



3265 El Camino Real

Planning & Transportation Commission

Garrett Sauls, Principal Planner

January 15, 2025

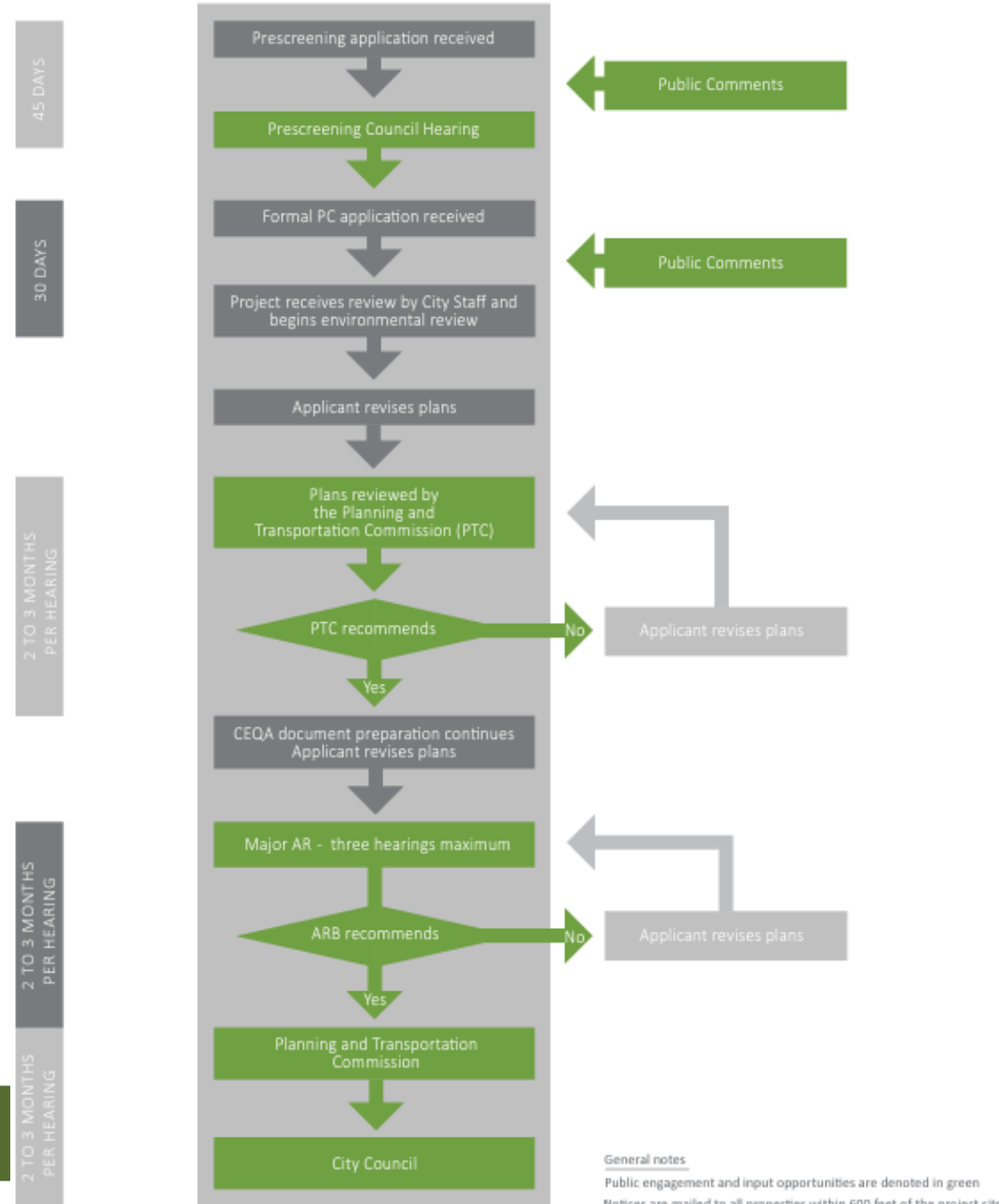
www.cityofpaloalto.org

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 – November 21, 2024
- **PTC Hearing – Today**
- Council decision – Tentatively February 10, 2025

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



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 (14 units)
 - 75% will be Moderate Income (41 units)



PROJECT OVERVIEW (Continued)

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 square feet required, **31** square feet 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
- Approximately 323 du/acre on 0.17 acres

Surrounding Densities

- 3150 El Camino Real
 - 144 du/acre on 2.55 acres
- 3001 El Camino Real
 - 113 du/acre on 1.14 acres
- 3400 El Camino Real
 - 65 du/acre on 3.5 acres

April 10, 2023, PTC Feedback

The PTC provided the following direction on the design:

- Study ways to expand the rooftop open space.
- Expand TDM Plan to ensure it is robust.
- Concerned with number of parking stalls and on-site circulation.
- Clarify unit affordability for PAUSD teachers.



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



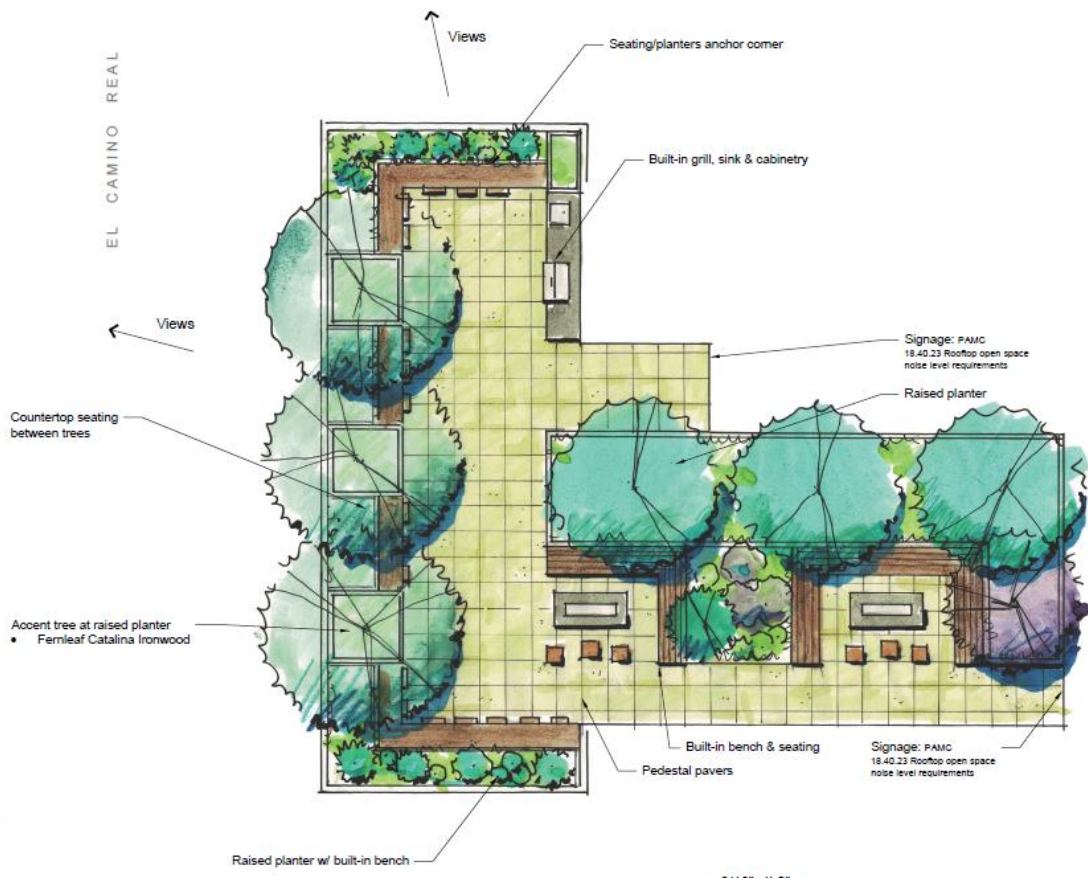
Revised Rear Facade



Expanded Rooftop Deck



Previous Rooftop Deck Design



Revised Rooftop Deck Design

TDM Plan Requirements

Previous Proposal:

- Unbundled Parking
- Up to nine monthly transit passes for Palo Alto Link
- Shared E-Bikes
- Online Transportation Kiosk/Transportation Coordinator

Current Proposal:

- Unbundled Parking
- **Free VTA Smart Passes for all tenants**
- Shared E-Bikes
- Online Transportation Kiosk/Transportation Coordinator

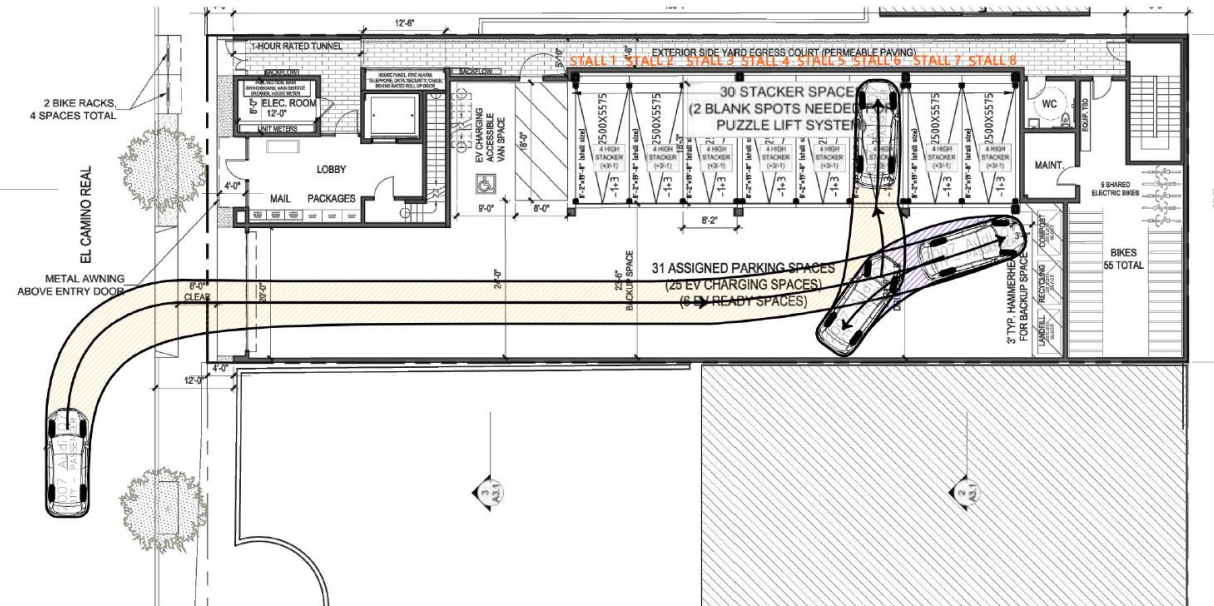


Circulation

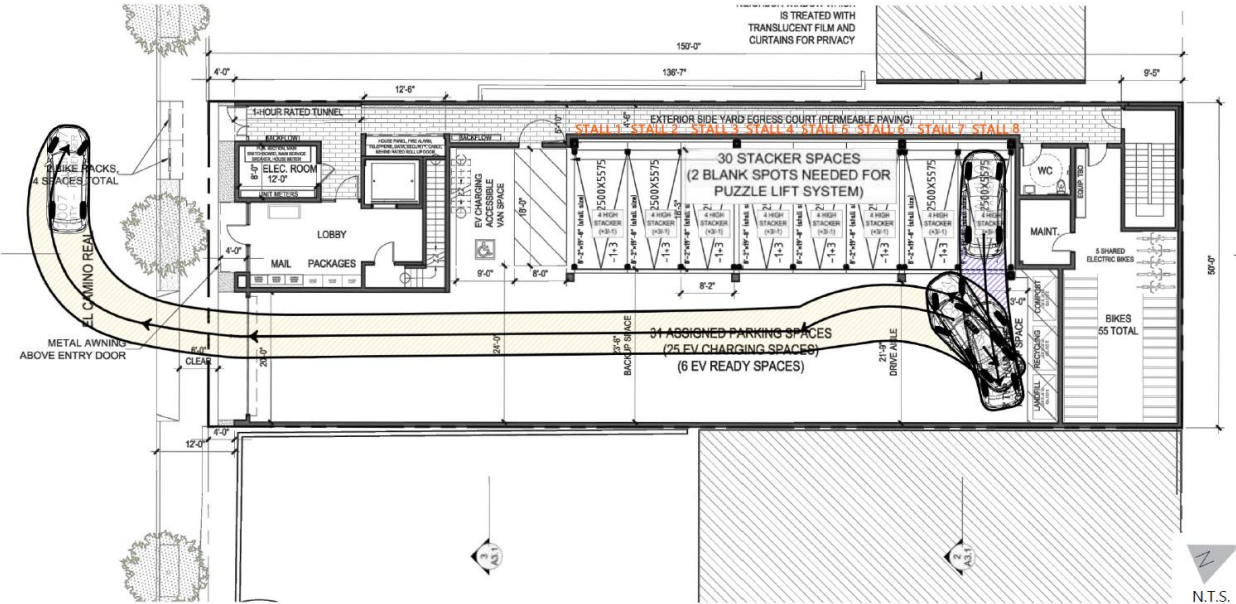
Fehr & Peers evaluated circulation to and within the site:

- For lifts, PAMC requires capacity for full/mid-size vehicles which is smaller than typical code requirements
- Stalls 1-6 can be accessed with three or fewer maneuvers
- Stalls 7-8 require more based on vehicle size; mid-size - three or fewer, full-size - four to five maneuvers
- COA #18 requires Stalls 7 and 8 only be accessed by mid-size vehicles only given all stalls are assigned

STALL #6 INBOUND



STALL #8 OUTBOUND



Affordability Information

Number of Persons in Household:		1	2	3	4	5	6	7	8
Santa Clara County Area Median Income: \$184,300	Acutely Low	19350	22100	24900	27650	29850	32050	34300	36500
	Extremely Low	38750	44250	49800	55300	59750	64150	68600	73000
	Very Low Income	64550	73750	82950	92150	99550	106900	114300	121650
	Low Income	102300	116900	131500	146100	157800	169500	181200	192900
	Median Income	129000	147450	165850	184300	199050	213800	228550	243300
	Moderate Income	154800	176900	199050	221150	238850	256550	274250	291900

Anticipated Rents*

	Rent at 70% AMI	Affordable to Annual Income		Rent at 110% AMI	Affordable to Annual Income
Studio	\$2,049	\$90,370		\$3,338	\$142,010
1-Bed	\$2,362	\$103,250		\$3,836	\$162,250

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



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*Subject to increase every year

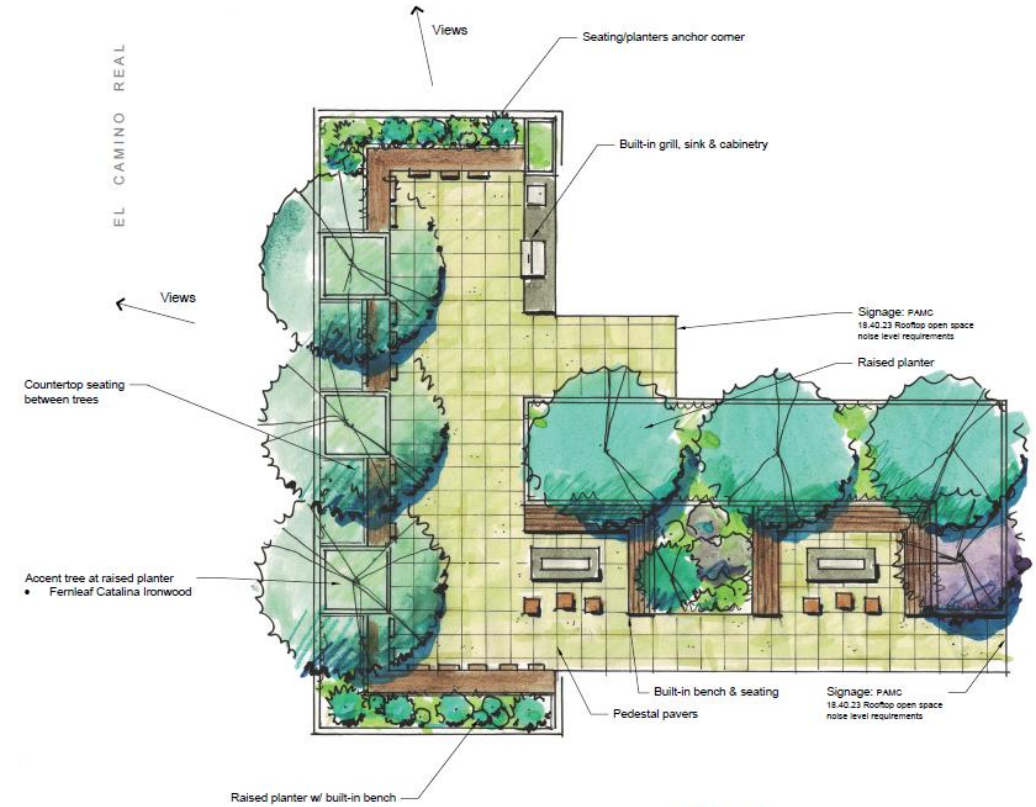
Staff Report Corrections

- Anticipated Rents in Staff Report didn't include Utility Allowance
 - Typical monthly rate for Santa Clara County: \$210 (studios), \$220 (one-bedroom)
- *Assumption (1 Person/Household - Studio):*
 - 9% of PAUSD salaries qualify for Low Income Units
 - 81% would qualify for Moderate Income Units
 - 10% would not qualify for either
- *Assumption (2 Person/Household – 1 Bedroom):*
 - 22% of PAUSD salaries qualify for Low Income Units
 - 78% qualify for Moderate Income Units



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 because dripline exceeds 25% of buildable area.
- Roof deck will provide the majority of open space requirements.



RECOMMENDED MOTION

Staff recommends the Planning and Transportation Commission take the following action:

1. Recommend Approval of the Project and the CEQA document to the City Council.





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