



Architectural Review Board Staff Report

From: Jonathan Lait, Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: March 2, 2023

TITLE

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

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 this 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 as needed.

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.

Approved projects can be found on the City's Building Eye webpage at <https://paloalto.buildingeye.com/planning>. Any party, including the applicant, may request a hearing by the ARB on the proposed director's decision(s) within the 10-day or 14-day appeal period by filing a written request with the planning division. There shall be no fee required for requesting such a hearing. However, there is a fee for appeals.

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

AUTHOR/TITLE:

Claire Raybould, Senior Planner

Report #: 2302-0916



Architectural Review Board

2023 Meeting Schedule & Assignments

2023 Meeting Schedule

Meeting Dates	Time	Location	Status	Planned Absences
1/05/2023	8:30 AM	Hybrid	Cancelled	
1/19/2023	8:30 AM	Hybrid	Regular	
2/02/2023	8:30 AM	Hybrid	Cancelled	
2/16/2023	8:30 AM	Hybrid	Regular	
3/02/2023	8:30 AM	Hybrid	Regular	Thompson
3/16/2023	8:30 AM	Hybrid	Regular	
4/06/2023	8:30 AM	Hybrid	Regular	Chen
4/20/2023	8:30 AM	Hybrid	Regular	
5/04/2023	8:30 AM	Hybrid	Regular	
5/18/2023	8:30 AM	Hybrid	Regular	
6/01/2023	8:30 AM	Hybrid	Regular	
6/15/2023	8:30 AM	Hybrid	Regular	Thompson
7/06/2023	8:30 AM	Hybrid	Regular	Rosenberg
7/20/2023	8:30 AM	Hybrid	Regular	
8/03/2023	8:30 AM	Hybrid	Regular	
8/17/2023	8:30 AM	Hybrid	Regular	
9/07/2023	8:30 AM	Hybrid	Regular	
9/21/2023	8:30 AM	Hybrid	Regular	
10/05/2023	8:30 AM	Hybrid	Regular	
10/19/2023	8:30 AM	Hybrid	Regular	
11/02/2023	8:30 AM	Hybrid	Regular	
11/16/2023	8:30 AM	Hybrid	Regular	
12/07/2023	8:30 AM	Hybrid	Regular	
12/21/2023	8:30 AM	Hybrid	Regular	

2023 Ad Hoc Committee Assignments

Assignments will be made by the ARB Chair

January	February	March	April	May	June
	Yingxi Chen				
	Kendra Rosenberg				
July	August	September	October	November	December



Architectural Review Board 2023 Tentative Future Agenda and New Planning Projects

The following items are tentative and subject to change:

Meeting Dates	Topics
March 16, 2023	<ul style="list-style-type: none"> • SB 9 Objective Standards • Modifications to by-laws for remote meeting attendance • 414 California Ad Hoc

The following items are likely to be heard by the ARB in the near future and have a pending project webpage (bit.ly/PAPendingprojects) and/or can be view via Building Eye (bit.ly/PABuildingEye). Grey items are recently approved or projects that have gone to Council prescreening and would be reviewed by the ARB if a formal application is submitted.

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	1/28/21	21PLN-00028	GSAULS	3300 EL CAMINO REAL	R&D	1st formal 4/7/22, 2nd formal 10/20/22 (recommended approval with AdHoc Committee requirement) - 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	Office	ARB 1st formal 12/1/22 - 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.
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 to be held 12/15/22 – 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	04/28/2022	22PLN-00142	GSAULS	901 S California AV	Office	Prelim 3/3/22, ARB hearing 10/20, Ad Hoc 2/16 – sending approval letter - 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: Exempt from CEQA per CEQA Guidelines Section 15302. Zoning District: RP (Research Park).
Prescreening Council	06/13/2022	22PLN-00198	EFOLEY	70 Encina AV	Housing	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	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 Minor -	07/06/2022	22PLN-	THARRIS	180 EL	Commercial	Minor Architectural Review Packet Pg. 9 restaurant

Board		00223	ON	CAMINO REAL, STE E705A		(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	Affordable Housing	ARB 1st formal hearing 11/17/22 - 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	Housing	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 District: CS, CS(H), RM-20 (Service Commercial, Hotel, Multi-Family Residential).
AR Minor - Board and Conditional Use Permit	7/19/2022	22PLN-00237	THARRIS ON	180 EL CAMINO REAL, STE E700A	Commercial	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	THARRIS ON	221 FOREST AV	Commercial/ Office	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).
Council Prescreening	10/18/2022	22PLN-00355	EFOLEY	250 CAMBRIDGE AVE	Code Change – roof gardens	To be heard by Council or withdrawn - Pre-Screening to consider the potential entitlement process at 250 Cambridge Avenue for installation of a new rooftop garden terrace at the front half of the existing building roof facing Cambridge Avenue. Zoning District: CC(2)
Site and Design	10/27/2022	22PLN-00367	CHODGKI	2501 EMBARCADE RO WY	Public Utility – Water Filtration	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	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).
Preliminary AR	12/20/2022	22PLN-00406	GSAULS	3600 Middlefield	Public Facility	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 2,800 square foot single-story fire station constructed in 1953. Environmental Assessment: Not a Project. Zoning District: PF (Public Facility).
SB 330 Pre-Application	1/04/2023	23PLN-00002	CHODGKI	4200 Acacia	Residential-16 units replacing surface parking lot	SB 330 Pre-Application 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 pre-application was deemed compliant on February 2, 2023.
SB 330 Pre-Application	1/10/2023	23PLN-00003	GSAULS	3150 El Camino Real	Residential-380 units replacing eating and drinking and office	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.
Minor Board	01/18/2023	23PLN-00009	THARRIS ON	180 El Camino	Commercial	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	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	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.

Council Pre-Screening and Zone Change	2/1/2023 & 2/2/2023	23PLN-00025 23PLN-00027	AFRENC H	2901 MIDDLEFIEL D	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	THARRIS ON	1237 SAN ANTONIO	Public Utility	Request by Valley Water for a Council Pre-Screening application 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). Environmental Assessment: Not a Project (no formal action required)..