



# Buena Vista Mobile Home Park Redevelopment 3980 El Camino Real

*Presenters:*

Claire Raybould, AICP, Principal Planner

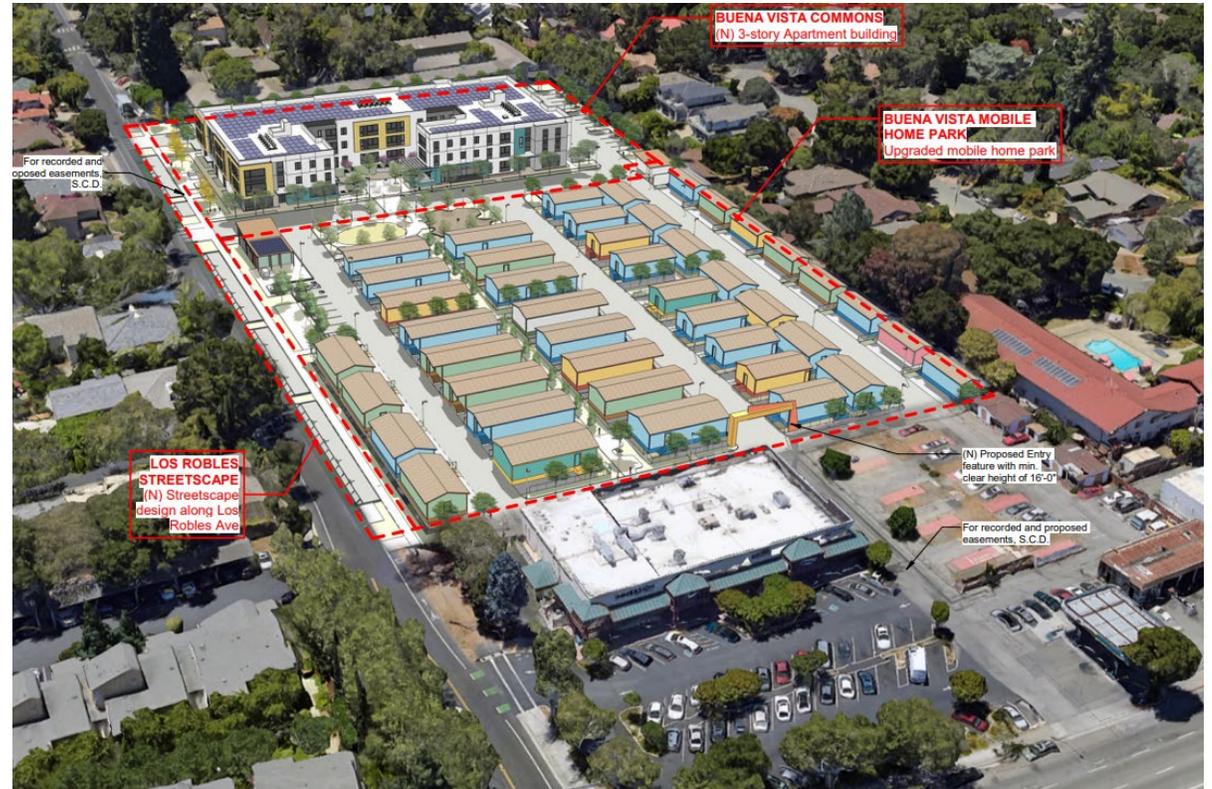
Melissa McDonough, Assistant to the City Manager

**August 12, 2024**

**[www.cityofpaloalto.org](http://www.cityofpaloalto.org)**

# PROJECT OVERVIEW

- Amendments to existing Regulatory Agreement
- Streamlined Housing Development Review to construct 100% affordable, 61-unit multi-family apartment building
- 1.69-acre parcel (73,711 sf)
- State density bonus project
- Subject to SB 330 streamlining
- 44 mobile homes on remaining lot to be processed through state



Aerial view looking northwest from El Camino Real

# KEY COUNCIL REQUESTS FROM JUNE HEARING

Consider the following:

- Preserving more trees on Los Robles
- Surface treatment of pavement to reduce heat island effect
- Whether larger trees or more trees can be planted on the mobile home portion of the site
- Revise the color to align with resident preference
- Pursue a Palo Alto worker preference
- Make reasonable efforts to resolve disputes related to housing decisions



# PUBLIC COMMENTS

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Council received several comment letters, primarily related to the relocation plan. Comments primarily related to:

- Unit size/Number of bedrooms
- Appraisal value
- Ownership vs. rental options
- Construction phasing



# RECORD OF LAND USE ACTION

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## Administrative Revisions to the ROLUA:

- Reference to tree canopy replacement number is incorrect; update to reflect correct number (COA 17)
- Reference to private garages removed (COA 18)
- Reference to 10' tree clearance from utilities revised to say “unless otherwise approved” (COA 54). In some cases root barriers were used to allow closer proximity
- Correct reference to final revised plans in Section 8 (COA 1 of VTM)
- Remove reference to CC&Rs (do not apply to mobile homes – COA 3 of VTM)

## Other revisions:

- Remove reference to species of trees on HCD portion of the site (COA 68)
- COAs 64-66 for deconstruction and source separation



## RECOMMENDATION

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Staff recommends that Council:

1. Consider the project exempt from CEQA in accordance with CEQA Guidelines Section 15332 (Infill development);
2. Approve the Streamlined Housing Development Review application to develop a 61- unit apartment building pursuant to the findings and subject to conditions of approval set forth in Attachment B with the identified revisions to COAs (slide 5);
3. Approve the associated Vesting Tentative Map application pursuant to findings and subject to conditions of approval set forth in Attachment B; and
4. Authorize the City Manager to execute the amended regulatory agreements and related documents in Attachment D.



# CONTACT US



**Claire Raybould, AICP**

*Principal Planner*

[Claire.Raybould@cityofpaloalto.org](mailto:Claire.Raybould@cityofpaloalto.org)

650-329-2116

**Melissa McDonough, MPP**

*Assistant to the City Manager*

[Melissa.McDonough@cityofpaloalto.org](mailto:Melissa.McDonough@cityofpaloalto.org)

650-329-2533