



Architectural Review Board Staff Report

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

Meeting Date: September 7, 2023
Report #: 2308-1891

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 Board members 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 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 and potential 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.

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: 2023 Meeting Schedule & Assignments

Attachment B: Tentative Future Agenda and New Projects List

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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	
7/06/2023	8:30 AM	Hybrid	Cancelled	Rosenberg
7/20/2023	8:30 AM	Hybrid	Cancelled	Hirsch
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
	2/16 – Hirsch, Baltay	3/16 – Chen, Rosenberg	4/6 – Rosenberg, Thompson		
July	August	September	October	November	December

Palo Alto Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
September 21, 2023	<ul style="list-style-type: none"> • 3600 Middlefield Road
October 5, 2023	<ul style="list-style-type: none"> • 420 Acacia Avenue
October 19, 2023	<ul style="list-style-type: none"> • NVCAP Study Session

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	Assigned Ad Hoc
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 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, 10/26 and 11/30; HRB hearing 1/12/23; ARB hearings 12/15/22, 1/19/23, 4/6/23, ARB 6/15/23, PTC 7/12 and 7/26; Council scheduled 9/5 – 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) and GM (general manufacturing). Environmental Assessment: A Draft EIR was circulated on September 16, 2022 for a 60-day review period.	—
AR Major - Board	06/16/2022	22PLN-00201	CHODGKI	739 SUTTER AV	Housing	Prelim 11/18/21, Formal Resubmitted 7/21 - 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; however, the applicant did not resubmit plans within 90 days; therefore, the project is subject to the current regulations in effect. Zoning District: RM-20 (Low Density Multi-Family Residential). Environmental Assessment: Pending	—
Site and Design	10/27/2022	22PLN-00367	CHODGKI	2501 EMBARCAD ERO WY	Public Utility – Water Filtration	Application Resubmitted 8/8/23 - 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	1/19/2023	23PLN-00010	EFOLEY	800-808 SAN ANTONIO RD	Housing	8/17 ARB hearing date - 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.	Rosenberg, Hirsch Reported out 5/4
Major Architectural Review	1/04/2023	23PLN-00058	CHODGKI	420 Acacia	Residential- 16 units replacing surface parking lot	NOI sent 3/7/23, Tentative September/October ARB 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. Zone District: RM-30 and R-1. Environmental: Exempt from the provisions of the California Environmental Quality Act in accordance with CEQA Guidelines Section 15332 (infill development)—documented exemption currently under preparation.	Rosenberg, Hirsch Reported out 5/4
Major Architectural Review	3/22/23	23PLN-00061	EFOLEY	702 Clara Street	Housing – 3 units	NOI sent 4/21. Waiting for revised plans. Request for Major Architectural Review and Individual Review to Allow the Construction of Three new two-Story homes approximately 1700sf Square Foot each, to be located on the same Lot, Subdivision	
Major Architectural Review	5/5/2023	23PLN-00110	CHODGKI	3000 El Camino	Office	Request for a Major Architectural Review to convert an existing 10,000 square foot movie theater into new office space. Zoning District: Planned Community (PC-4637 and 2533).	Baltay, Thompson
Major Architectural Review	6/8/2023	23PLN-00136 23PLN-00003 and - 00195 – SB 330	GSAULS	3150 El Camino Real	Housing - 380 units	NOI sent 7/6. Request for Major Architectural Review for construction of 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. Staff is reviewing the project to ensure the requested concessions and waivers are in accordance with the State Density Bonus laws.	Rosenberg, Hirsch Reported out 5/4 on SB 330 Rosenberg, Hirsch Reported out on 8/17

Minor Board Review	6/22/2023	23PLN-00155	THARRISON	180 El Camino Real	Retail	NOI Sent 7/18. Exterior modification to previous plan entitlement for Restoration Hardware. Modifications include changes to plaster, metal color, and other minor architectural details. Zoning district: CC. Exempt from the provisions of the California Environmental Quality Act in accordance with CEQA Guidelines Section 15301 (existing facilities)	
Major Architectural Review	6/22/2023	23PLN-00160	GSAULS	3600 Middlefield	Public Facility	Prelim ARB 2/16. 8/3 1st Formal. Request for Major Architectural Review to allow the deconstruction of the existing Palo Alto Fire Station Number 4 and construction of a new 8,000SF fire station. Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act in accordance with CEQA Guidelines Section 15302 (replacement) and 15303 (small construction). Zoning District: PF (Public Facility).	
Preliminary Architectural Review	7/6/2023	23PLN-00171	CHODGKI	425 High Street	Commercial	Submitted 7/6/23. Request for Preliminary Architectural Review to provide feedback on a proposal to add a new 4th floor (2,632 square feet) for either a new office use (existing hotel to remain) or to provide eight new guest rooms to the existing three-story Hotel Keen structure. Environmental Assessment: Not a Project. Zoning District: CD-C (P) (Downtown Commercial-Community with Pedestrian Combining District).	
Major Architectural Review	7/19/2023	23PLN-00181	EFOLEY	824 San Antonio Road	Housing – 16 senior units, 12 convalescent units	Submitted 7/19/23. Notice of Incomplete sent 8/20/23. Request for Major Architectural Review to allow the Demolition of an existing 2-Story office building and the new construction of a 4-Story private residential senior living facility, including 15 independent dwelling units, 12 assisted living dwelling units and 1 owner occupied unit. Common space amenities on all floors, underground parking, and ground floor commercial space. Environmental Assessment: Pending. Zoning District: CS (Commercial Services).	
PC Amendment	8/9/2023	23PLN-00202	EFOLEY	4075 El Camino Way	Commercial – 14 additional assisted living units	Submitted 8/9/23. Request for a Planned Community Zone Amendment to Allow New Additions to an existing Assisted Living and Memory Care Facility consisting of 121 Units. The New additions include 14 Additional Assisted Living Dwelling Units; 5 Studios and 9 One Bedrooms. The total Proposed 135 Units are for Assisted Living and for the elderly in need of day-to-day care for Memory Issues. Environmental Assessment: Pending. Zoning District: PC-5116 (Planned Community).	Baltay, Chen reported out 6/1
Preliminary Architectural Review	8/29/2023	23PLN-00231	CHODGKI	616 Ramona	Commercial	Submitted 8/29/23. Request for Preliminary Architectural Review to Allow the Partial Demolition and remodel of an Existing , 8,357 square foot, Commercial Building with the addition using TDR and exempt floor area earned from	

						of a four-story, approximately 10,392 Square Foot mixed-use commercial/residential building with basement and a below-grade Residential parking. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review. Zoning District: CD-C(P) (Downtown Commercial).	
Council Pre-Screening	5/2/2023	23PLN-00105	EFOLEY	3265 El Camino	Housing – 44 units	Council Prescreening scheduled 9/11 to rezone from CS to PHZ to develop a 5-story multi-family residential building with 44 housing units that would be 100% affordable for teachers	Rosenberg, Thompson reported out 8/17
SB 330 Pre-Application	5/3/2023	23PLN-00107	GSAULS	3997 Fabian	Housing – up to 350 units	SB 330 Pre-Application - Request for an 292 or 350 unit apartment development in an 8 story structure. Environmental Assessment: Pending. Zoning District: GM (General Manufacturing).	Chen, Hirsch reported out 8/17