



4075 EL CAMINO WAY

PC Amendment

July 18, 2024

Architectural Review Board

PROJECT OVERVIEW

- Amendment of an existing Planned Community (PC) zone to allow for:
 - Construction of 16 additional Assisted Living units, to an existing 121 unit Assisted Living and Memory Care facility
 - No change to the overall building height or setbacks adjacent to the single-family neighborhood. Proposed additions are primarily in existing “stepbacks” on the upper floors
 - Prior approvals PC 5116 and 3775
- Assisted Living use is not a Housing Project; the living units do not have kitchens and the residents receive all meals as part of the service and are therefore are not considered “dwelling units”

PROJECT LOCATION



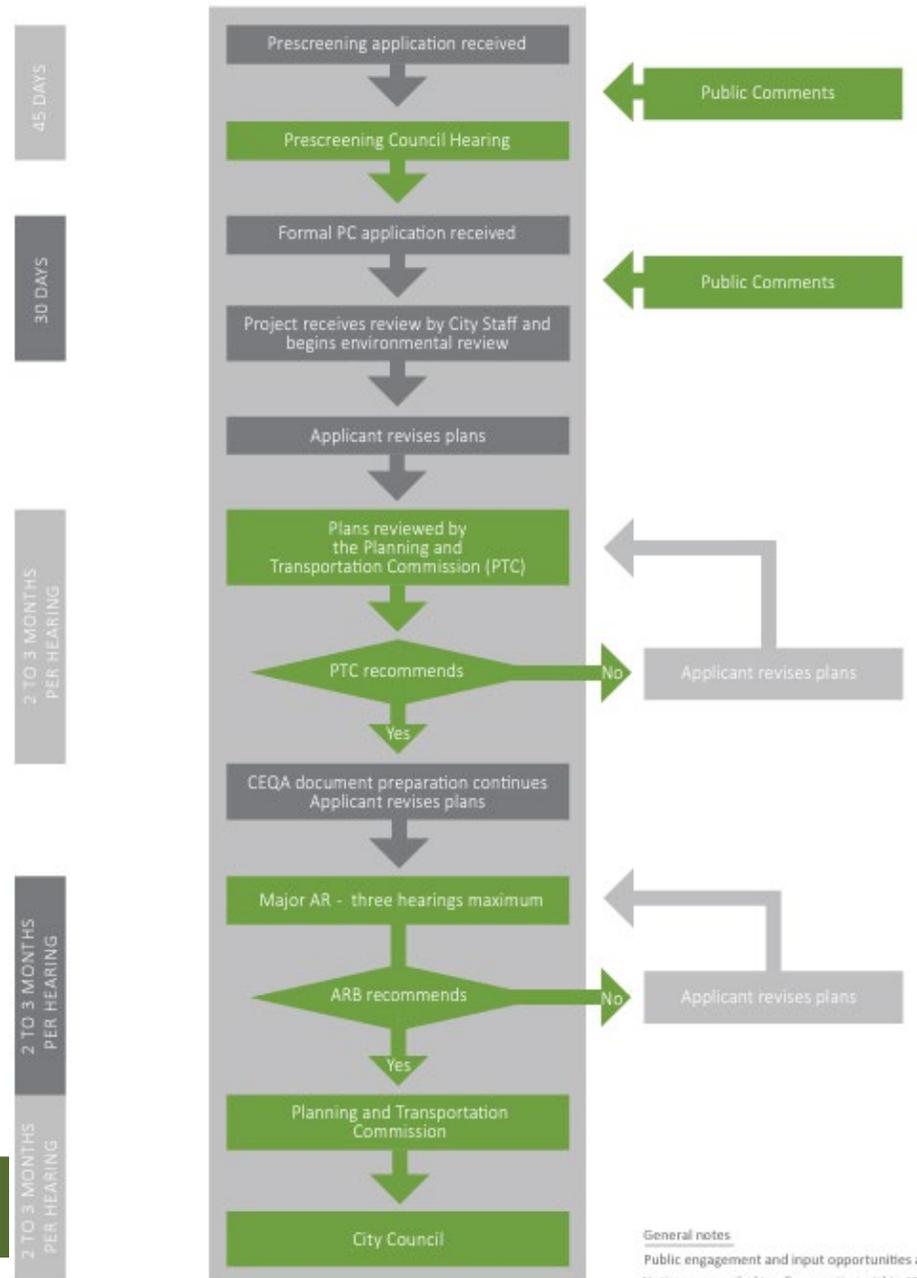


BACKGROUND / PROCESS

PC Process

- Prescreening – August 2023
- Formal application – August 2023
- Staff review – ongoing
- PTC hearing(s) – Feb. and June 2024
- ARB hearing(s) – July 2024
- ARB recommendation
- PTC recommendation
- Council decision

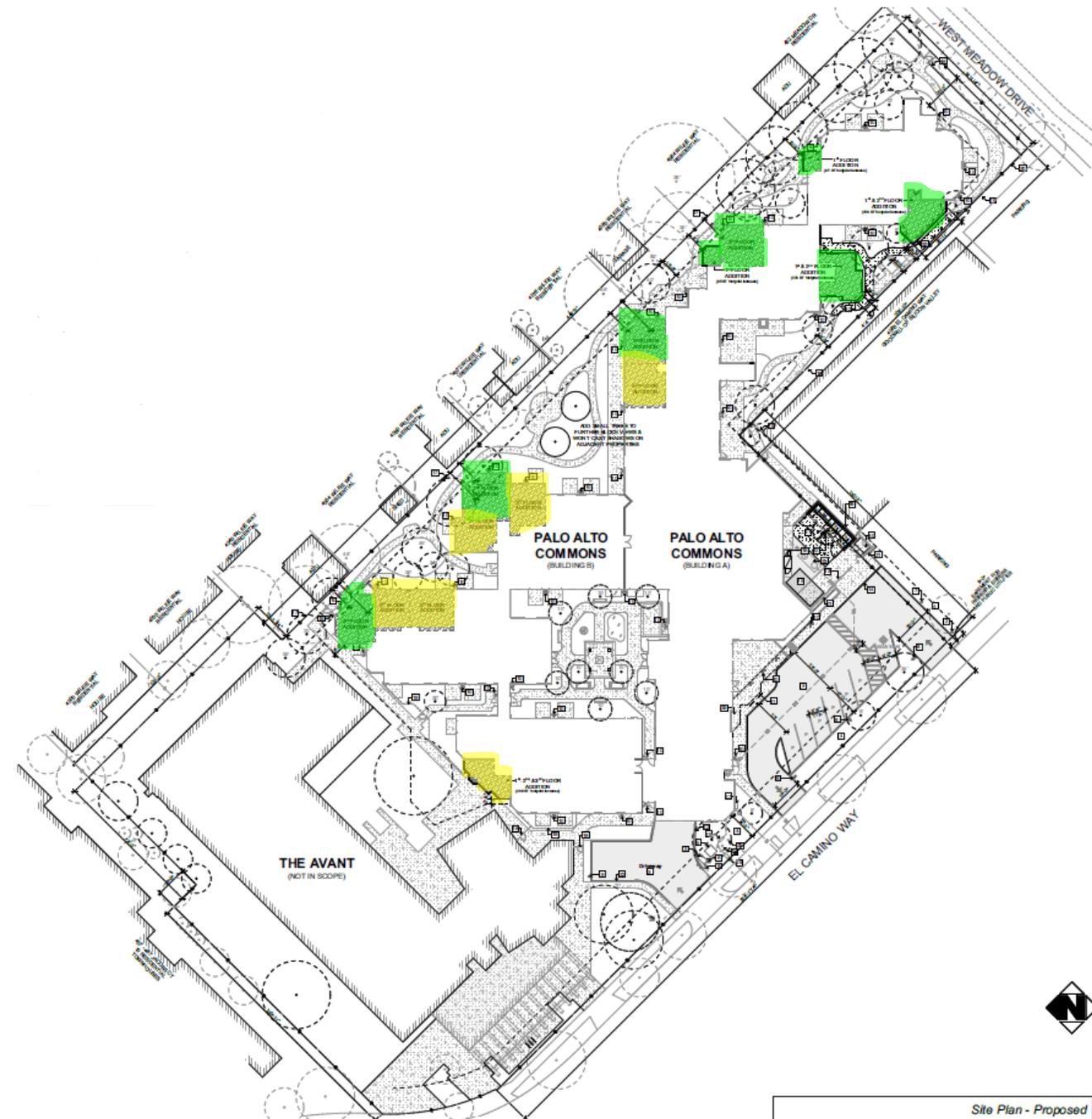
Public comments are accepted at all public hearings, and through writing at any time throughout this process



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

CURRENT PROJECT SITE PLAN

- Fills in 9 existing step-backed areas for at 2-3 stories
- Adds 1,186 sf to the ground floor, at a height of 1-3 stories, including 172 sf of ground floor office/admin space
- Provides 16 new units, 6,891 sf total
- Building is outside of the 45-degree daylight plane
- No change to maximum building height or setbacks adjacent to single-family homes



PROJECT ELEVATIONS FRONT – EL CAMINO WAY



South Elevation - Existing 1/8" = 1'-0" 4
AS.2



South Elevation - Proposed 1/8" = 1'-0" 3
AS.2

PROJECT ELEVATIONS FRONT, continued

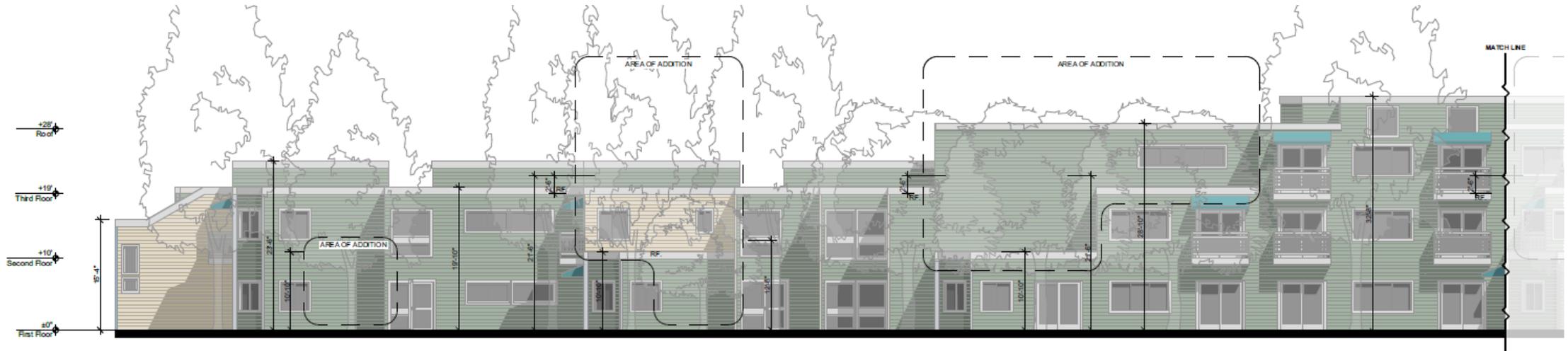


South Elevation - Existing 1/8" = 1'-0" 2 AS.2



South Elevation - Proposed 1/8" = 1'-0" 1 AS.2

PROJECT ELEVATIONS REAR – FACING WILKIE WAY

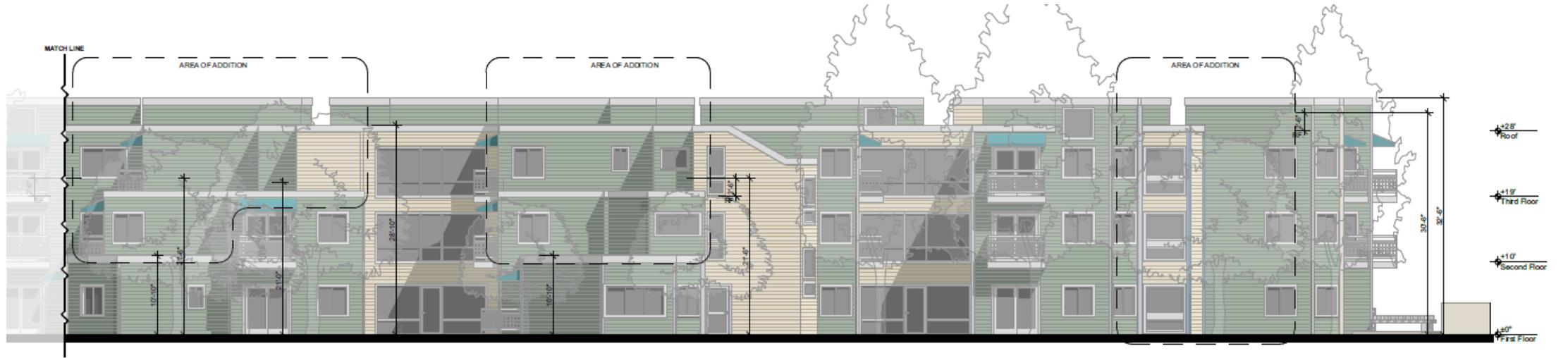


North Elevation - Existing 1/8" = 1'-0"

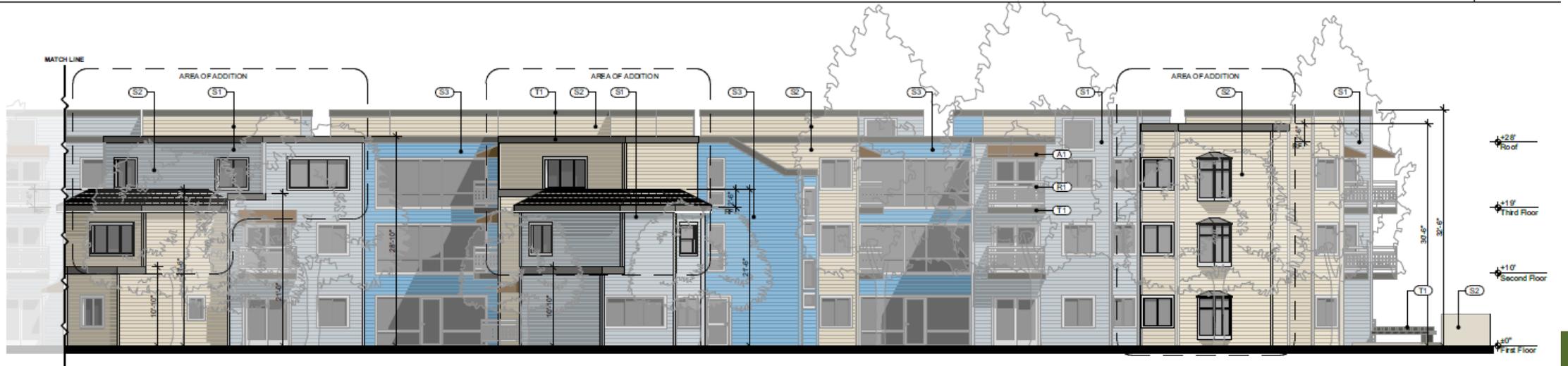


North Elevation - Proposed 1/8" = 1'-0"

PROJECT ELEVATIONS REAR, continued



North Elevation - Existing 1/8" = 1'-0"



North Elevation - Proposed 1/8" = 1'-0"

PROJECT ELEVATIONS RIGHT – W MEADOW



West Elevation - Existing 1/8" = 1'-0" 4

AS.4



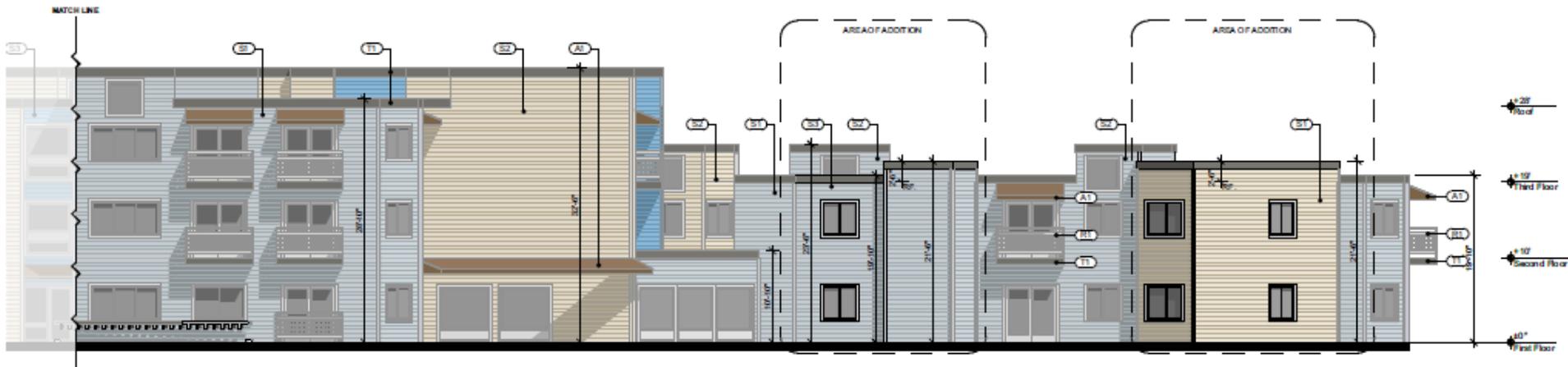
West Elevation - Proposed 1/8" = 1'-0" 3

AS.4

PROJECT ELEVATIONS RIGHT, continued



West Elevation - Existing | 1/8" = 1'-0" | 2
AS.4

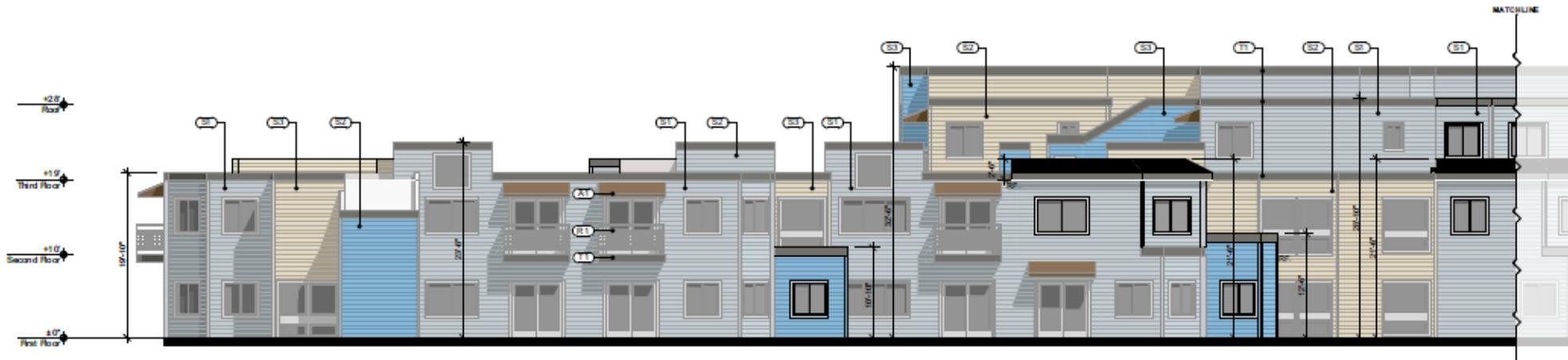


West Elevation - Proposed | 1/8" = 1'-0" | 1
AS.4

PROJECT ELEVATIONS LEFT – INTERIOR



East Elevation - Existing 1/8" = 1'-0" 4
AS.3



East Elevation - Proposed 1/8" = 1'-0" 3
AS.3

PROJECT ELEVATIONS LEFT, continued



East Elevation - Existing 1/8" = 1'-0" 2
AS.3

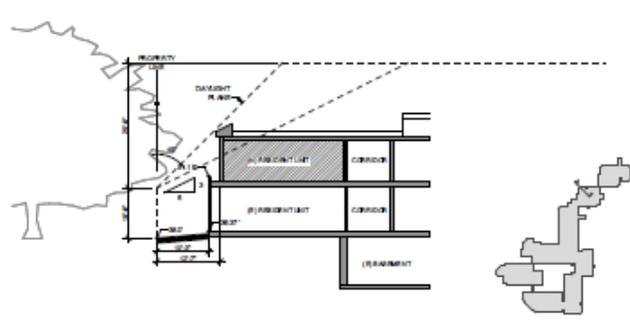


East Elevation - Proposed 1/8" = 1'-0" 1
AS.3

DAYLIGHT PLANE – CURRENT PLANS

- PC Ordinance 3775 shows the existing Palo Alto Commons building was built with the 45-degree daylight plane as the requirement. The existing building slightly encroaches into the 3:6 daylight plane
- The plans have show both the 45-degree R-1 daylight plane, and the 3:6 PC Special Requirements daylight plane
- Both are measured from a point 10 ft up at the property line
- A PC project may request encroachments into the daylight plane

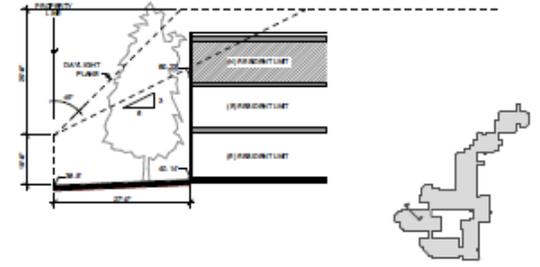




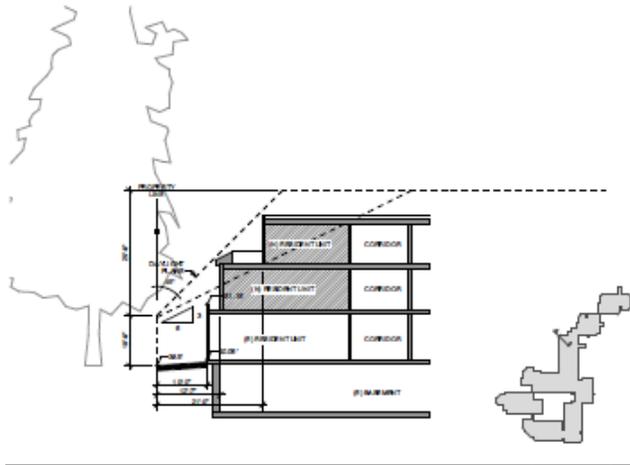
SECTION J 3/32" = 1'-0" 9



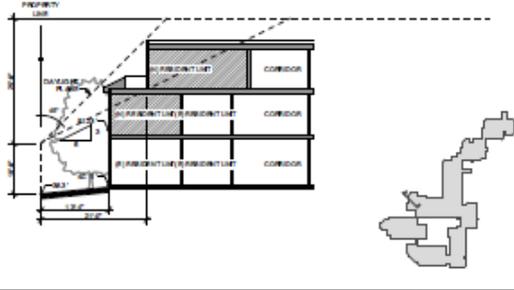
SECTION F 3/32" = 1'-0" 6



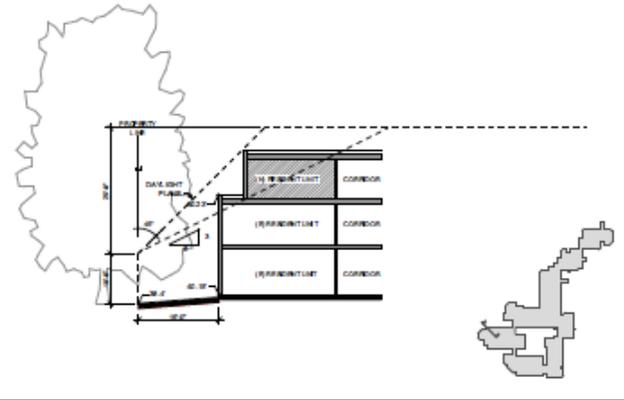
SECTION C 3/32" = 1'-0" 3



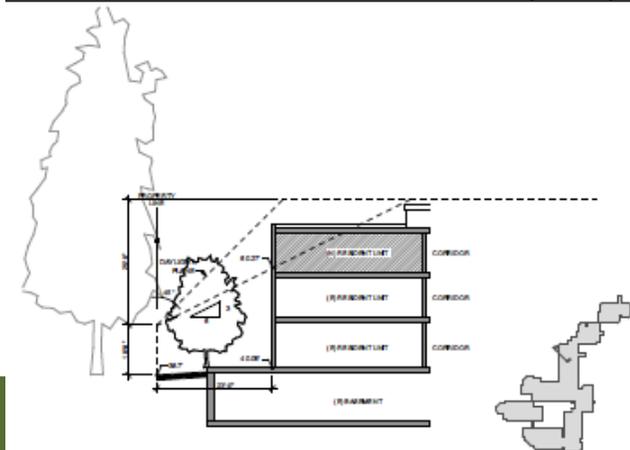
SECTION H 3/32" = 1'-0" 8



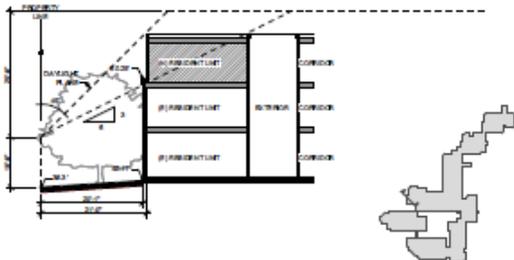
SECTION E 3/32" = 1'-0" 5



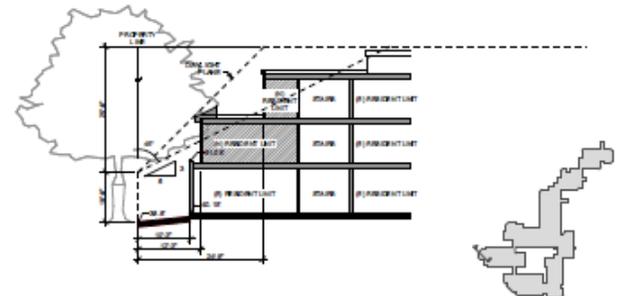
SECTION B 3/32" = 1'-0" 2



SECTION G 3/32" = 1'-0" 7



SECTION D 3/32" = 1'-0" 4



SECTION A 3/32" = 1'-0" 1



PARKING

Staff is working with the applicant to improve the parking situation

- An adequate number of spaces exist per code
- Make existing parking accessible to visitors, such as opening the gate during visiting hours
- Establishing a modern TDM plan to meet prior PC transportation requirements

KEY CONSIDERATIONS

The PTC recommended the ARB consider the following items:

- Upper floor setback from the Wilkie Way neighborhood
- Window privacy measures, similar to IR Guideline Requirements
- Noise mitigation measures
- Landscaping for privacy

UPPER FLOOR SETBACKS

- Current upper floor setbacks vary from 12 ft to 21 ft
- PTC asked if it is possible to increase this setback to 20 ft, however it is likely that this is unfeasible or would result in loss of units



PRIVACY MEASURES FOR WINDOWS FACING WILKIE WAY

- PTC recommended consideration of privacy glazing, screening, and alternative locations for windows, similar to IR Guideline requirements
- Privacy is a priority, however most of the proposed units have only 1-2 windows, and residents spend more hours of the day in their homes than a typical residence.
- The IR Guidelines would consider windows that are 20 ft away facing a rear yard such as this to meet requirements, so generally the third floor meets this standard.



NOISE MITIGATION

- PTC comment focused on resident noise, however Staff does not recommend applying measures to address this concern
- A Noise Study analyzed equipment and operational noise, and found no noticeable increase to the existing noise conditions.



PRIVACY SCREENING

- PTC recommends considering how privacy landscaping can be added
- Two additional screen trees are proposed, and there are some existing screen trees
- Neighbors have mixed opinions on this, as they prioritize both privacy and not further blocking shade.
- The plan set includes shade models, and there is a modest increase in shade as a result of this project.



NEIGHBOR COMMENTS

Neighbor comments received have been provided to the PTC, including:

- Desire for the step-backs adjacent to the single-family houses to be maintained, disagreeing that the 45-degree daylight plane is appropriate
- Concern about increased shade in neighbors' rear yards
- Concern about visitors and staff parking on local streets, rather than on site
- Concern about noise during peak operation of HVAC equipment



RECOMMENDED MOTION

Staff recommends the ARB take the following action:

Provide initial comments/feedback and recommend that the project be continued to a date uncertain





CITY OF
**PALO
ALTO**

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