



310 California Avenue

Conditional Use Permit

April 10, 2024

www.cityofpaloalto.org

BACKGROUND / PROCESS

- Proposals to change the nature of an existing CUP, **to increase the size of a building or site containing a conditional use**, or to later the conditions of an existing CUP, shall be subject to issuance of a new CUP.
- While most CUPs are processed at the staff level, in conformance with PAMC Section 18.40.170, the Director decided the level of public interest necessitated referral of this project to PTC.



PROJECT LOCATION



- Two tenant spaces: 310 & 320 California Avenue
 - 310: Commercial Recreation
 - 320: Eating/Drinking Services
- Adjacent Land Uses:
 - North: Retail
 - South: Personal Service
 - East: Business Office
 - West: Public Facility

 Project Site

PROJECT OVERVIEW

A Conditional Use Permit for:

- First floor expansion of the existing commercial recreation use at 310 California avenue into a portion of the adjacent tenant space at 320 California Avenue, formerly Printer's Café, Mood Wine, and Gallery House
- A 1,150 square feet (sf) addition to the existing second story of the building for new restrooms and staff offices.



PROJECT OVERVIEW

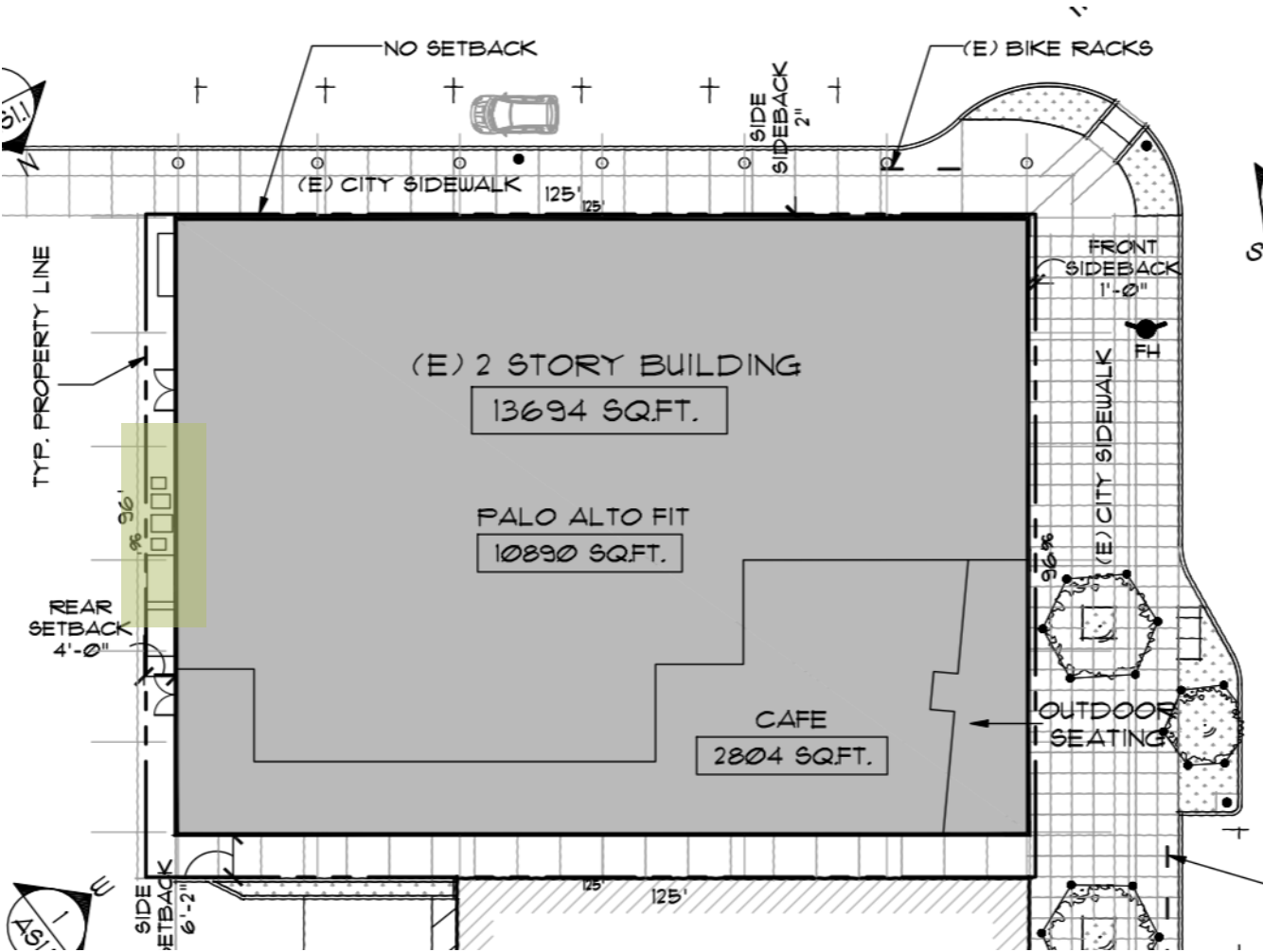
Scope of Work:

- 310 California Avenue:
 - New personal training studio – Palo Alto Fit
 - Demolish existing mezzanine for more training area
- 320 California Avenue:
 - Expand first floor gym area into existing tenant space
 - Expand second story for new restrooms and staff offices
 - Maintain existing enclosed outdoor seating area

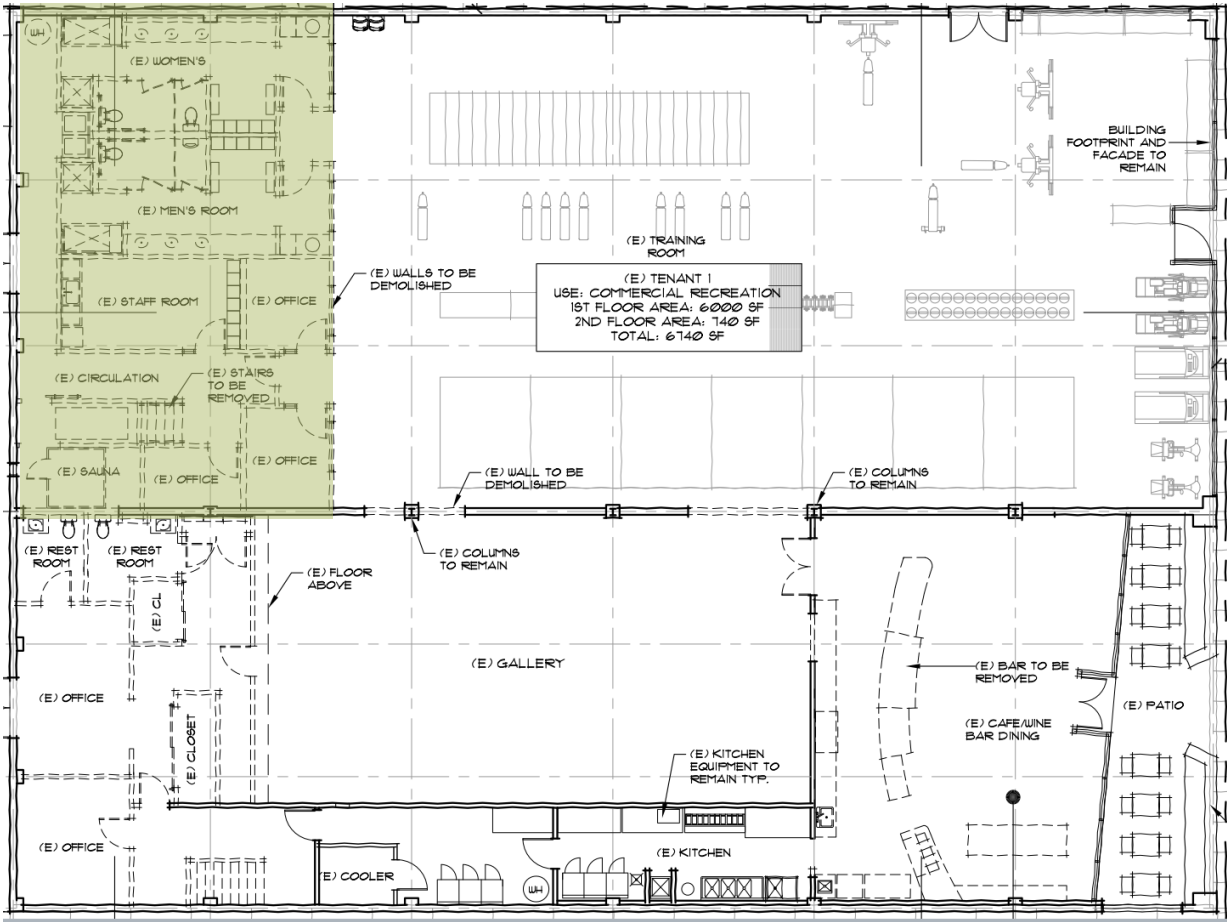


SITE PLAN

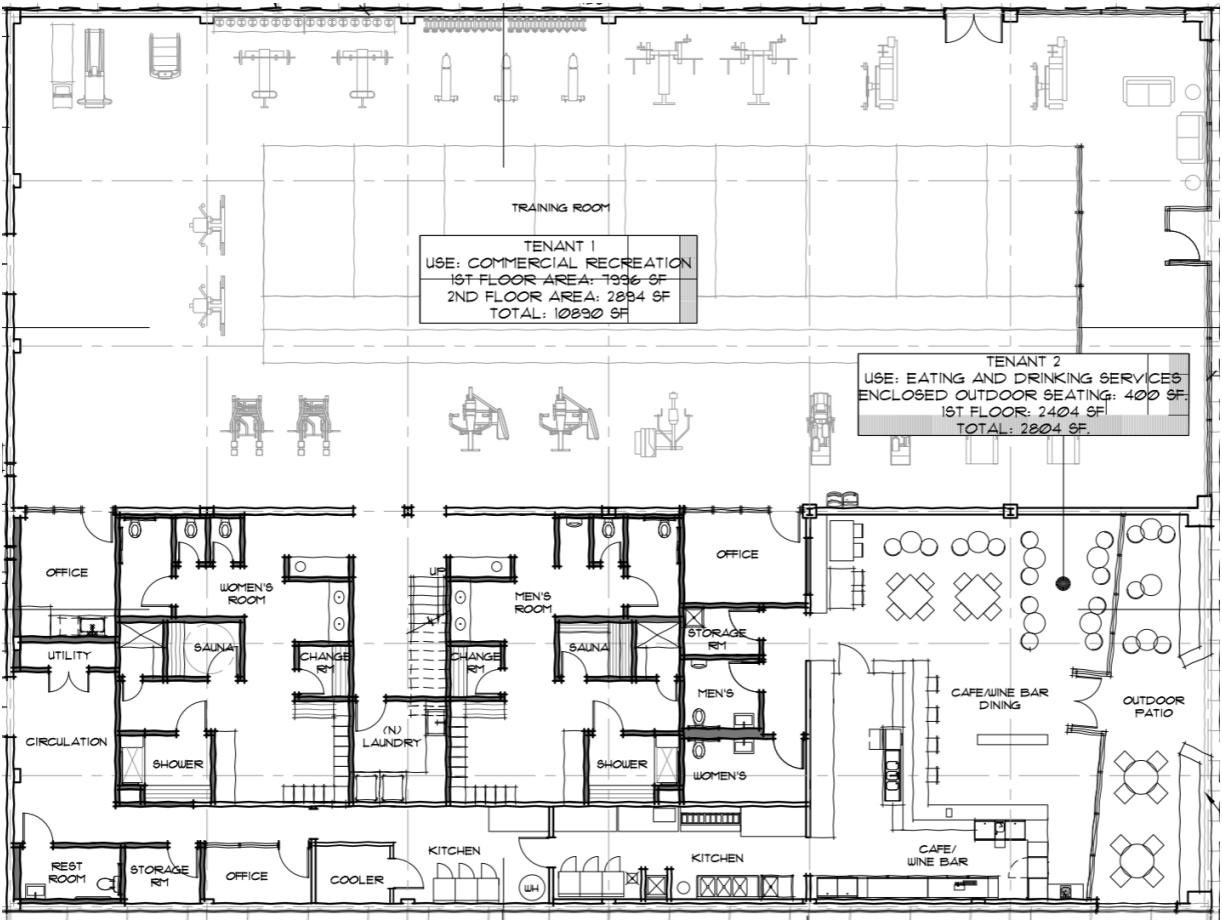
	EXISTING	PROPOSED
310 CALIFORNIA AVE.		
1ST FLOOR	5966 SF	7996 SF
2ND FLOOR	774 SF	2894 SF
TOTAL:	6740 SF	10890 SF
320 CALIFORNIA AVE.		
ENCLOSED OUTDOOR SEATING	400 SF	400 SF
1ST FLOOR	4434 SF	2404 SF
2ND FLOOR	970 SF	N/A
TOTAL:	5804 SF	2804 SF
TOTAL BUILDING FLOOR AREA		
1ST FLOOR	10800 SF	10800 SF
2ND FLOOR	1744 SF	2894 SF
TOTAL:	12544 SF	13694 SF
ADDITIONAL BUILDING FLOOR AREA:		1150 SF



EXISTING & PROPOSED FIRST FLOOR

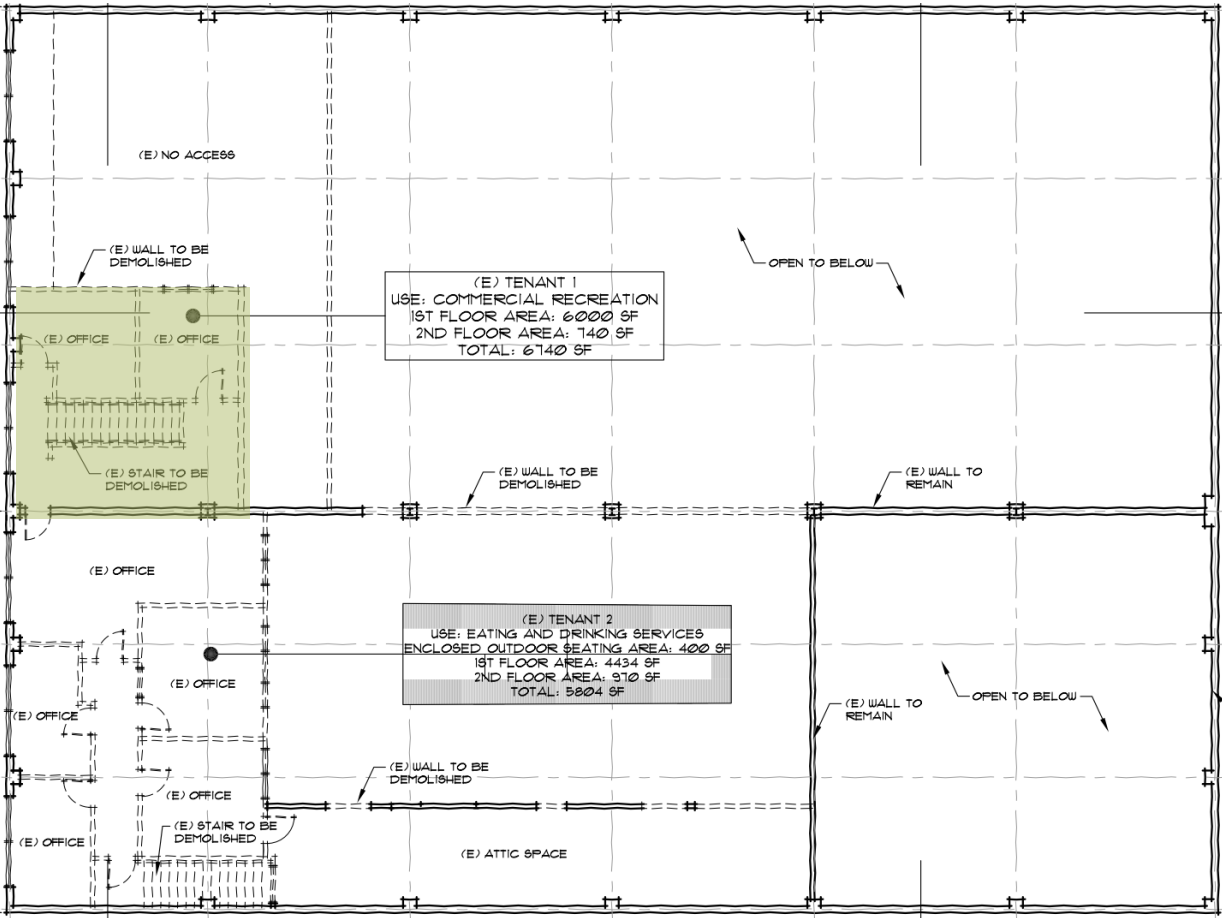


Existing

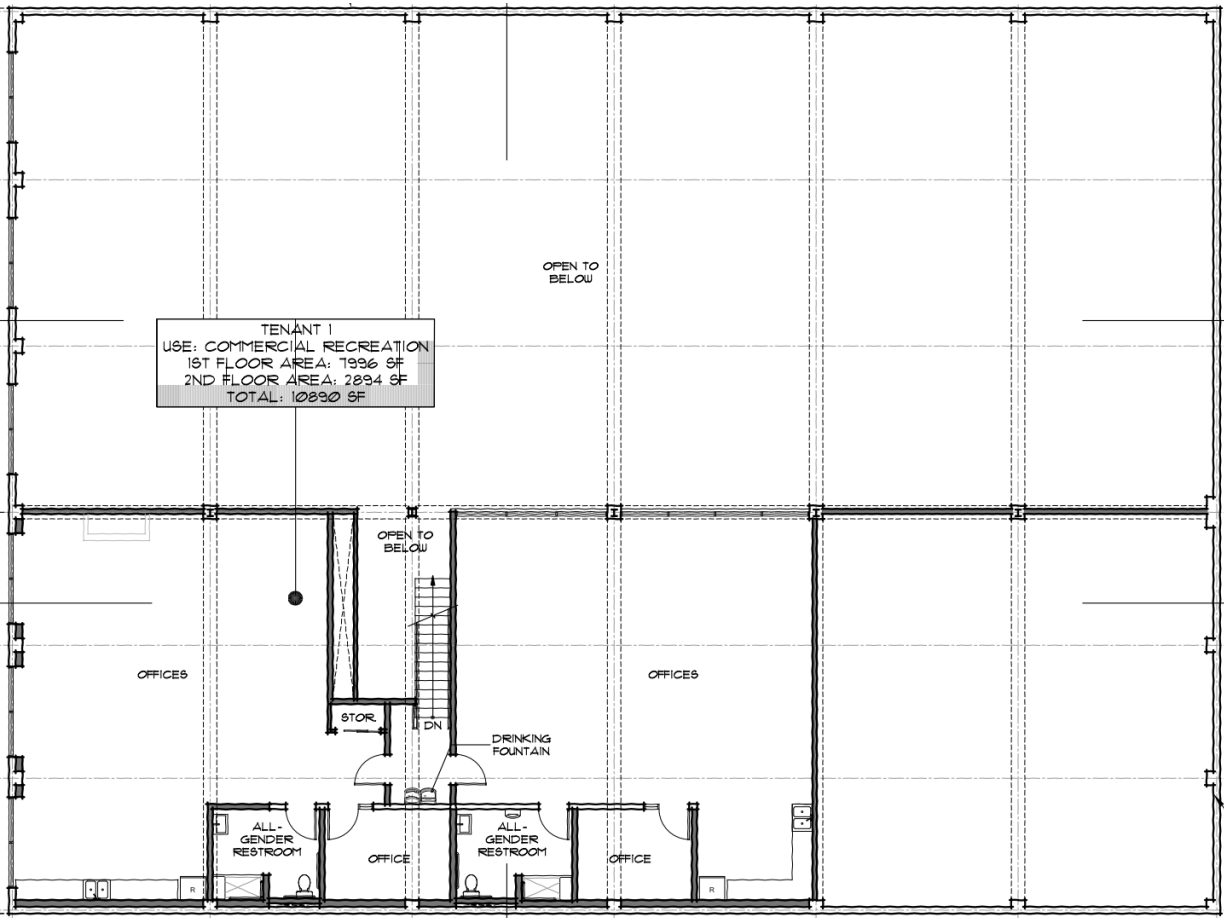


Proposed

EXISTING & PROPOSED SECOND FLOOR



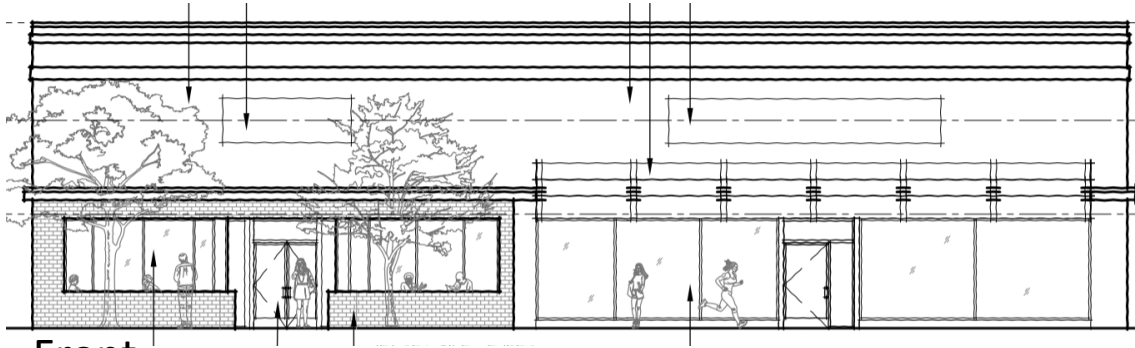
Existing



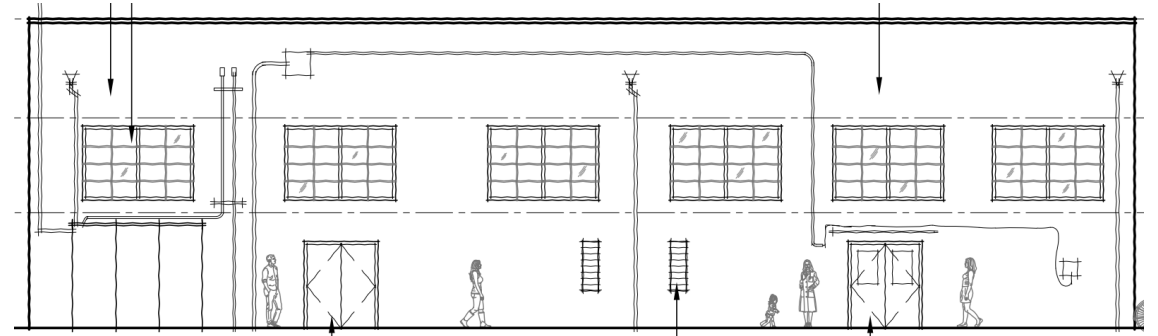
Proposed



ELEVATIONS (NO CHANGE)



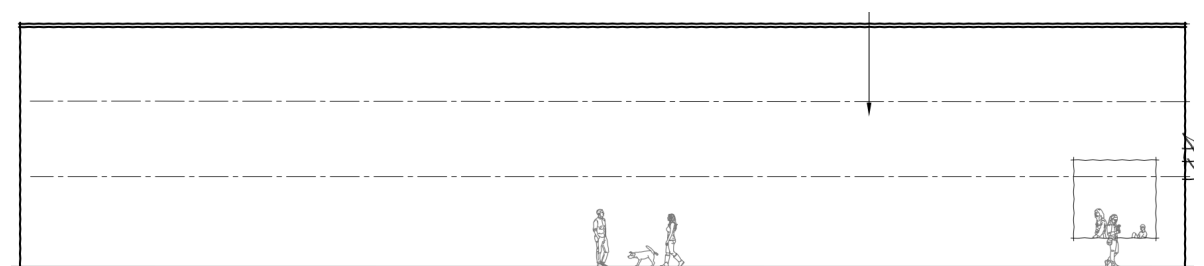
Front



Rear

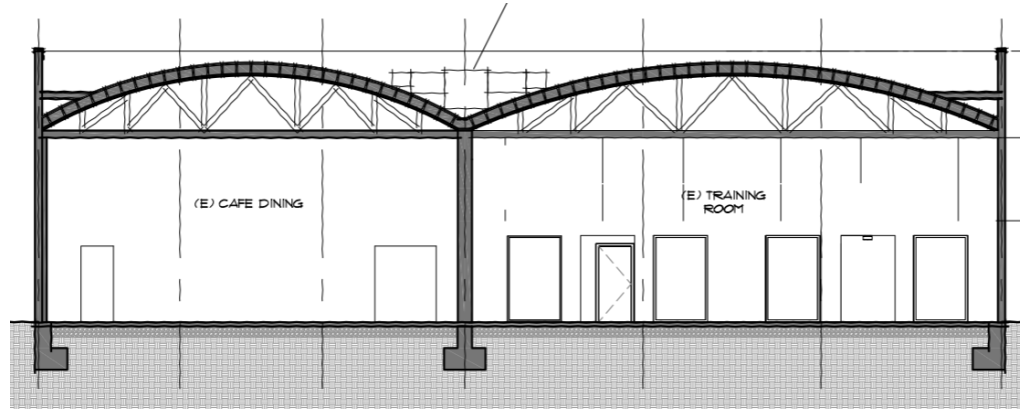


Right

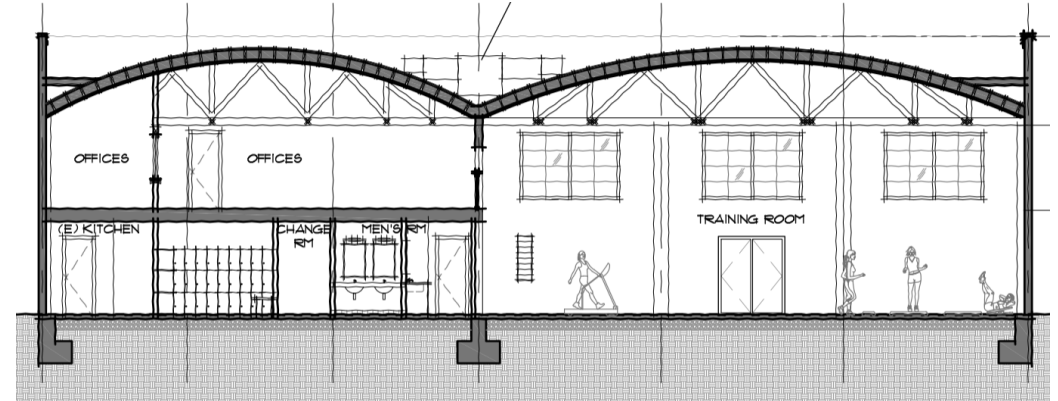


Left

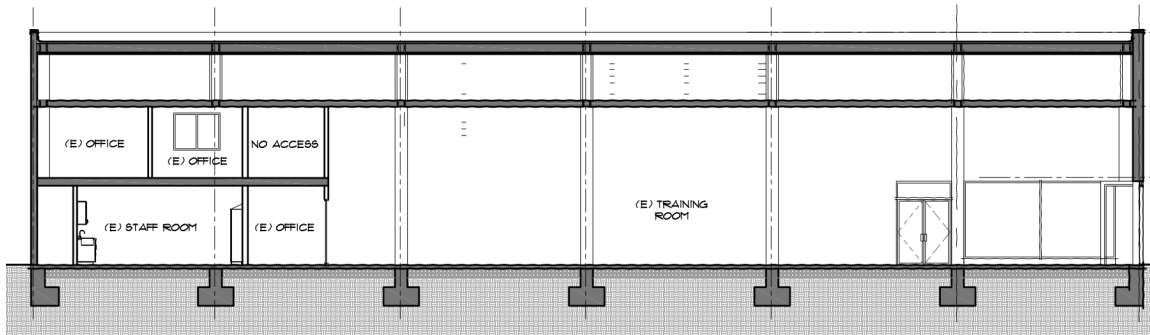
SECTIONS



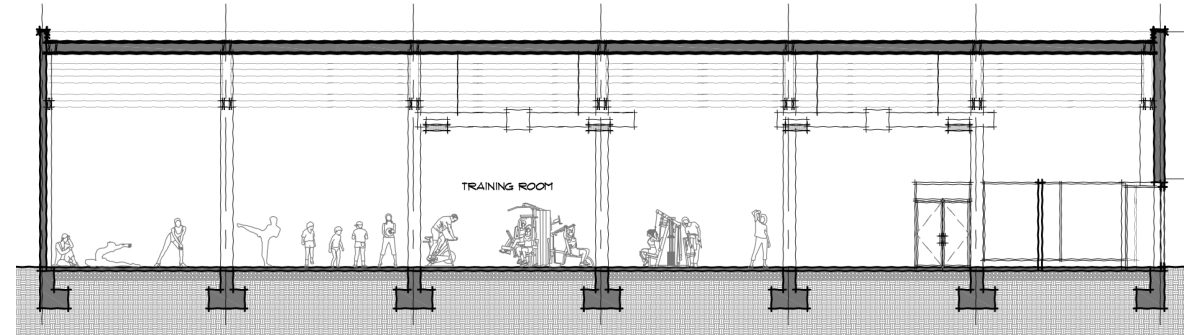
Existing 1



Proposed 1



Existing 2



Proposed 2



KEY CONSIDERATIONS

PTC to consider the following:

- Neighbor Concerns
 - Displacement of existing retail businesses
 - Lack of gathering spaces
 - Decreased walkability along California Avenue
- CUP Findings



NEIGHBOR CONCERNS

- Displacement of existing retail businesses:
 - Loss of family-owned businesses
 - Reduced “community feel”
- Lack of gathering spaces:
 - Service-oriented businesses are replacing cafés and restaurant that welcome everyone
- Walkability of California Avenue:
 - Gym/training studios aren’t inviting to all public
 - Open to members/clients only



FINDINGS

Not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience.

The project does not include exterior work and will therefore not be detrimental towards the property or have a negative impact on the public's health and safety. The project will displace existing retail businesses but the proposed gym and café will improve community health and well-being



FINDINGS

Be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of this title (Zoning).

The proposed uses are permitted as per the Palo Alto Comprehensive Plan and the Zoning Code. The proposed gym will have conditions of approval and be conducted in a manner that is in accord with code.

RECOMMENDED MOTION

- It is recommended the Planning and Transportation Commission (PTC) take the following action(s):
 - Provide a recommendation on the proposed project to the City Council based on findings and subject to conditions of approval.





CITY OF
**PALO
ALTO**

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