



CITY OF
**PALO
ALTO**

Architectural Review Board Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: August 15, 2024
Report #: 2407-3315

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://palto.to/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: 2024 Meeting Schedule & Assignments

Attachment B: Tentative Future Agenda and New Projects List

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Architectural Review Board 2024 Meeting Schedule & Assignments

2024 Meeting Schedule

Meeting Dates	Time	Location	Status	Planned Absences
1/4/2024	8:30 AM	Hybrid	Cancelled	
1/18/2024	8:30 AM	Hybrid	Regular	
2/1/2024	8:30 AM	Hybrid	Cancelled	
2/15/2024	8:30 AM	Hybrid	Regular	
2/29/2024	9:00 AM	Hybrid	Retreat	
3/7/2024	8:30 AM	Hybrid	Regular	
3/21/2024	8:30 AM	Hybrid	Canceled	
4/4/2024	8:30 AM	Hybrid	Regular	
4/18/2024	8:30 AM	Hybrid	Regular	
5/2/2024	8:30 AM	Hybrid	Regular	
5/16/2024	8:30 AM	Hybrid	Regular	Rosenberg
6/6/2024	8:30 AM	Hybrid	Regular	Chen
6/20/2024	8:30 AM	Hybrid	Regular	Adcock, Rosenberg
7/4/2024	8:30 AM	Hybrid	Cancelled	
7/18/2024	8:30 AM	Hybrid	Regular	
8/1/2024	8:30 AM	Hybrid	Canceled	
8/15/2024	8:30 AM	Hybrid	Regular	
9/5/2024	8:30 AM	Hybrid	Regular	
9/19/2024	8:30 AM	Hybrid	Regular	
10/3/2024	8:30 AM	Hybrid	Regular	
10/17/2024	8:30 AM	Hybrid	Regular	
11/7/2024	8:30 AM	Hybrid	Regular	
11/21/2024	8:30 AM	Hybrid	Regular	
12/5/2024	8:30 AM	Hybrid	Regular	
12/19/2024	8:30 AM	Hybrid	Regular	

2024 Ad Hoc Committee Assignments

Assignments will be made by the ARB Chair

January	February	March	April Hirsch, Adcock 4/4	May	June Baltay, Hirsch 6/6
July	August Hirsch, Adcock 8/15	September	October	November	December

Architectural Review Board

Tentative Future Agenda

The following items are tentative and subject to change:

Meeting Dates	Topics
September 5, 2024	<ul style="list-style-type: none"> 180 El Camino Real (The Melt)

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	CRAYBOU	250 Hamilton Ave.	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 9/26/19. Zoning District: PF.	—
AR Major - Board Zone Change	12/21/21	21PLN-00341	EKALLAS	660 University	Mixed use	ARB 1st formal 12/1/22, ARB recommended approval 4/22; PTC hearing delayed by applicant; no tentative Council hearing at this time - 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 Gro	—

						and Multi-Family Residential (all floors) Level Below-Grade Parking Garage. Proposed Residential (42,189 SF) Will Include 65 Units (47 Studios, 12 1-Bedroom, 6 2-Bedroom).	
Major Architectural Review	5/5/2023	23PLN-00110	CRAYBOU	3000 El Camino	Office	NOI Sent 6/6/23; Resubmitted 9/25; NOI Sent 10/25; Resubmitted 1/24/24, NOI Sent 2/23/24; Tentative June 2024 ARB hearing. 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, Rosenberg
Major Architectural Review	6/8/2023	23PLN-00136 23PLN-00277 (Map) 23PLN-00003 and -00195 – (SB 330)	GSAULS	3150 El Camino Real	Housing - 380 units	NOI sent 11/3/23. Pending Resubmittal. 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
Major Architectural Review	7/19/2023	23PLN-00181	EKALLAS	824 San Antonio Road	Housing – 16 senior units, 12 convalescent units	12/21/23 ARB hearing; pending resubmittal. 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. Zoning District: CS (Commercial Services).	—
PC Amendment	8/9/2023	23PLN-00202	EKALLAS	4075 El Camino Way	Commercial - 16 additional convalescent units	Community Meeting in October. 2/28/24 and 6/12/24 PTC hearing, 7/18/24 ARB hearing, future PTC and Council hearings needed. 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 additions include 16 Additional Assisted Living Dwelling Units; 5 Studios and 9 One Bedrooms. Zoning District: PC-5116 (Planned Community).	Baltay, Chen reported out 6/1
Master Sign Program	11/14/23	23PLN-00308	EKALLAS	525 University	Signs	NOI Sent 12/15/2023, ARB hearing 5/16/24 and 8/15/24. Master Sign Program to allow for the installation of one illuminated monument, one illuminated canopy address, one illuminated wall property ID, one parking ID w/ uplight, one illuminated parking monument, one non-illuminated parking entry ID. Zoning District: CD-C (P) (Downtown Commercial with Pedestrian	—

Master Sign Program	11/15/23	23PLN-00311	EKALLAS	530 Lytton	Signs	NOI Sent 12/15/23, ARB Hearing 1/11/24. 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. This application is being reviewed along with 435 Tasso and 525 University. Environmental Assessment: Pending. Zoning District: CD-C (P) (Downtown Commercial District with Pedestrian Shopping Overlay).	
Major Architectural Review	12/11/2023	23PLN-00323	THARRISON	180 El Camino Real	Restaurant	Major Architectural Review Board review of The Melt restaurant (currently The Melt), Space #705A, Bldg. E at the Stanford Shopping Center. 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. Zoning District: CC.	
Major Architectural Review	1/10/2024	24PLN-00012	GSAULS	3265 El Camino Real	Housing	NOI Sent 1/10/24. PTC 4/10/24; ARB 4/22/24. Request for rezoning to Planned Community (PC)/Planned Home Zoning (PHZ). New construction of a 5-story 100% affordable multifamily housing development with 44 dwelling units and ground level lobby and parking. Zoning District: CS.	Rosenberg, Thompson reported out 8/17 on prescreening Rosenberg/Hirsch
Streamlined Housing Development Review	2/15/2024	24PLN-00041 23PLN-00348 (SB 330)	CHODGKI	3980 El Camino Real	Affordable Housing	NOI Sent 3/15/24. Plans resubmitted-ARB Study Session 5/2/24. Request for a Major Architectural Review Board application to allow the redevelopment of the Buena Vista Village mobile home park into two parcels, featuring a new 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. Zoning District: RM-20	Baltay, Chen
Major Architectural Review	3/6/2024	24PLN-00064	CHODGKI	640 Waverley	Mixed-Use	NOI Sent 4/5/24. ARB tentatively Scheduled 6/6/24. Request for a Major Architectural Review Board application to allow the construction of a new four-story, mixed use commercial and residential building with below grade parking. The ARB held a preliminary review on 6/15/23. Environmental Assessment: Pending. Zoning District: CD-C(P).	Rosenberg, Hirsch
Minor - Board Level Architectural Review	3/7/2024	24PLN-00066	THARRISON	180 El Camino Real	Restaurant	Minor Board Level Architectural Review to allow exterior upgrades; to include new exterior pergola over seating and planters in existing location. New metal awnings over main entrance to replace existing acrylic and new metal awning at rear to replace existing fabric awning. New signage and replace existing light fixtures. Environmental Assessment: Pending. Zoning District: CD-C(P).	

Major Architectural Review – Builder’s Remedy	4/02/2024	24PLN-00100	CHODGKI	156 California	Mixed-Use	NOI Sent 5/2/2024; 60-day Formal Request for Major Architectural Review in accordance with California Government Code 65589.5(D)(5) “Builders Remedy” which proposes to redevelop two lots located at 156 California Avenue and Park Blvd. Lot A, 156 California Ave (1.14 ACRE) is situated at the corner of Park and California, Lot B, Park Blvd. (0.29 ACRE) is at the corner of Park and Cambridge Avenue; the reinvention of both sites will include the conversion of an existing parking lot and Mollie Stone's Grocery Store into a Mixed Use Multi Family Development. This project consists of three integrated structures; (1) 7 Story Podium Building with 5 levels of TYPE IIIB Construction over 2 levels of TYPE I Construction, 15,000 square feet will be dedicated to the Mollie Stone Grocery Store, (1) 17 Story Tower, (1) 11 Story Tower, both Towers will be proposed and conceptualized as TYPE IV Mass Timber Construction. Environmental Assessment: Pending Zoning District: CC(2)(R)(P) and CC(2)(R) (Community Commercial) SB 330 Pre-app submitted 11/21/24	Baltay, Adcock
Zone Change	03/28/2024	24PLN-00095	EKALLAS	70 Encina	Housing-10 Units	NOI Sent 4/28/2024. Request for Planned Community Zone Change (PHZ) to allow construction of a new 3-story, 22,552 sf building (1.86 FAR); to include ten (10) residential condominium units organized around a common access court that provides both vehicular and pedestrian access and full site improvements to replace the existing surface parking area. Environmental Assessment: Pending. Zoning District: CC, (Community Commercial). ARB prelim held 12/7	Hirsch, Adcock
Major Architectural Review – Builder’s Remedy	4/23/2024	24PLN-00120	EKALLAS	762 San Antonio	Housing -198 Units	NOI Sent 5/23/2024. Request for Major Architectural Review to Allow CA GOV CODE 65589.5(D)(5) “Builders Remedy” which proposes the demolition of three existing commercial buildings and the construction of a 7-story multi-family residential building containing 198 rental apartments. This is 100% Residential Project. Environmental Assessment: Pending. Zoning District: (CS) AD.	Baltay, Chen
Housing-Streamlined Housing Development Review	5/28/2024	24PLN-00152 24PLN-00023 (Prelim)	EKALLAS	4335-4345 El Camino	Housing-29 Units	NOI Sent 6/27/2024. Request for Major Architectural Review to allow a housing development project on two noncontiguous lots (4335 & 4345 El Camino Real) including the demolition of an existing commercial building (4335 El Camino Real) and an existing motel building (4345 El Camino Real) and construction of 29 three-story attached residential townhome-style condominiums with associated utilities, private streets, landscaping, and	Hirsch, Baltay reviewed prelim

					amenities. Environmental Assessment District: CS (Service Commercial).	
Major Architectural Review – Builder’s Remedy	6/10/2024	24PLN-00161 24PLN-00048 (SB 330)	SSWITZER	3781 EL CAMINO REAL	NOI Sent 7/10/2024. Request for Major Architectural Review to demolish multiple existing commercial and residential buildings located at 3727-3737 & 3773-3783 El Camino Real, 378-400 Madeline Court and 388 Curtner Avenue to construct a new seven-story multi-family residential housing development with 177 units. Two levels of above ground parking, rooftop terraces, and tenant amenities are proposed. Environmental Assessment: Pending. Zoning District: CN & RM-30. (Previous SB 330 and Builder’s Remedy: 24PLN-00048)	
Major Architectural Review – Builder’s Remedy	6/10/2024	24PLN-00162 24PLN-00047 (SB 330)	GSAULS	3606 EL CAMINO REAL	NOI Sent 8/1/2024. Request for Major Architectural Review to demolish multiple existing vacant, commercial, and residential buildings located at 3508, 3516, 3626-3632 El Camino Real, and 524, 528, 530 Kendall Avenue to construct a new seven-story, multi-family residential housing development project with 335 units. The new residential building will have a two levels of above ground parking, ground floor tenant amenities, and a rooftop terrace facing El Camino Real and Matadero Avenue. Environmental Assessment: Pending. Zoning District: CN, CS, RM-30, RM-40. For More Information (SB 330 and Builder’s Remedy: 24PLN-00047)	
Major Architectural Review – Builder’s Remedy	7/17/2024	24PLN-00184	GSAULS	3400 EL CAMINO REAL	Major Architectural Review of a Builder’s Remedy application to demolish several low-rise retail and hotel buildings located at 3398, 3400, 3450 El Camino Real and 556 Matadero Avenue and replace them with three new seven-to-eight story residential towers, one new seven-story hotel, one new three story townhome, and two new underground parking garages. Three existing hotel buildings will remain with one being converted to residential units. 231 total residential units and 192 hotel rooms. Environmental Assessment: Pending. Zoning District: various (SB330)	

Potential Projects

This list of items are pending or recently reviewed projects that have 1) gone to Council prescreening and would be reviewed by the ARB once a formal application is submitted and/or 2) have been reviewed by the ARB as a preliminary review and the City is waiting for a formal application.

Permit Type	Submitted	Permit #	Project Mgr.	Address	Type	Work Description	Assigned Ad-Hoc
Preliminary Architectural Review	7/6/2023	23PLN-00171	CHODGKI	425 High Street	Commercial	Preliminary Hearing Held 9/7; waiting on formal application submittal. 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).	
Preliminary Architectural Review	8/29/2023	23PLN-00231	CHODGKI	616 Ramona	Commercial	Preliminary ARB hearing held 11/2; waiting on formal application submittal. 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 ADA Upgrades.	
Preliminary Architectural Review	12/19/2023	23PLN-00339	EKALLAS	1066 E Meadow	Private School	ARB Hearing 1/18/24; pending formal application. Request for Preliminary Architectural Review to Consider the Deconstruction of an Existing 35,000 Square Foot Commercial Building, and Construction of a new 2-Story, 46,000 sf School Building. It Will Contain Classrooms, Administrative Offices, and a Multi-Purpose Room. Site Improvements Include Parking, a Play Area, and a Rooftop Garden. Zoning District: ROLM	Rosenberg, Adcock
SB 330 Pre-Application	4/10/2024	24PLN-00107	GSAULS	531 Stanford	Housing	SB 330 Pre-Application for a housing development project that proposes 30 new detached single-family homes and six new below-market-rate units in a standalone multi-family building on the approx. 1.18-acre project site at the intersection of Stanford Avenue and El Camino Real. 20% of the units would be deed restricted for lower-income households. Zoning: RM-30. Environmental Assessment: Pending.	

SB 330 Pre-Application	4/15/2023	24PLN-00111; 24PLN-00112	GSAULS	3997 Fabian	Housing – up to 350 units	SB 330 Pre-Application - Request for a 350-unit apartment development in an 8-story structure. Environmental Assessment: Pending. Zoning District: GM (General Manufacturing). Note: project has not changed but previous SB 330 pre-apps expired.	Reported out 8/17
SB 330 Pre-Application	5/14/2024	24PLN-00145	CHODGKI	680 University	Mixed Use- 110 Units and 9,215 sf of office	Note: Submitted as an Alternative to 660 University Rezoning Project. Request for an SB330/Builder's Remedy project that seeks to combine 3 parcels (511 Byron St, 660 University Ave, 680 University Ave/500 Middlefield Rd), demolish existing buildings and provide a new six story mixed-use building with a roof deck (7 stories per building code). The proposal includes ground floor office (9,115 SF), multi-family residential (all floors), and a two level below-grade parking garage. Proposed residential (75,739 SF) will include 110 units (85 studios, 20 1-bedrooms, 5 2-bedrooms), and 20% of the total units will be provided as on-site below market rate (BMR) units. Environmental Assessment: Pending. Zoning District: RM-20.	
SB 330 Pre-Application	6/19/2024	24PLN-00171	GSAULS	4015 Fabian		SB 330 Pre-Application - Housing development project including demolition of existing structures and development of 100 residential apartment units with supporting use, including amenity spaces, lobby, leasing office, and a parking garage with one space per unit. Zoning District: GM (General Manufacturing). Proposed project consists of 100 for-rent residential apartment units with supporting use that include amenity spaces, lobby, leasing, and parking in a garage at one space per unit.	
SB 330 Pre-Application	7/8/2024	24PLN-00181	JGERHAR	2300 Geng		SB 330 Pre-Application - Housing development project including demolition of existing structures and development of 159 residential units located at 2100-2400 Geng Road. Zoning District: ROLM(E)(D)(AD).	