



Architectural Review Board

Staff Report (ID # 8722)

Report Type: Action Items **Meeting Date:** 12/7/2017

Summary Title: ARB Annual Report to Council

Title: Discussion Regarding the Annual ARB Report to Council

From: Hillary Gitelman

Recommendation

Staff recommends the Architectural Review Board (ARB) reflect on the hearings they have conducted over the past two years and discuss the information that will be included in a report to City Council.

Background

As noted in Municipal Code Section 2.21.030, the ARB shall send a report, not less than once a year, to the Planning Commission and City Council for the purpose of communicating the concerns of the Board with respect to the City's plans, policies, ordinances and procedures as these affect the projects which the Board reviews.

The report could outline activities of the ARB for 2016-2017, summarize development trends demonstrated by projects reviewed by the ARB during this period and recommend key policy issues to address in the future. To facilitate the discussion for the ARB, Chair Lew has provided the attached statistics for information purposes.

The Board may review and comment as it deems appropriate.

Attachments:

- Attachment A: ARB Statistics for 2016-2017 (XLSX)

Architectural Review Board Statistics for 2016-2017

	Study Session	Preliminary	Formal Hearing	Sub-committee	Total	Status
Major						
PRIVATE PROJECTS						
233 University (Mills Florist)		1			1	In-process
355 University (Design Within Reach)			3	1	4	Approved
429 University (revisions after appeal)			5		5	Council rejected appeal. Approved w/conditions.
450 Bryant (Avenidas)			3	1	4	Appeal withdrawn.
411-437 Lytton	1		2		3	Council upheld appeal. Project died.
480 Lytton (remodel)		1	1		2	Approved
640 Waverly		1			1	In-process
203 Forest (addition)			3		3	Director denial. Appeal not heard.
901 High (Creamery parking)			2		2	In-process
190 Channing		1			1	In-process
1700 Embarcadero (auto dealership)	1	1	3		5	Council sent back to ARB. Project died.
693 Arastradero (Bowman School)		1	2		3	Approved
567 Maybell (16 houses)			3	1	4	Approved
4175 Manuela (Kol Emeth)		1	2		3	Approved
744 San Antonio (Marriott Courtard & AC)			3		3	Council approved
240 Pasteur (Stanford School of Medicine)			2		2	Approved
701 Welch (Packard Childrens' Hospital)				1	1	Previously approved
3179 Porter (Stanford Research Park)				1	1	
3181 Porter (Stanford Research Park)			2		2	Approved
3223-3251 Hanover (formerly Lockheed)		1	2		3	Approved
2555 Park			1		1	Revision to a Council approved project
2747 Park	2		1		3	Approved
3045 Park (former BMW dealer and Akins body shop)			2		2	In-process
180 El Camino Real (at Shopping Center)				1	1	
180 El Camino Real (North Face at Shopping Center)				1	1	
2209 El Camino Real (at College Avenue)				1	1	Previously approved
2515-2585 El Camino Real (former Olive Garden)		1	2		3	Council approved
2600 El Camino Real (former Bank of America)			2		2	Approved
2755 El Camino Real (former VTA lot)			1		1	In-process
3001 El Camino Real (former Mike's Bikes, Sobrato)			3		3	Council approved
3200 El Camino Real (Hotel Parmani)		1	1		2	In-process
3225 El Camino Real (Footlocker site)	1		1	1	3	Approved
3265 El Camino (between Indo & Travelodge)			3		3	Approved
3877 El Camino Real (formerly Compadres)			2		2	Council approved

4115 El Camino Real (old Chicago Pizza)		1			1	In-process
4190 El Camino Real (McLaren photovoltaics)		1			1	In-process
4256 El Camino Real (hotel & townhouses on Dennys-Suhong site)		1			1	In-process
Various cell sites Midtown (Verizon)		1			1	In-process
Various cell sites North Palo Alto (Crown Castle)		1			1	In-process
CIVIC PROJECTS						
799 Embarcadero (fire station)			3		3	Approved
1925 Embarcadero (airport fence)			1		1	Approved
2501 Embarcadero Way (sewer treatment)			2		2	Council approved
Charleston-Arastradero Corridor Complete Street Infrastructure			1		1	Approved
2775 Embarcadero (baylands boardwalk)			1		1	Approved
Ped-Bike Bridge over 101		1	1		2	ARB recommended. Council approved 35%
1451 Middlefield (Junior Museum)	3		2		5	ARB recommended. Council on 12/4
250 Sherman (public safety) and 350 Sherman (public garage)		1	1		2	In-process
375 Hamilton (public garage + liner retail)		1			1	In-process
300 Homer (History Museum)			1		1	Previously approved in 2011
San Francisquito Creek flood protection				1	1	Previously approved
50 El Camino?				1	1	

Total number of meetings:	8	18	70	11	107	
Average number of meetings per all major projects (51 projects)					2.1	
Number of meetings per approved project (24 projects)	6	6	44	4	60	
Average number of meetings per approved project					2.5	

Minor Projects						
180 Hamilton (Nobu at Epiphany Hotel)			1		1	In-process
392 California (Summit Bikes)			1		1	In-process
260 California (requested for hearing on staff approval)			1		1	Appeal not heard by Council
275 Cambridge (photovoltaics on garage: public requested hearing)			1		1	Staff approved. ARB recommended denial
475 Cambridge (photovoltaics on garage: public requested hearing)			1		1	Staff approved. ARB recommended denial
Low Density Residential (2-6 units)						
1451-1459 Hamilton (Zuckerberg 4 houses)			1		1	ARB recommended denial. Project scope reduced.
1545 Alma (1 addition + 2 houses)			2	1	3	Approved
252 Ramona (duplex in Neighborhood Preservation zone)			3	1	4	Approved

Attachment: Attachment A: ARB Statistics for 2016-2017 (8722 : ARB Annual Report to Council)

2120 Staunton (duplex in Neighborhood Preservation zone)			2		2	Approved
400 Channing (2 houses, 2 accessory, SOFA 1, HRB review)			2		2	Approved
900 N California (3 houses)			1	1	2	Appealed. Project scope reduced voluntarily.
639 Arastradero (3 houses)		1			1	Individual review
356 Hawthorne (3 houses)		1			1	In-process
Master Sign Programs						
855 El Camino (Gott's at Town & Country)			2		2	
2747 Park			2		2	
Planning Projects						
Ground Floor overlay zoning	1				1	Council rejected
Comp Plan EIR	1				1	Council approved
Revised Architectural Review findings	1				1	Council approved
Bicycle Boulevards	1				1	