoor seating. Interior improvements will include complete interior remodel.
47	23PLN-00323	Commerical	180 EL CAMINO REAL, STE E705A	Major Architectural Review of "The Melt" façade improvements, redesign of outdoor dining area (removing 134 square feet of FAR) and new signage at Stanford Shopping Center, located in the Community Commercial zoning district (CC).
48	22PLN-00237	Commerical	180 EL CAMINO REAL, STE E700A	Minor Review Board (ARB) review for Sushi Roku restaurant (formally Yucca De Lac) and CUP for alcohol service at Space #700B, Bldg. E (#E700B) at the Stanford Shopping Center. Exterior improvements include new façade, new storefront glazing, outdoor patios and new signage. Interior improvements will include complete interior remodel.
49	22PLN-00028	Commerical	180 EL CAMINO REAL, STE D71	180 El Camino Real [22PLN-00028]: Request by Jason Smith, on behalf of the Board of Trustees of Stanford University, for Major Architectural Review of Brilliant Earth façade improvements and signage at Stanford Shopping Center,
50	21PLN-00326	Commerical	180 EL CAMINO REAL, STE BB1130A	180 El Camino Real [21PLN-00326]: Request by Jason Smith, on behalf of the Board of Trustees of Stanford University, for Major Architectural Review of ALO Yoga façade improvements and signage at Stanford Shopping Center
51	21PLN-00122	Commerical	180 EL CAMINO REAL, STE 16B	Peloton's new storefront façade, storefront glazing, and new signage at their new location (16B, Bldg. C - Bed Bath & Body Works) within the Stanford Shopping Center. The application includes a request for a Sign Exception for a sign that does not comply with the Master Tenant Façade & Sign (MTSF) program for the Stanford Shopping Center & the Municipal Code Sign Area Allowance.

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#	Permit #	Type	Address	Work Description
52	20PLN-00003	Commerical	180 EL CAMINO REAL, STE 002B	Review to Allow the Construction of a Two-Story Retail Building (Building FF Wilkes Bashford) of 28,714 Square Feet Located in the Stanford Shopping Center.
53	19PLN-00110	Commerical	180 EL CAMINO REAL, STE 0	Review to Allow the Demolition of the Existing 94,300 Square Foot Macy's Men's Located in the Stanford Shopping Center and Construction of a New Three-Story Stand Alone Retail Building, Approximately 43,500 Square Feet, Two Retail Buildings, Approximately 3,500 Square Feet Each and Construction of a new stand alone retail building, Approximate 28,000 square feet. (Total square feet 78,500).
54	23PLN-00155	Commerical	180 EL CAMINO REAL, BLDG B	Minor Review application to allow exterior modifications including changes to plaster, metal color, and modification of minor architectural details.
55	22PLN-00049	Commerical	180 EL CAMINO REAL	Review application to allow the demolition of an existing 8,075 square foot building and the construction of two retail spaces totaling 11,799 square feet, the relocation of utilities in the proposed project area and an update to the pedestrian and bicycle circulation.
56	20PLN-00172	Signage	180 El Camino Real	Removal and Installation of Macy's Signs at the Stanford Shopping Center, New Signage is Not a Direct Replacement of the Existing Signage Nor Does it Conform with the Master Tenant Facade & Sign Program in Place. A Sign Exception is Required.
57	21PLN-00191	Commerical	1700 EMBARCADERO RD	Major Site and Design application to allow the demolition of the former Ming's restaurant building to allow the construction of a new two-story 26,336 square foot Mercedes Benz automotive dealership and service facility. On site improvements will include surrounding customer and inventory parking spaces, surrounding landscaping and construction of a dumpster enclosure.
58	20PLN-00301	Residential	160 WAVERLEY ST	Review to allow the demolition of three existing residential structures (Detached Triplex) for the construction of two new structures containing three apartment flats. Each apartment flat is a 3-bedroom 3 1/2 bathroom dwelling unit. The front building is two-stories and has a second-story one apartment and 6 tuck-under parking stalls at grade. The front building also has a large rooftop terrace proposed. The second building is set back on the site, two stories, and has one apartment on each story.

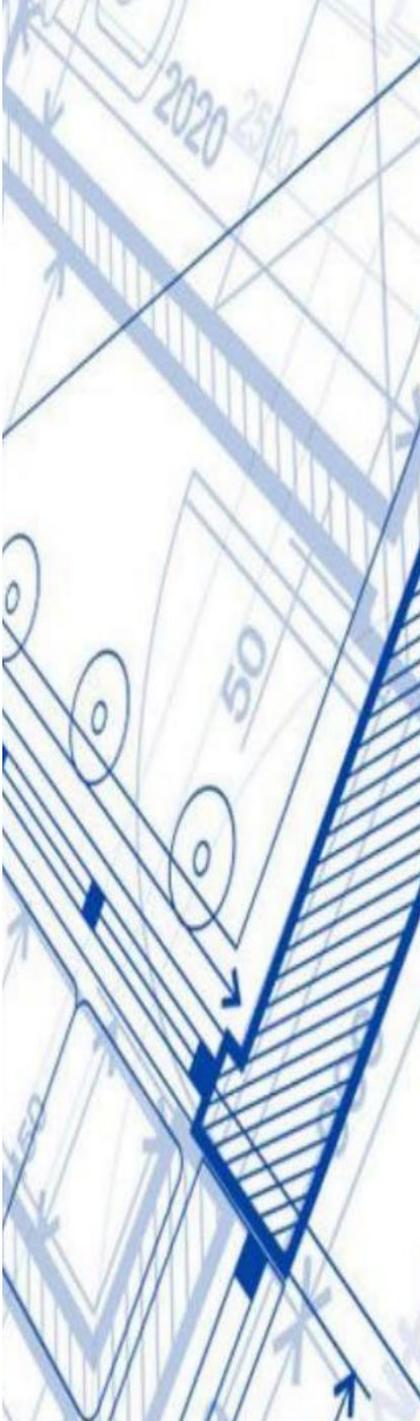
ARB Awards Eligibility List

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59	22PLN-00363	Mixed Use	151 California AV E101	Approval of a Waiver From the Retail Preservation Ordinance for an Alternative Viable Use to Allow for a Medical Office Use to Occupy a 3,500 Square Foot Tenant Space. formerly occupied by a restaurant tenant (151 California Avenue, Unit E101) in the Palo Alto Central mixed use condominium.
60	19PLN-00116	School	1310 BRYANT ST	Castilleja School Project Including Subterranean Garage and New Campus Building Replacing Three Existing Classroom Buildings and a Maintenance Building and Other Site Modifications. Associated Concurrent Applications include Conditional Use Permit (CUP) and Variance applications (16PLN-00238) (the 2017 Tentative Map with Exceptions application (17PLN-00234) is not moving forward).
61	21PLN-00092	Commerical	1250 PAGE MILL RD	Minor Review to allow façade improvements, including the installation of new doors and windows on the southern and western facade of Building 4 within an existing exterior storefront window-wall system. Modifications also include an outdoor dining patio and landscaping on the Southwest Corner of the building.
62	21PLN-00172	Commerical	123 SHERMAN AV	Review to Allow Demolition of Four Existing Buildings and to Allow the Construction of a New 3-story office building with Two Levels of Below-grade Parking. This Project Would also Require a Lot Merger to Merge three existing parcels.
63	20PLN-00182		695 Arastradero	Mortuary Building at Alta Mesa Cemetery
64		Commercial	180 El Camino Real	L'Occitane Facade Remodel
65		New	3159 El Camino Real	Mixed Use S&D
66		Mixed Use	3265 El Camino Real	Mixed Use project
67		Mixed Use	3585 El Camino Real	Mixed-Use
68		Housing	3705 El Camino Real	59 Affordable Units at Wilton Court
69		Mixed Use	3877 El Camino Real	Compadres Mixed Use Project
70		Hotel	3945 El Camino Real	Comfort Inn Hotel Renovation
71		Mixed Use	4115 El Camino Real	7 Unit Mixed-Use
72		Commercial	620 Emerson Street	Nobu Restaurant (Revision)
73		Commercial	620 Emerson Street	Nobu Restaurant Annex
74		Mixed Use	486 Hamilton	Mixed Use with Four Units
75		Office / R&D	3215 Porter Drive	New Office/R&D Building (Stanford transit hub)
76			252 Ramona Street	Two residential units in the NP
77		New	240-248 University	Mixed Use
78		Residential	2321 Wellesley Street	Two New Units & Zone Change from R-1 to RMD(NP)
79		Public Facility	Highway 101 Overpass	Pedestrian/Bicycle Overpass & Adobe Creek Reach Trail

 = Projects carried over from the 2024 Awards

RECOMMENDATION

1. Discuss the ARB Design Awards, including:
 - Timeline,
 - Awards categories,
 - Evaluation criteria and process, and
 - How the public can be involved in the process.
2. Review the attached list of 79 projects reviewed by the ARB since 2020.



COMPREHENSIVE PLAN PROGRAM L6.1.1

“Promote awards programs and other forms of public recognition for projects of architectural merit that contribute positively to the community.”

ARB BYLAWS

ARTICLE VIII

Design Awards

- Section 8.0 Design Awards for outstanding built projects may be awarded every five years beginning in 2005. Award-winning projects shall be selected from those reviewed by the ARB, and completed since the last awards were made.
- Section 8.1 Criteria and number of awards shall be determined by the awarding board.
- Section 8.2 Winning projects may be displayed in the City Hall lobby for one month following the presentation of awards. The ARB shall request that the Mayor of the City of Palo Alto issue an appropriate proclamation.

EVALUATION CRITERIA AND PROCESS

1. Divide the Project List:

- Roughly 16 projects per Board Member
- Site or “drive by” visits before next ARB retreat/meeting

2. Define Award Categories:

- (e.g., Best Design, Public Project, Office/R&D, Board’s Choice, etc.) to guide the evaluation process.

3. Set Number of Awards:

- Determine how many properties will be awarded.
- Setting limit for each category or overall total awards