



260 Homer Avenue Pre-Screening

Presenter:
Garrett Sauls, Planner

December 18, 2023

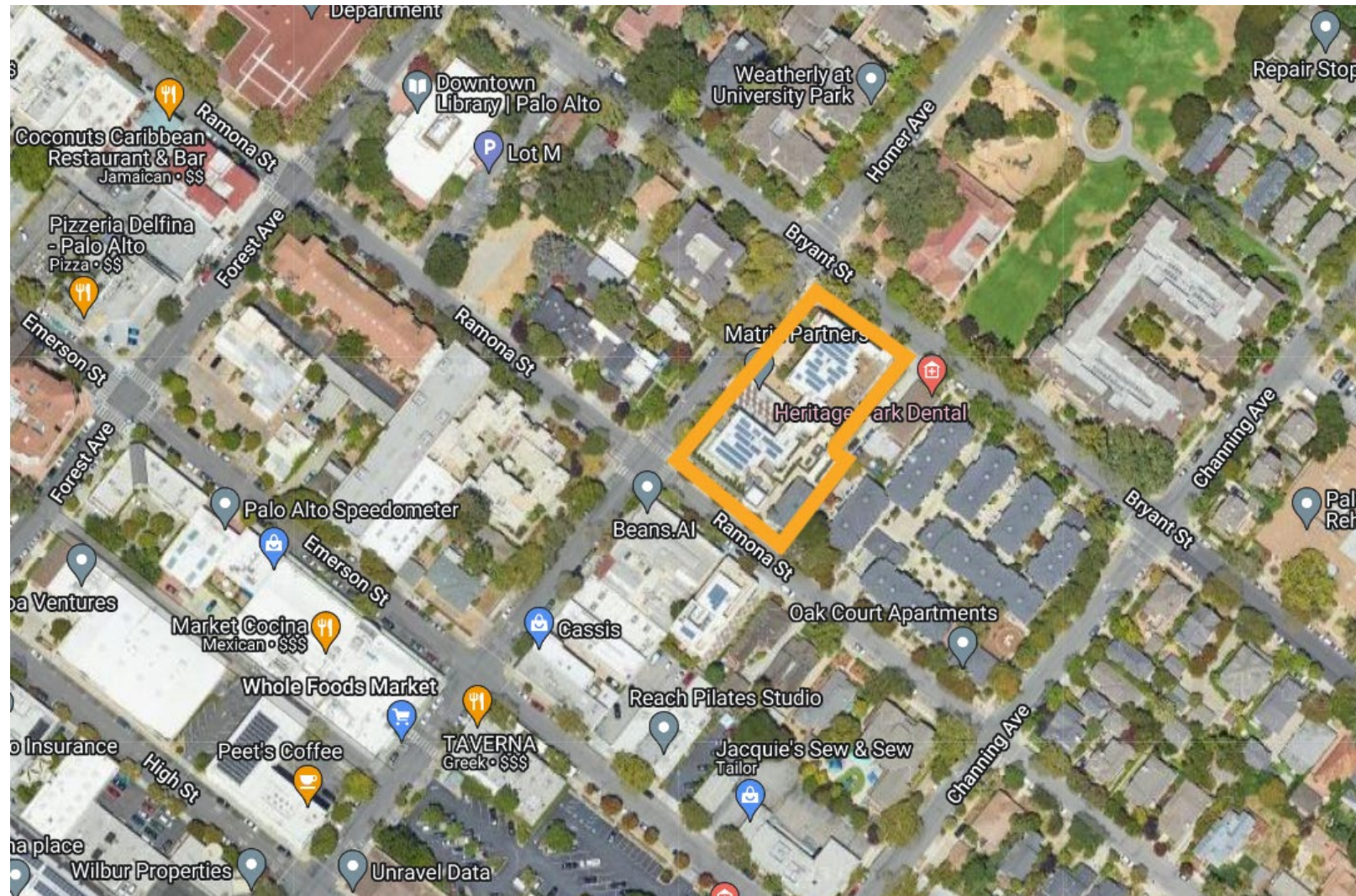
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PURPOSE OF TONIGHT'S ITEM/PROJECT OVERVIEW

- Applicant is requesting to remove the 10,000 square foot office tenant limitation established by original South of Forest Area Phase 1 document.
- The applicant notes that removing this limit will help them to maintain/attract tenants that want to grow in place.
- There are no other physical changes proposed at the site.



PROJECT LOCATION



HISTORY

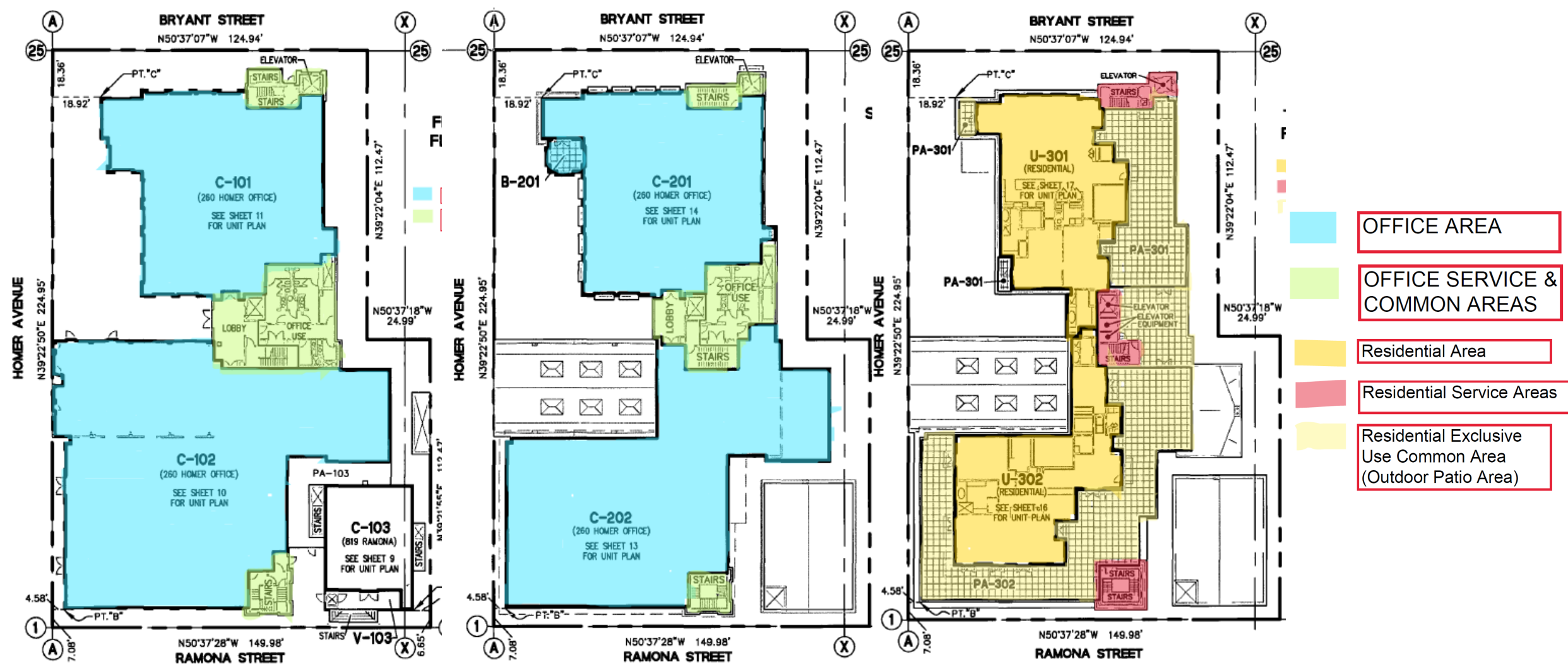
When the City and Palo Alto Medical Foundation revised the 1991 development agreement in 2000, the City adopted limits on office development for the Attached Multi Family - Mixed Use Overlay district that applied to this property:

1. There shall be no single tenant that occupies more than one-third of the net usable office area - exclusive of common areas (Exhibit D-1 – Condition E)
2. No more than 96 employee work-stations shall be allowed in the new 30,000 sf office buildings (Exhibit D-1 – Condition F)

The one-third office tenant limit was mirrored in Section 3.3(c)(1) of the SOFA Phase 1 document when it was adopted in 2000 as a 10,000 sf office limit

The existing mixed-use building was built in 2009 with five office units and two residential condos and was a product of the SOFA Phase 1 Development Agreement;

EXISTING FIRST, SECOND, & THIRD FLOOR PLAN



POLICY IMPLICATIONS

- The administrative record indicates that the discussions around limiting office development at the time centered on:
 - Maintaining a pedestrian oriented environment through the scale of buildings and how they're used;
 - Maintaining the “homey” street frontage of the SOFA area



RECOMMENDATION

- Conduct a pre-screening and provide informal comments regarding the applicant's request to modify the SOFA Phase 1 Document



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