



3265 El Camino Real

Planning & Transportation Commission

April 10, 2024

www.cityofpaloalto.org

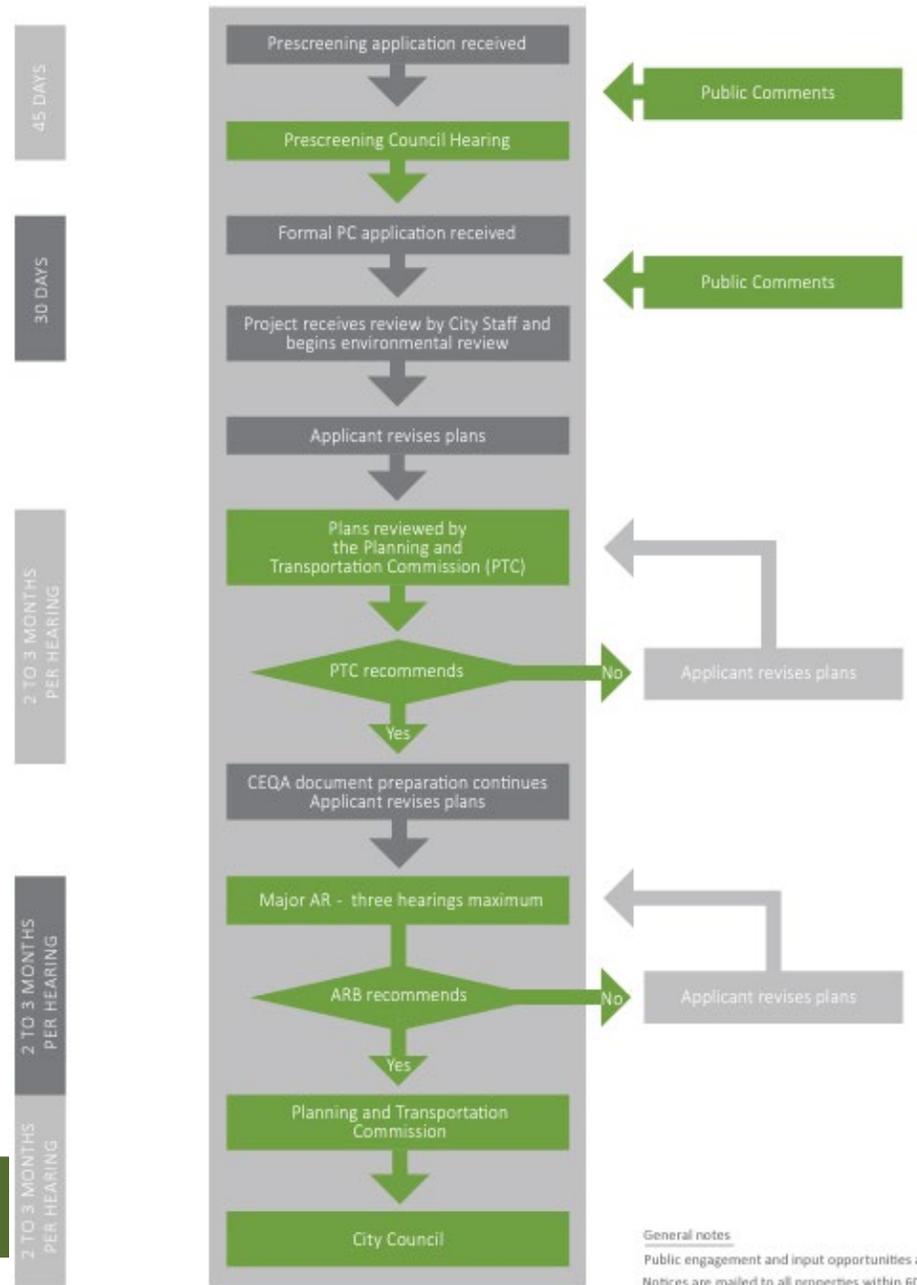


BACKGROUND / PROCESS

PHZ/PC Process

- Prescreening – September 2023
- Formal application – January 2024
- Staff review - Ongoing
- PTC hearing(s) - Tonight
- ARB hearing(s) – First Tentative Hearing: April 18
- PTC recommendation
- Council decision

Public comments are accepted at all public hearings, and through writing at any time throughout this process

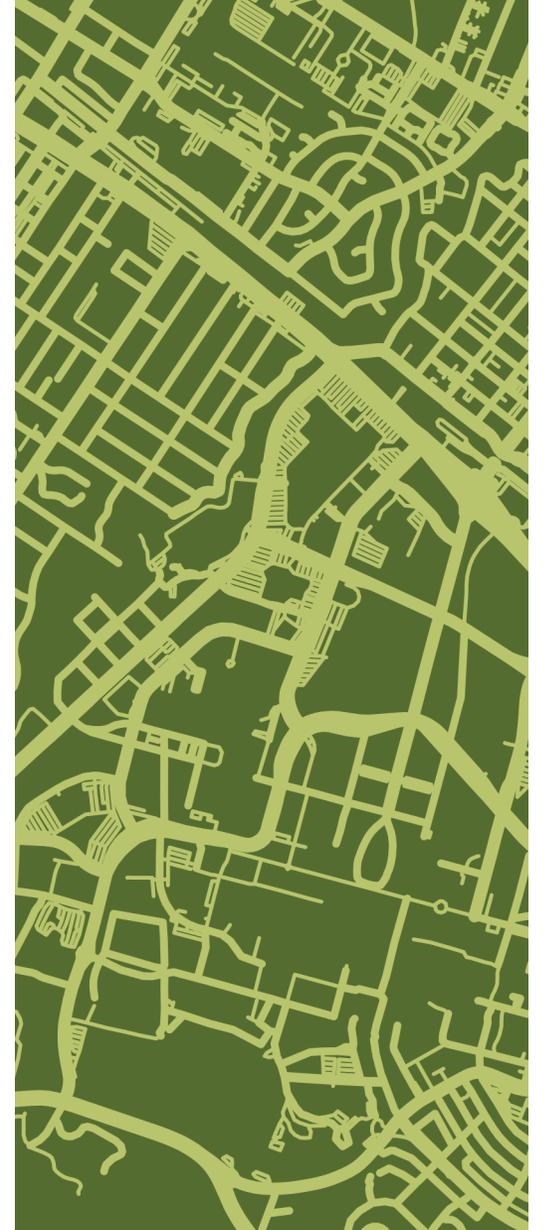


General notes
Public engagement and input opportunities are denoted in green
Notices are mailed to all properties within 600 feet of the project site

PROJECT OVERVIEW

A Planned Home Zone (PHZ) rezoning to include:

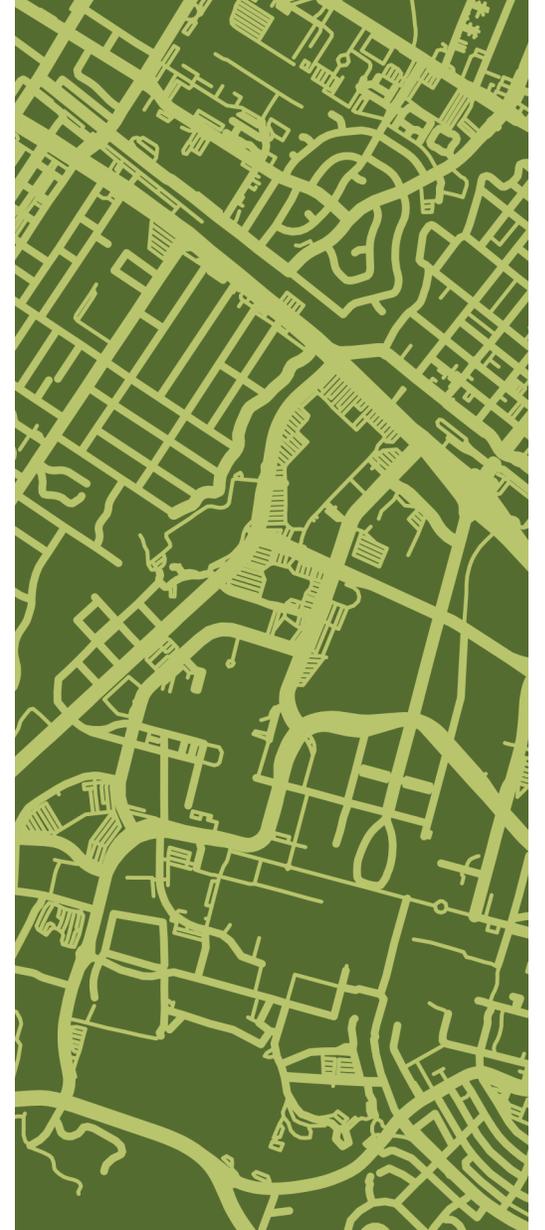
- Five-story, 44-unit residential rental project on a vacant lot
- 25 parking spaces – 23 in stackers & two accessible spaces; 44 bike lockers, four short term bike spots, and 5 shared electric bikes
- 100% of the units will be deed restricted at either Low Income (LI) or Moderate Income (MI) AMI (20% LI, 80% MI)
 - The applicant has further restricted the MI units to not exceed 110% AMI
 - First priority for tenants is local teachers w/in PAUSD, PAEA, & CSEA
 - Restricted for 99 years per PAMC 16.65.075



PROJECT OVERVIEW (Cont.)

The project deviates from the base CS zoning requirements in the following ways:

- Rear yard setback (10 foot required, 0-5 feet proposed)
- Site Coverage (50% permitted, 87% proposed)
- Floor Area Ratio (0.6 permitted, 3.58 proposed)
- Height (50 feet permitted, 64 feet proposed – to top of staircase); Majority of building is 55 feet tall to roof deck
- Minimum Open Space (30 % required, 28% proposed)
- Minimum Open Space per unit (150 sf required, 26 proposed)
- Parking (44 required, 25 provided)



PROJECT LOCATION



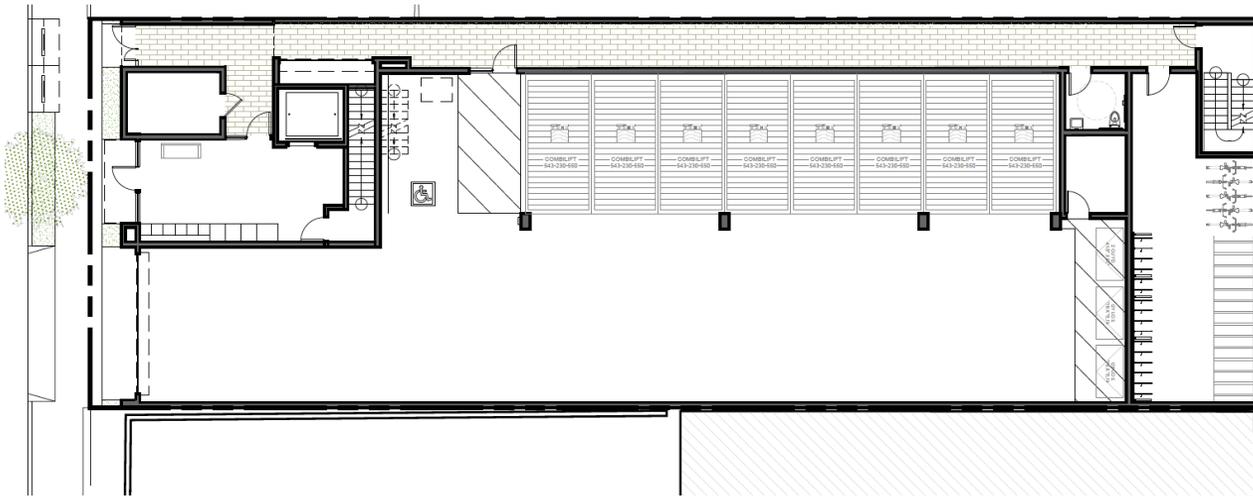
Location

- Frontage facing El Camino Real
- Adjacent to SRP
- Adjacent
- ≈ 252 du/acre on 0.17 acres

Surrounding Densities

- 3150 ECR
 - 149 du/acre on 2.55 acres
- 3001 ECR
 - 113 du/acre on 1.14 acres
- 3400 ECR
 - 65 du/acre on 3.5 acres

Floor Plans



GROUND LEVEL



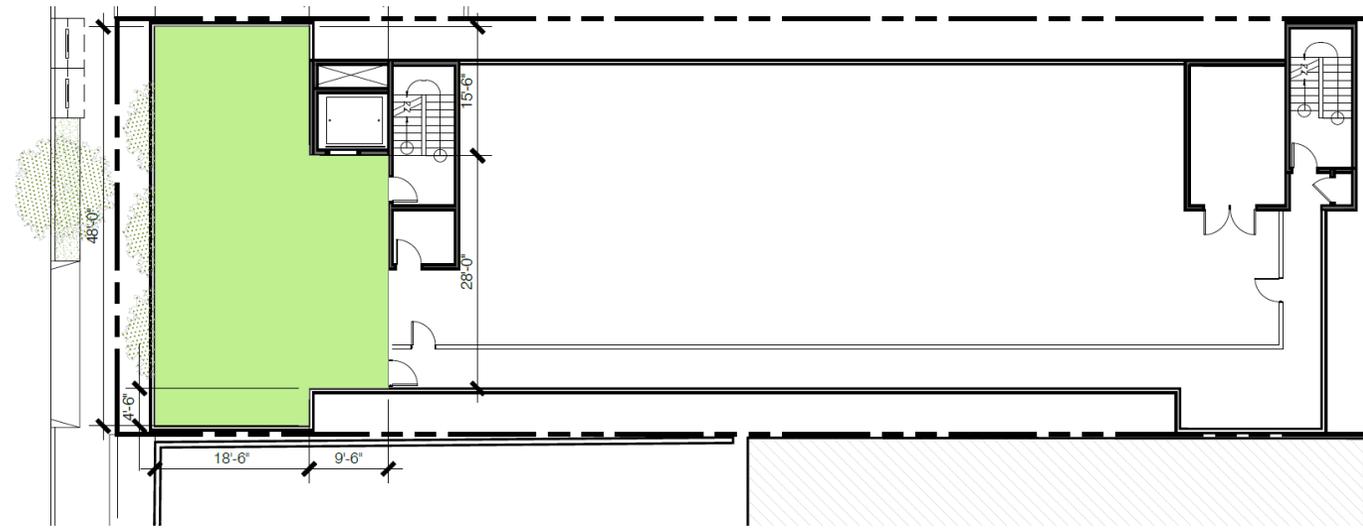
LEVEL 2



Floor Plans



LEVELS 3-5



ROOF



Elevations



1 SOUTH ELEVATION / STREET STRIP
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16



1 NORTH ELEVATION
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16

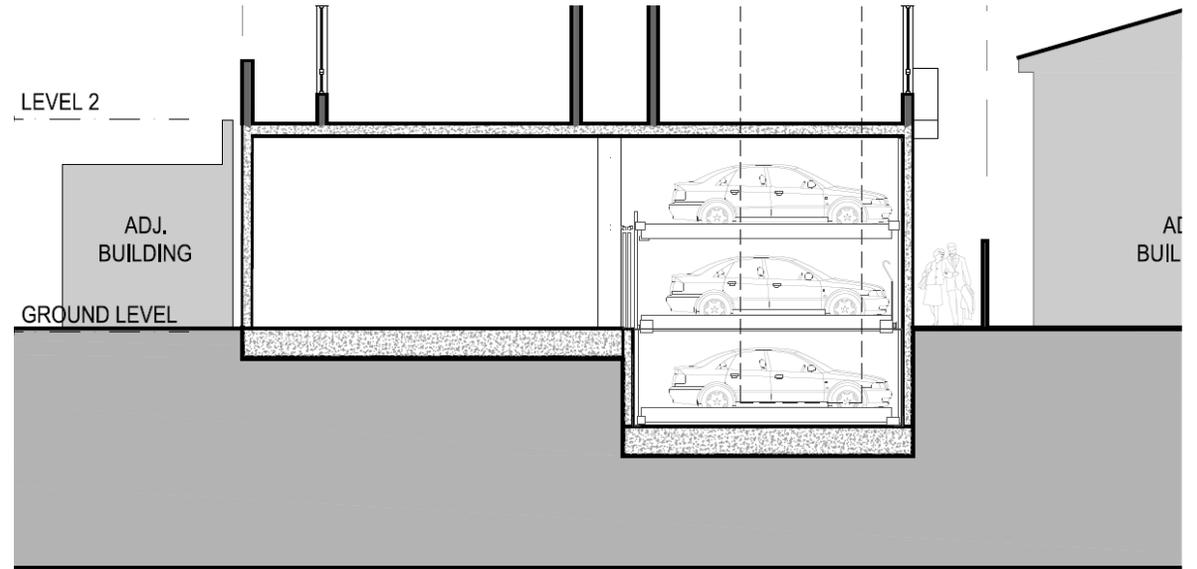
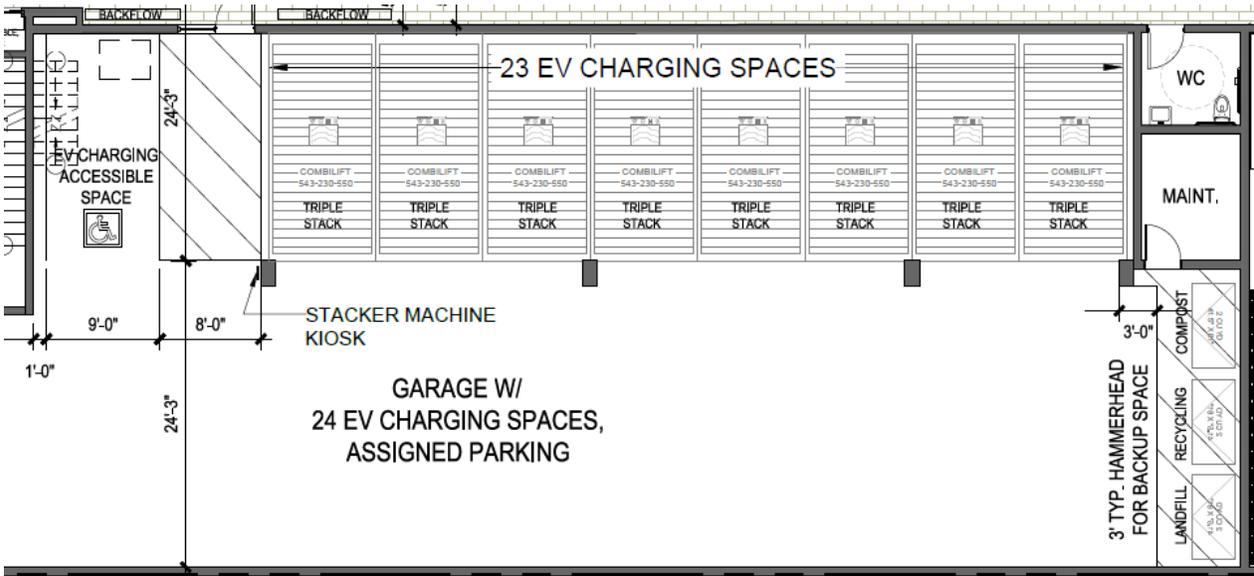
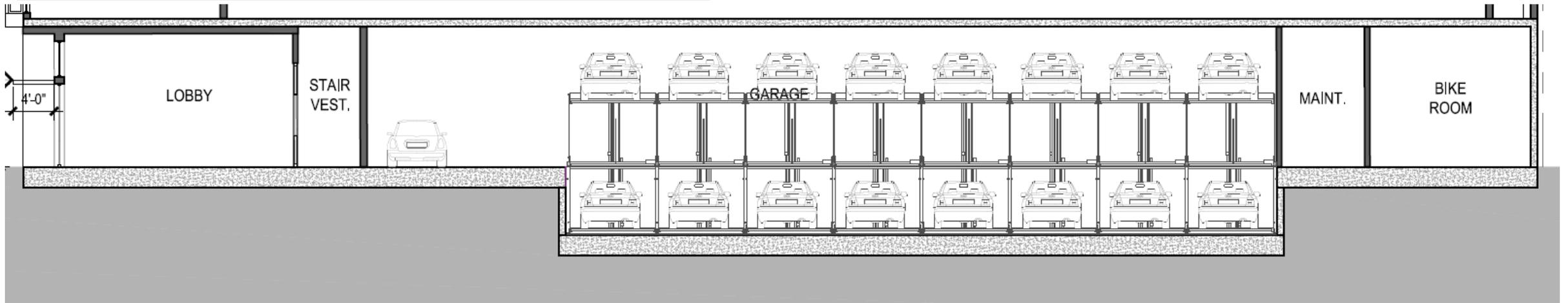


1 WEST ELEVATION
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16



1 EAST ELEVATION
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16

Parking Lift Sections



Council Comments from Prescreening

- How long do the parking stackers take to cycle through? Will tenants be leaving all at once and create a circulation issue?
 - 10-60 seconds depending on vehicle location; Different zones can operate individually
- How will parking be allocated? Will spaces be un-bundled with units?
 - Unbundled
- What is the estimated rent and will it be affordable to teachers?
 - \$3,150/month (avgd. across all units)
- Is the proposed driveway wide enough to allow vehicles to move in and out?
 - Driveway expanded from 14 ft to 20 ft

Additional Considerations

- This project will satisfy Option 2 of Council's PHZ requirements (Weighted Value BMR Units – 72% provided)
- This property is within the Draft NVCAP boundaries
- Protected Valley Oak proposed for removal, dripline does exceed 25% of buildable area
- The roof deck will provide the majority of open space requirements



Affordable Housing Incentive Program Comparison

- The AHIP is the City's local program to encourage 100% affordable housing projects. In comparison, the project conforms and deviates in the following ways from AHIP:

1. CS District Lot Coverage: 50% (3,704); AHIP: No max; Proposal: **87% (6,525)**
2. CS District FAR: 60% (4,495); AHIP: 2.0 (14,984); Proposal: 3.58 (26,804)
3. CS District Open Space: 30% (2,248); AHIP: 20% (1,498); **Proposal: 28% (2,105)**
4. CS District Open Space/Unit: 150 sf; AHIP: 50 sf; Proposal 26 sf
5. CS Parking: 1 space/1 bedroom unit (44); AHIP: 0.75 space/unit (33); Proposal: 25

***Bolted Standard Complies w/ AHIP**

RECOMMENDED MOTION

Staff recommends the Planning and Transportation Commission (PTC) take the following action(s):

1. Provide initial comments/feedback and recommend that staff forward the proposed project to the Architectural Review Board

In addition to the recommended action, the Planning and Transportation Commission may:

1. Decline to move the project forward to the Architectural Review Board.





CITY OF
**PALO
ALTO**

Garrett Sauls

Senior Planner

Garrett.Sauls@CityofPaloAlto.org