



Architectural Review Board

Staff Report (ID # 14869)

Report Type: City Official Reports **Meeting Date:** 10/20/2022

Summary Title: City Official Report

Title: Transmittal of 1) the ARB Meeting Schedule and Attendance Record, 2) Tentative Future Agenda items and 3) Recently Submitted Projects

From: Jonathan Lait

Recommendation

Staff recommends the Architectural Review Board (ARB) review and comment as appropriate.

Background

The attached documents are provided for informational purposes. The Board may review and comment as it deems appropriate. If individual Boardmembers anticipate being absent from a future meeting, it is requested that be brought to staff's attention when considering this item.

The first attachment provides a meeting and attendance schedule for the current calendar year. Also included are the subcommittee assignments, which are assigned by the ARB Chair.

The second attachment is a Tentative Future Agenda that provides a summary of upcoming projects or discussion items. The hearing dates for these items are subject to change. The attachment also has a list of pending ARB projects.

Board level Architectural Review approvals can be found on the City's webpage at <http://bit.ly/PAapprovedprojects>.

Administrative staff-level Architectural Review approvals can be found on the City's webpage at <http://bit.ly/PAstaffapprovals>. Any party, including the applicant, may request a hearing by the ARB on the proposed director's decision(s) by filing a written request with the planning division. There shall be no fee required for requesting such a hearing.

However, pursuant to 18.77.070(b)(5) any project relating to the installation of cabinets containing communications service equipment or facilities, pursuant to any service subject to

Palo Alto Municipal Code Chapter 2.11, Chapter 12.04, Chapter 12.08, Chapter 12.09, Chapter 12.10, or Chapter 12.13 is not eligible for a request for hearing by any party, including the applicant.

No action is required by the ARB for this item.

Attachments:

- Attachment A: ARB Meeting Schedule Assignments (DOCX)
- Attachment B: Tentative Future Agenda and New Planning Projects (DOCX)



Architectural Review Board 2022 Meeting Schedule & Assignments

2022 Schedule

Meeting Dates	Time	Location	Status	Planned Absences
01/20/2022	8:30 AM	Virtual Meeting	Regular	
02/03/2022	8:30 AM	Virtual Meeting	Regular	
02/17/2022	8:30 AM	Virtual Meeting	Regular	
03/03/2022	8:30 AM	Hybrid	Regular	
03/10/2022	8:30 AM	Hybrid	Special	
03/17/2022	8:30 AM	Hybrid	Regular	
04/07/2022	8:30 AM	Hybrid	Regular	Chen
04/21/2022	8:30 AM	Hybrid	Regular	
05/05/2022	8:30 AM	Hybrid	Regular	
05/19/2022	8:30 AM	Hybrid	Regular	
06/02/2022	8:30 AM	Hybrid	Cancelled	Cancelled
06/13/2022	9:30 AM	Hybrid	Retreat	
06/16/2022	8:30 AM	Hybrid	Regular	
07/07/2022	8:30 AM	Hybrid	Regular	
07/21/2022	8:30 AM	Hybrid	Regular	
08/04/2022	8:30 AM	Hybrid	Cancelled	Cancelled
08/18/2022	8:30 AM	Hybrid	Regular	
09/01/2022	8:30 AM	Hybrid	Regular	Thompson
09/15/2022	8:30 AM	Hybrid	Regular	
10/06/2022	8:30 AM	Hybrid	Cancelled	Cancelled
10/20/2022	8:30 AM	Hybrid	Regular	
11/03/2022	8:30 AM	Hybrid	Regular	Rosenberg
11/17/2022	8:30 AM	Hybrid	Regular	
12/01/2022	8:30 AM	Hybrid	Regular	
12/15/2022	8:30 AM	Hybrid	Regular	Rosenberg

2022 Ad Hoc Committee Assignments

Assignments will be made by the ARB Chair on the day of the hearing

January

February

March

April

4/7 – Thompson/
Hirsch

May

5/19 – Baltay/
Rosenberg

June

06/01 –
Baltay/Chen

July

07/07 –
Rosenberg/Chen

August

8/18 – Hirsch/
Thompson

September

09/01 –
Baltay/Chen

October

November

December



Architectural Review Board

2022 Tentative Future Agenda and New Planning Projects

The following items are tentative and subject to change:

Meeting Dates	Topics
November 3, 2022	<ul style="list-style-type: none"> • 1700 Embarcadero Road: New Automobile Dealership (2nd Formal) • 3001 El Camino Real: Affordable Housing Project (1st Hearing)

The Following ARB items were recently submitted and have a pending project webpage (bit.ly/PAPendingprojects) and/or can be view via Building Eye (bit.ly/PABuildingEye):

Permit Type	Submitted	Permit #	Project Mgr.	Address	Work Description
AR Major - Board	10/21/19	19PLN-00347	CHODGKI	486 HAMILTON AV	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	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	1/28/21	21PLN-00028	GSAULS	3300 EL CAMINO REAL	1st formal 4/7/22, 2nd scheduled for 10/20/22 - Major Architectural Review to Allow the Construction of a two-story, 50,355 sf office/R&D project with 40% surface parking & 60% below-grade parking, includes a 2,517 sf amenity space. Environmental Assessment: MND Pending. Zoning District: RP (Research Park).

AR Major - Board	6/16/21	21PLN-00172	EFOLEY	123 SHERMAN AV	Tentative for 11/17/22 - 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.
Site and Design	7/7/21	21PLN-00191	SAHSING	1700 EMBARCADERO RD	Prelim 2/4/21, 1st formal 6/16/22, 2nd tentative for 11/3/22 - 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. Zoning District: CS(D)(AD). Environmental Assessment: Pending.
AR Major - Board Zone Change	12/21/21	21PLN-00341	EFOLEY	660 University	Tentative for 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	Was heard by PTC on 10/12/22, anticipated ARB hearings in December – 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 Minor - Board	04/07/2022	22PLN-00114	EFOLEY	1237 SAN ANTONIO RD	ARB hearing was held July 21, 2022, no additional ARB hearings are anticipated - Request for Major Architectural Review to Allow the Construction of a new facility (Palo Alto Homekey) to provide support services and temporary housing for formerly homeless individuals. Environmental Assessment: Exempt. Zoning District: PC (D) (Public Facility).
Prescreening and Preliminary Architectural Review	04/25/2022	22PLN-00129	CHODGKI	800 SAN ANTONIO RD	Heard by Council on 8/15/22 - Pre-screening to rezone from Commercial Services (CS) to Planned Home Zoning and to redevelop the site with 75 condominium units in a five-story structure. The study session will give the Council and the community an opportunity to comment on the applicant's proposal

AR Major - Board	04/28/2022	22PLN-00142	GSAULS	901 S California AV	Prelim 3/3/22, ARB hearing 10/20 - Major Architectural Review to allow the demolition of an existing two-story office building totaling approximately 55,000 Square Feet and Construction of a new two-Story approximately 55,583 square foot office building with a 2,525 square foot amenity space. Environmental Assessment: Pending. Zoning District: RP (Research Park).
Prescreening Council	05/03/2022	22PLN-00146	CHODGKI	616 Ramona ST	Heard by Council on 8/15/22, waiting for formal application - Prescreening for a code text amendment to allow replacement of noncomplying floor area. Allow for demolition of an existing office building that exceeds the allowable floor area and replacement of that floor area to accommodate construction of a new two story office building with roof terrace. Zoning District: CD-C(P).
Prescreening Council	06/13/2022	22PLN-00198	EFOLEY	70 Encina AV	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 regulations under the Palo Alto Municipal Code.
AR Major - Board	06/16/2022	22PLN-00201	CHODGKI	739 SUTTER AV	Prelim 11/18/21 - 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. Zoning District: RM-20 (Low Density Multi-Family Residential). Environmental Assessment: Pending
Prescreening Council	06/28/2022	22PLN-00210	CHODGKI	4345 El Camino Real	Pre-Screening application to allow the demolition of existing structures in order to construct six townhomes w/ADUs on 0.4 acres and fifty-five condominium units on 1 acre. Zoning District: CS. Environmental Assessment: Pending.
AR Minor - Board	07/06/2022	22PLN-00223	THARRISON	180 EL CAMINO REAL, STE E705A	Minor Architectural Review Board (ARB) review of The Melt restaurant (currently The Melt), Space #705A, Bldg. E (#E705A). Exterior improvements include new façade, new storefront glazing, redesigned outdoor patio and new signage. Interior improvements will include complete interior remodel. No change of use. (CUP 11PLN-00253). Zoning District: CC.
AR Major - Board	07/07/2022	22PLN-00229 22PLN-00057 (SB 330)	CHODGKI	3001 EL CAMINO REAL	Tentative ARB hearing 11/3 - 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).

Prescreening Council	07/07/2022	22PLN-00227	GSAULS	3400 EL CAMINO REAL	Heard by Council on 9/19/22, waiting for formal application - Pre-Screening 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 District: CS, CS(H), RM-20 (Service Commercial, Hotel, Multi-Family Residential).
AR Minor - Board	07/13/2022	22PLN-00232	GSAULS	3412 HILLVIEW AV	Minor Board Level Architectural Review to allow site enhancements across 3412, 3420, 3440, 3450, and 3460 Hillview Avenue. Site improvements include new hardscaping, landscaping, parking upgrades, new site lighting, accessible pathways, proposed amenity spaces, and changes to existing entry pavilions. Zoning District: RP-5(D) Environmental Assessment: Pending.
AR Minor - Board and Conditional Use Permit	7/19/2022	22PLN-00237	THARRISON	180 EL CAMINO REAL, STE E700A	Minor Architectural 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. No change of use. Zoning District: CC.
AR Minor - Board	7/26/2022	22PLN-00243	THARRISON	221 FOREST AV	Architectural Review for proposed improvements to the interior and to the front and rear of 221-227 Forest. The floor area will increase but the volume of the building envelope will not increase. Zoning District: CD-C (P).
AR Major - Board	10/11/2022	22PLN-00328	EFOLEY	900 WELCH RD	Major Architectural Review for 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.