



3265 El Camino Real
Architectural Review Board

Garrett Sauls, Principal
Planner

November 21, 2024

www.cityofpaloalto.org

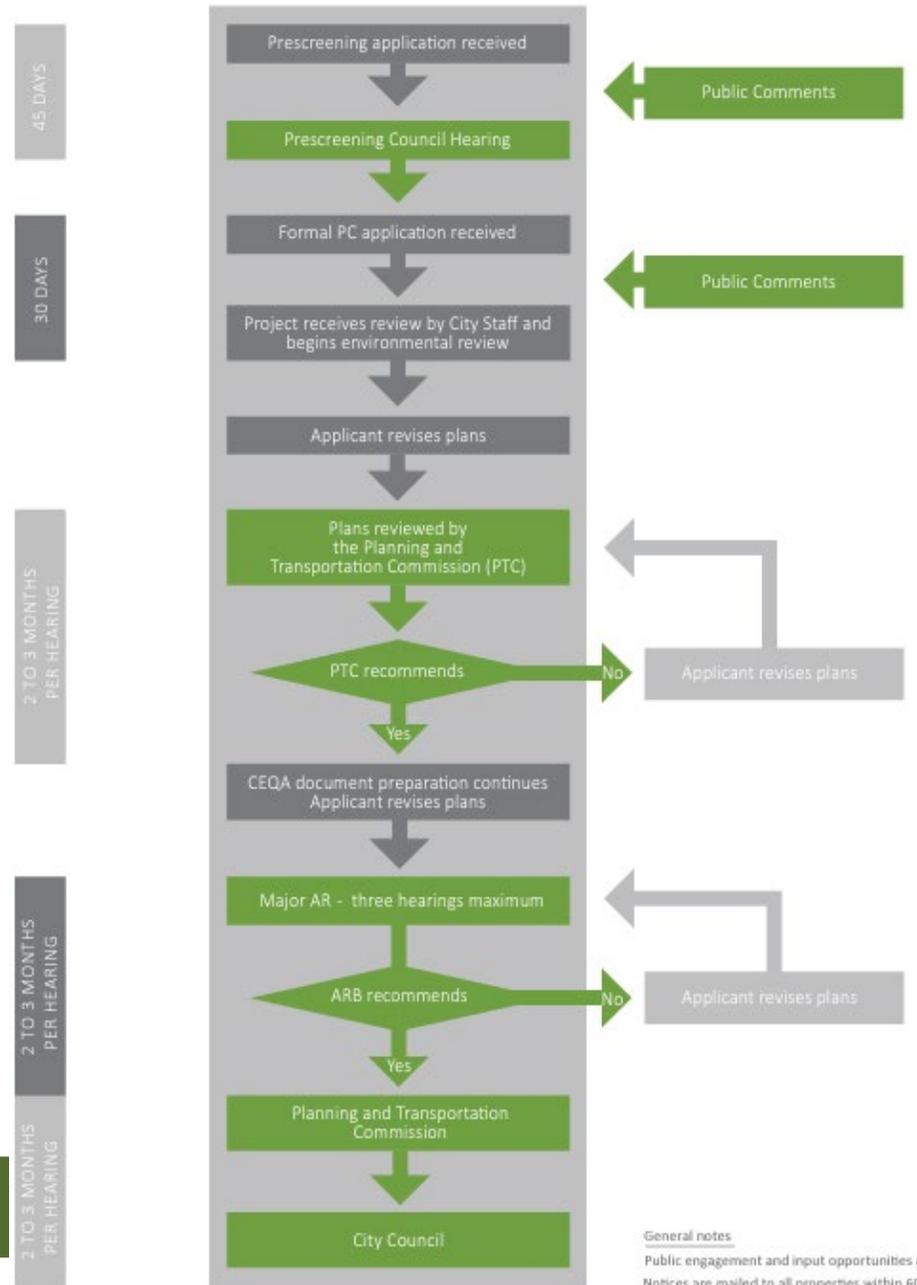


BACKGROUND / PROCESS

PHZ/PC Process

- Prescreening – September 2023
- Formal application – January 2024
- PTC hearing(s) – April 10, 2024
- 1st ARB hearing – April 18, 2024
- **2nd ARB Hearing - Today**
- Tentative PTC Hearing – December 18, 2024
- Council decision – January/February

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

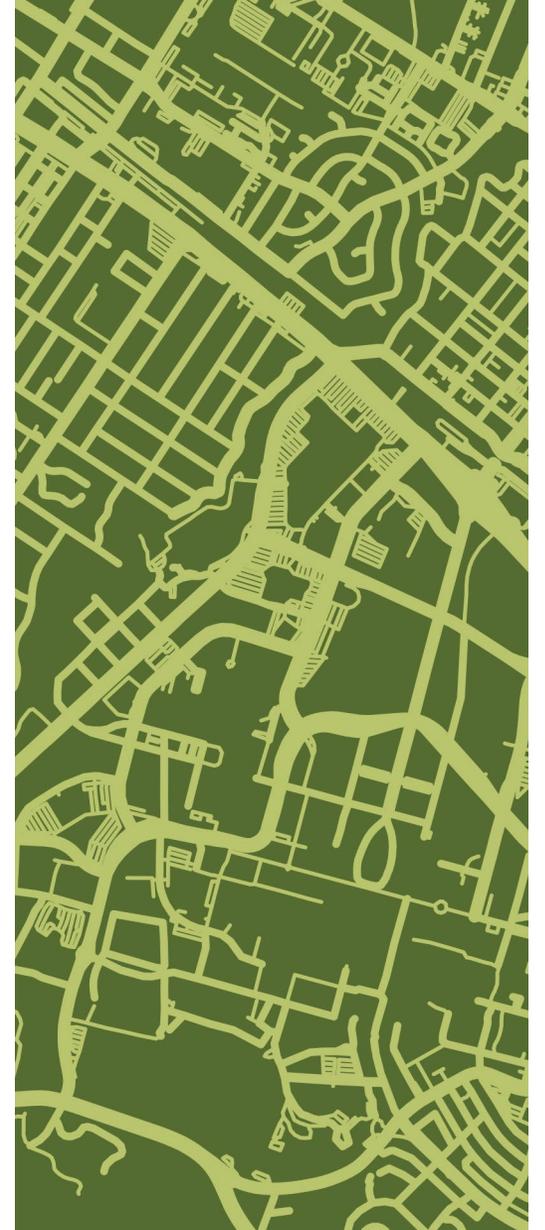


General notes
Public engagement and input opportunities are denoted in green
Notices are mailed to all properties within 600 feet of the project site

PROJECT OVERVIEW

A Planned Home Zone (PHZ) rezoning to include:

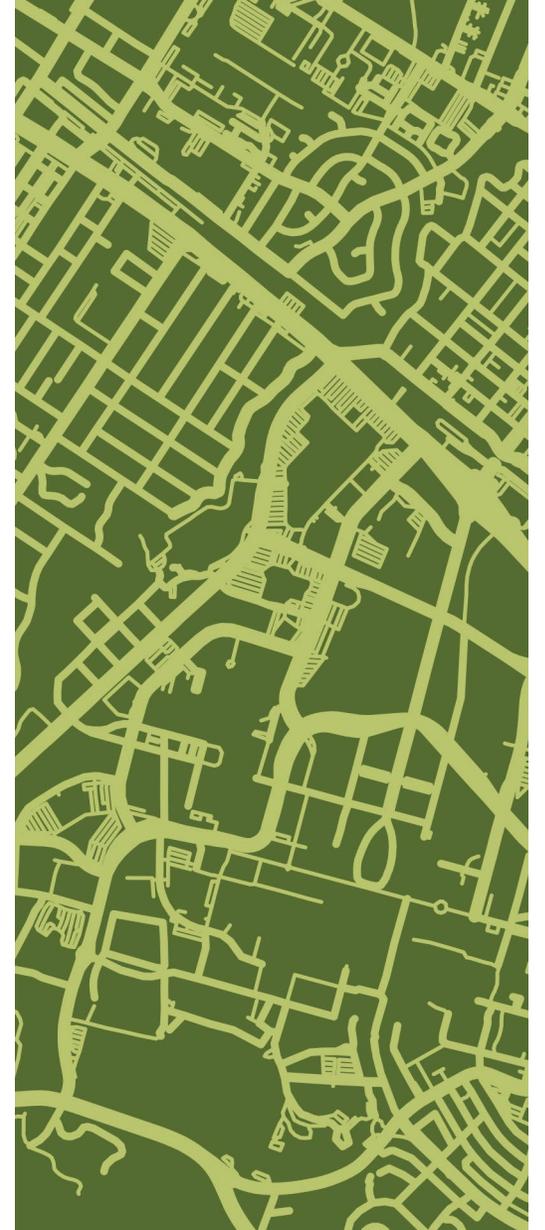
- Six-story, 55-unit residential rental project on a vacant lot
- 32 parking spaces – 30 in stackers & two accessible spaces
- 55 bike lockers, four short-term bike spots, and five shared electric bikes
- 100% of the units will be deed restricted
 - 25% of units will be Low Income; 75% will be Moderate Income
 - Low Income (50-70%) and Moderate (80-110%) AMI



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, **4.42** proposed)
- Height (50 feet permitted, **79** feet proposed – to top of staircase);
- Minimum Open Space per unit (150 sf required, **31** sf proposed)
- Parking (55 required, **32** provided)
- Loading Zone (**One Short-Term Parking Stall per 50 units**)



PROJECT LOCATION



Location

- Frontage facing El Camino Real
- Adjacent to SRP
- ≈ 323 du/acre on 0.17 acres

Surrounding Densities

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

April 18 ARB Feedback

The ARB provided the following direction on the design:

- Consider Modifications to the Front & Rear Stucco Facades
- Window Placement at Kasa Hotel (Privacy)
- Incorporate Privacy Screening between Patios
- Study Recessing Garage Door at Garage Entrance
- Consider Skylight over Bike Parking Area
- Consider Interior Door to Garage from Lobby



Modified Facades



Previous Front/Side Facade



Revised Front/Side Facade



Modified Facades



Previous Front/Side Facade



Revised Front/Side Facade

Modified Facades



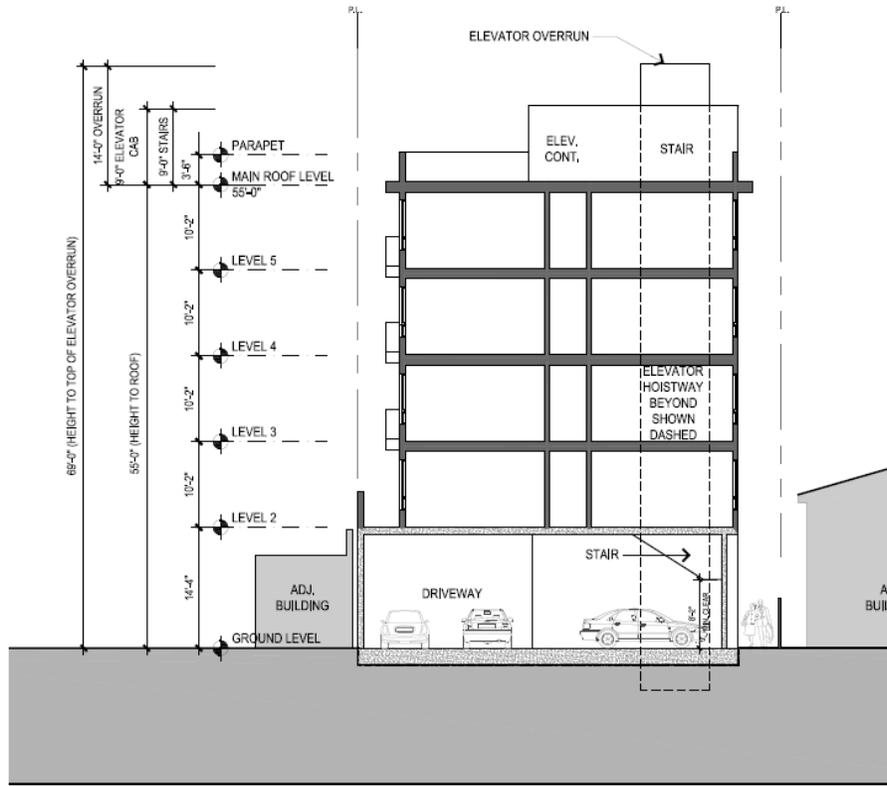
Previous Rear Facade



Revised Rear Facade

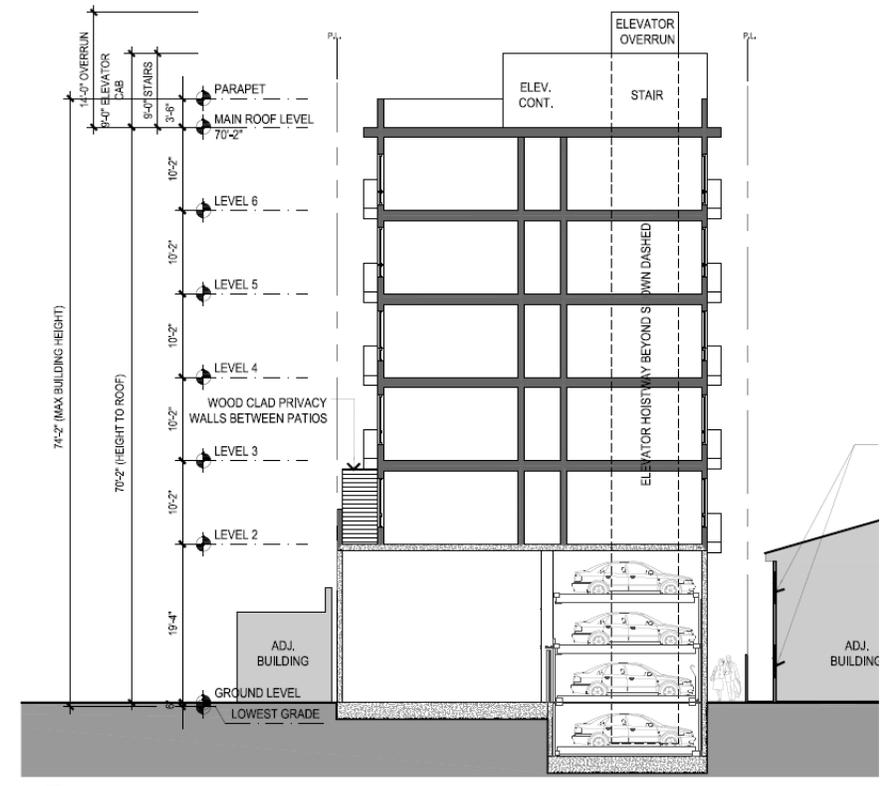


Windows Facing Kasa Hotel



3 BUILDING SECTION LOOKING SOUTH
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16

Previous Section Towards Kasa

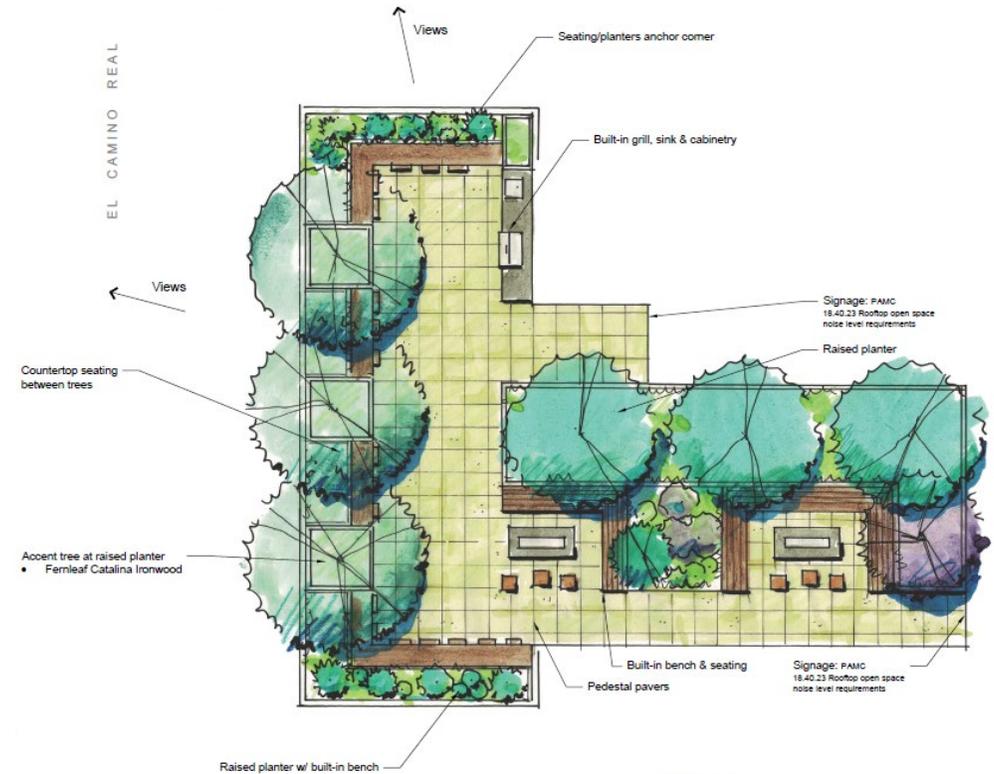


3 BUILDING SECTION LOOKING SOUTH
 3/32" = 1'-0" @ 24X36 3/64" = 1'-0" @ 11X17
 0 2 4 8 16

Revised Section Towards Kasa

ADDITIONAL CONSIDERATIONS

- Project will satisfy Option 2 of Council's PHZ requirements (Weighted Value BMR Units – minimum 20%, 75% provided)
- Property is within the NVCAP boundaries
- Protected Valley Oak proposed for removal, dripline exceeds 25% of buildable area
- Roof deck will provide the majority of open space requirements



RECOMMENDED MOTION

Staff recommends the Architectural Review Board take the following action:

1. Recommend Approval of the Project and the CEQA document to the Planning and Transportation Commission





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**PALO
ALTO**

Garrett Sauls

Principal Planner

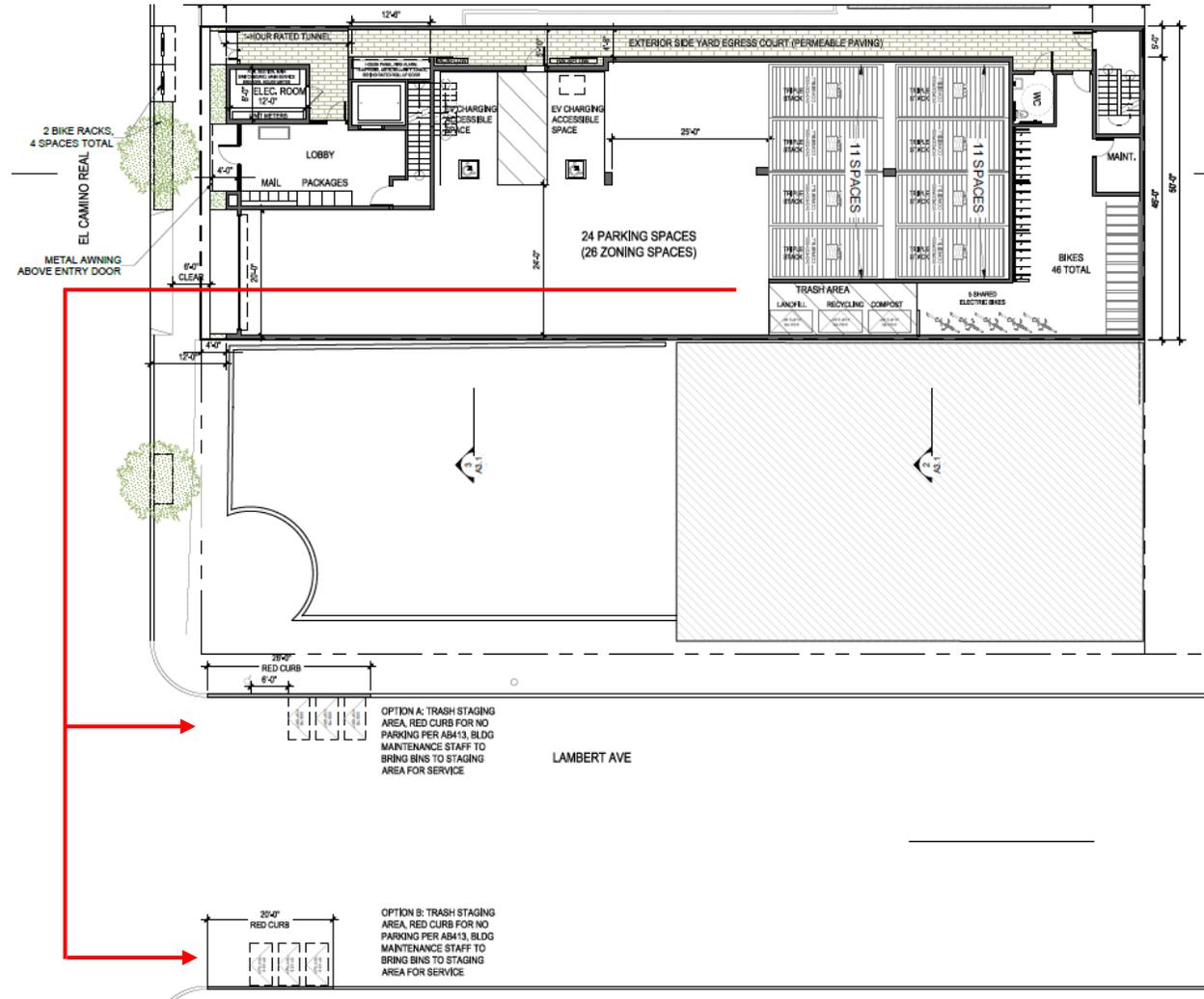
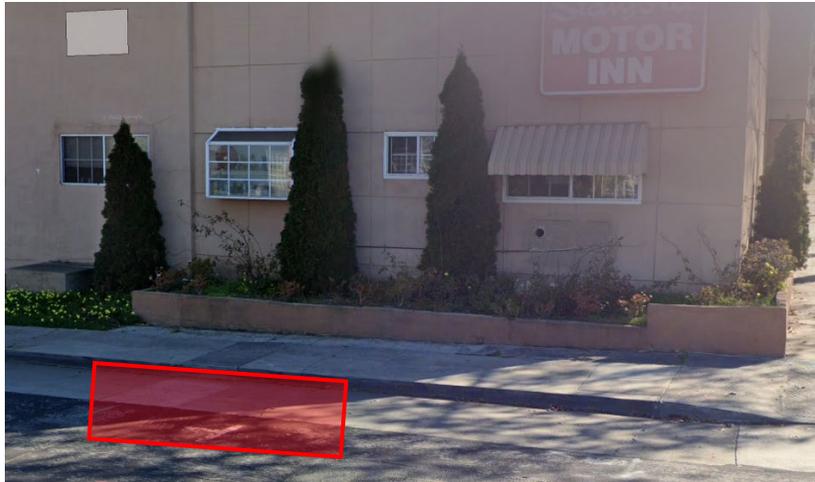
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AFFORDABLE HOUSING INCENTIVE PROGRAM

- The base zoning is CS. The AHIP is the City's local program to encourage 100% affordable housing projects. The project conforms and deviates in the following ways from CS and 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: 4.42 (33,089)
 3. CS District Open Space/Unit: 150 sf; AHIP: 50 sf; Proposal: 31 sf
 4. CS Parking: 1 space/1 bedroom unit (55); AHIP: 0.75 space/unit (42); Proposal: 32

***Bolted Standard Complies w/ AHIP**

Alternative Parking/Trash Collection Solution



General Affordability Information

Number of Persons in Household:		1	2	3	4	5	6	7	8
Santa Clara County Area Median Income: \$181,300	Acutely Low	19050	21750	24500	27200	29400	31550	33750	35900
	Extremely Low	37450	42800	48150	53500	57800	62100	66350	70650
	Very Low Income	62450	71400	80300	89200	96350	103500	110650	117750
	Low Income	96000	109700	123400	137100	148100	159050	170050	181000
	Median Income	126900	145050	163150	181300	195800	210300	224800	239300
	Moderate Income	152300	174050	195800	217550	234950	252350	269750	287150

Typical formula for calculating rents: HCD AMI Income Bracket for # PPH * .30 / 12

