



4075 EL CAMINO WAY

PC Amendment

February 28, 2024

www.cityofpaloalto.org

PROJECT OVERVIEW

- Prescreening for a proposal to amend an existing Planned Community (PC) zone to allow for:
 - Construction of 18 additional Assisted Living (Convalescent) units, to an existing 121 unit Assisted Living and Memory Care facility
 - No change to the overall building height is proposed, but the proposed units would encroach into the daylight plane
- Assisted Living is considered a Commercial use, as the units do not have kitchens and do not qualify as “housing units”. All meals are provided to the residents.

PROJECT LOCATION



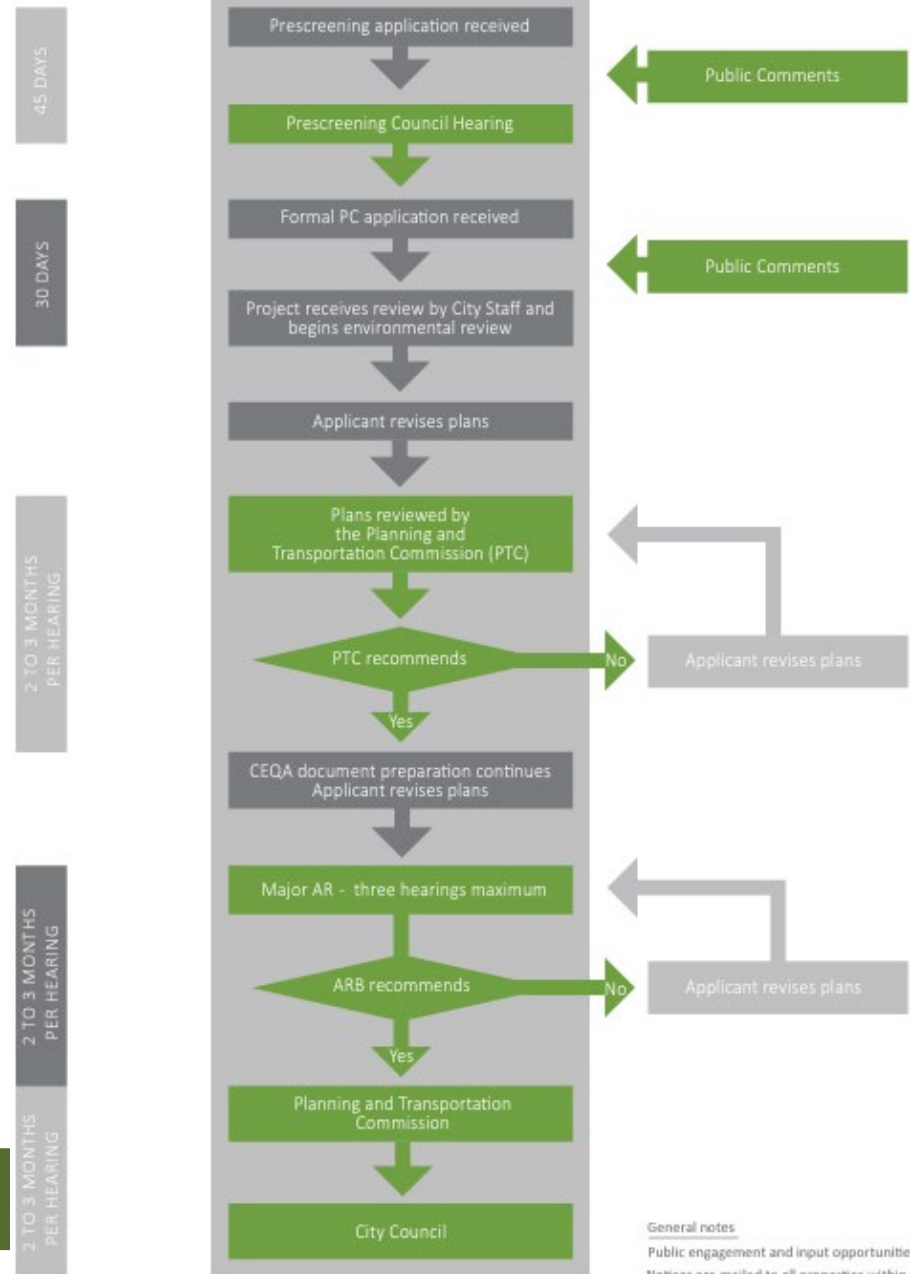


BACKGROUND / PROCESS

PC Process

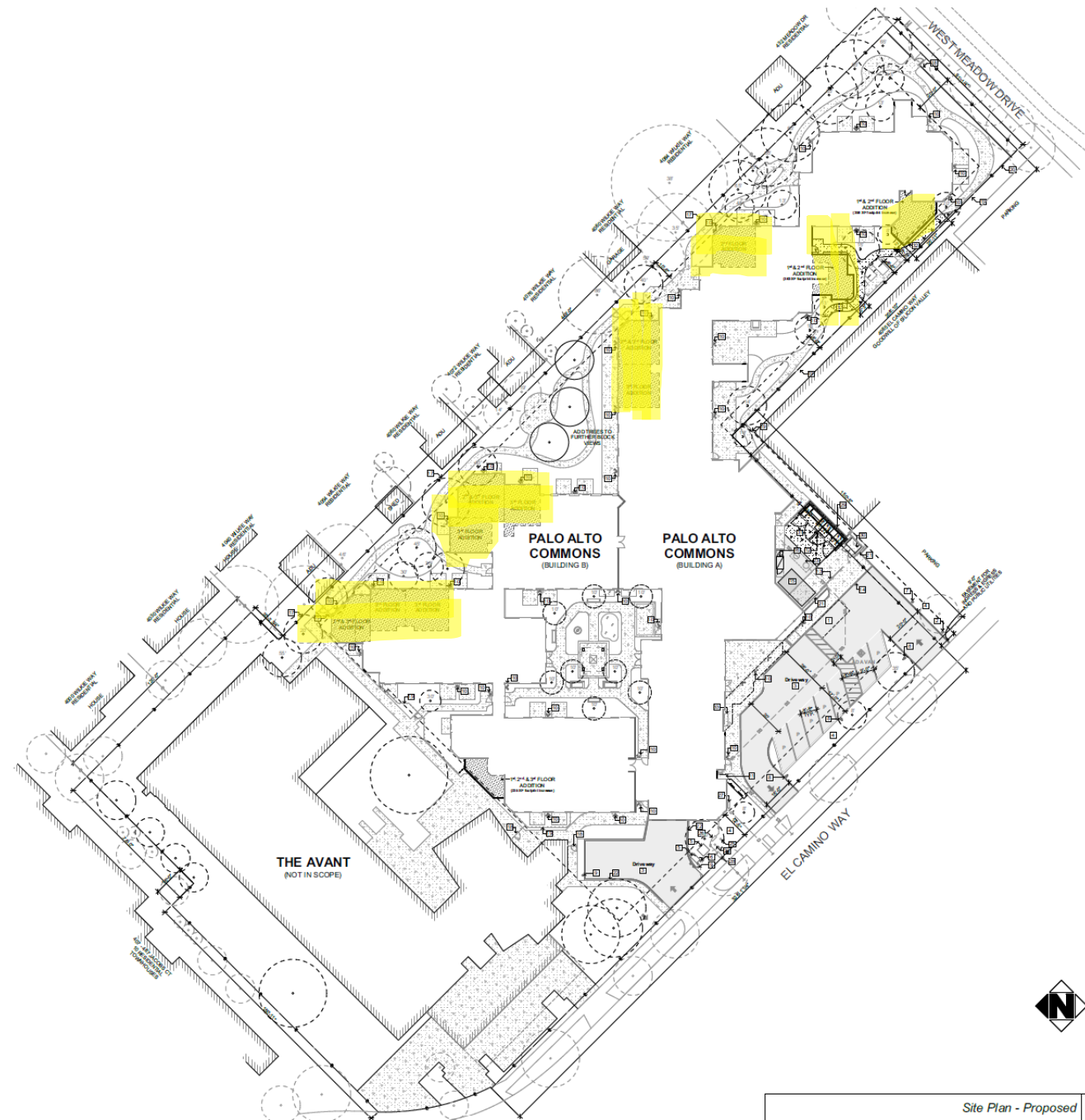
- Prescreening – August 2023
- Formal application – August 2023
- Staff review
- PTC hearing(s)
- ARB hearing(s), ARB recommendation
- PTC recommendation
- Council decision

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

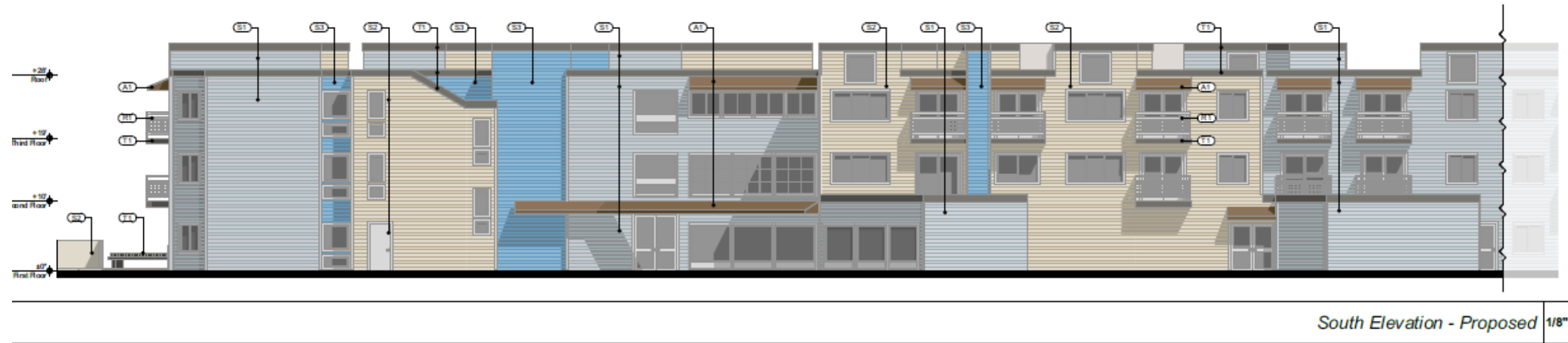


PROJECT SITE PLAN

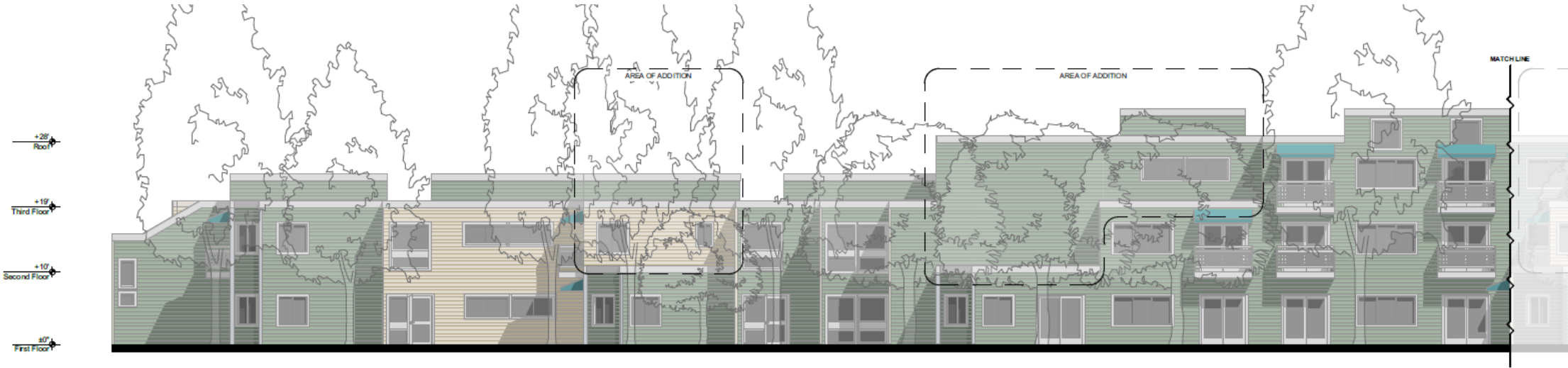
- “Fills in” 9 existing stepbacked areas for a uniform height of 3 stories on the rear side of the building
- Adds 719 sf addition to the ground floor, at a height of 2 stories on the side adjacent to Goodwill
- Provides 18 new units, 6,800 sf total
- Encroaches 1’10” into the daylight plane adjacent to single-family homes
- No change to maximum building height or setbacks adjacent to single-family homes



PROJECT ELEVATIONS - FRONT



PROJECT ELEVATIONS - REAR

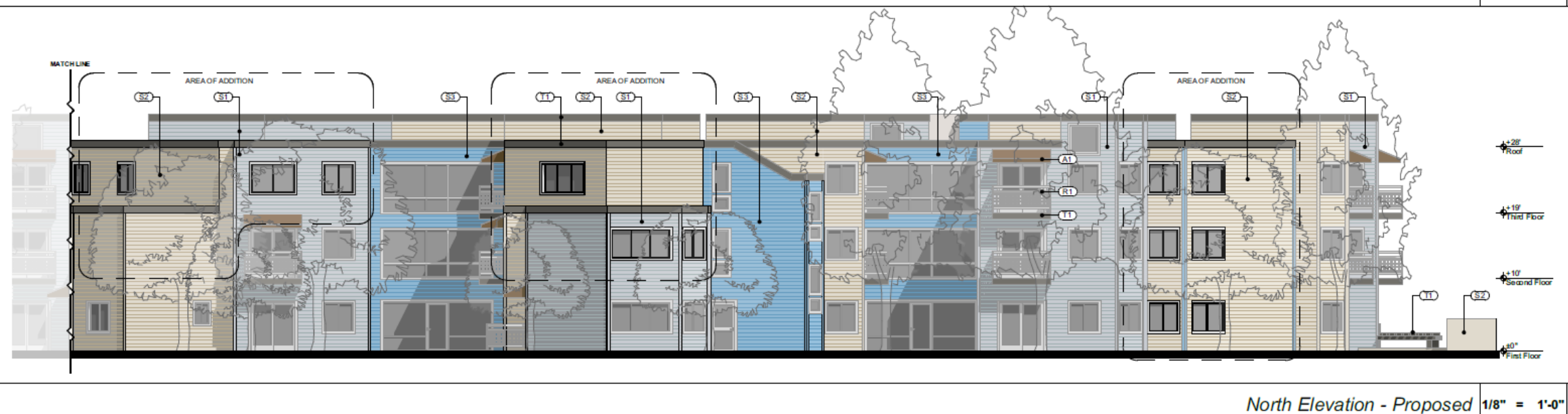
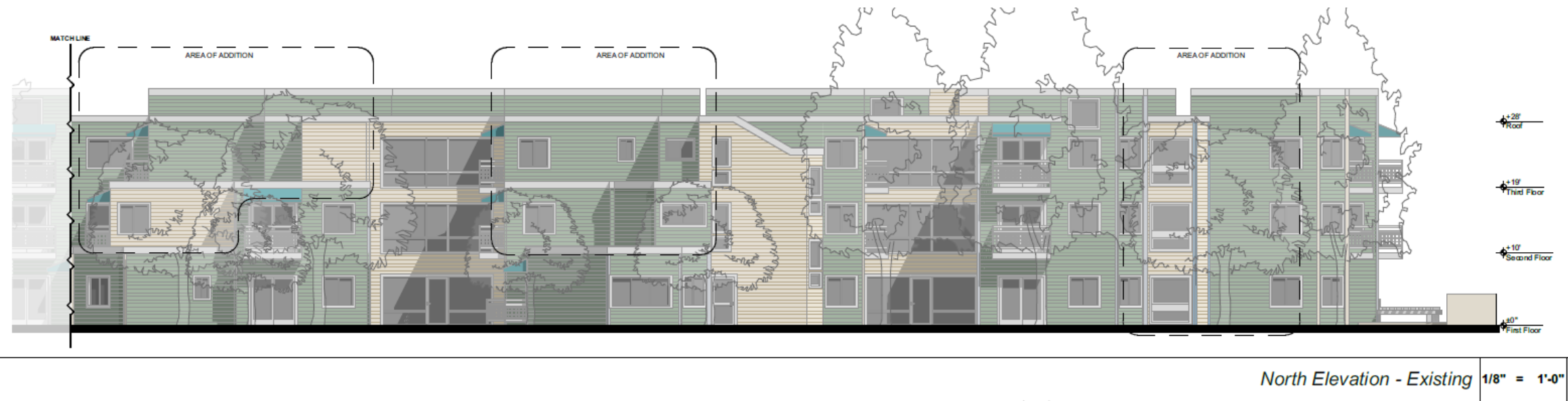


North Elevation - Existing 1/8" = 1'-0"



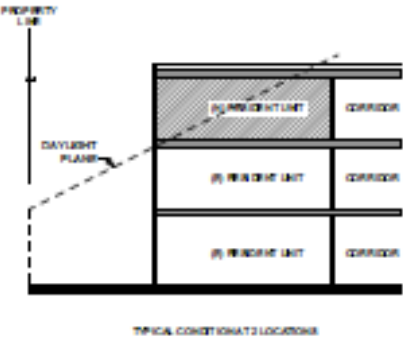
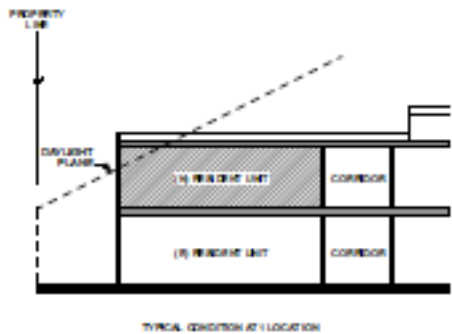
North Elevation - Proposed 1/8" = 1'-0"

PROJECT ELEVATIONS – REAR, continued

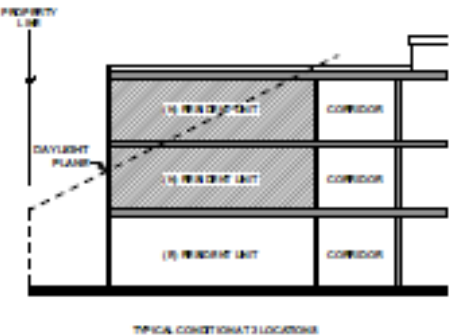
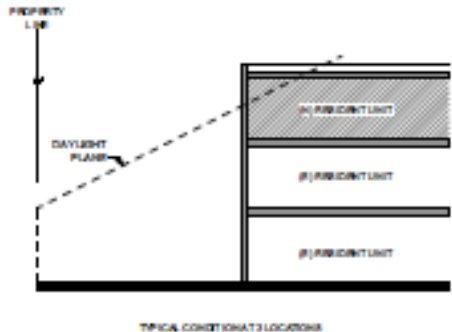


DAYLIGHT PLANE - PRESCREENING

- The initial submittal included daylight plane protrusions that varied in size, exceeding 10 ft in some areas.



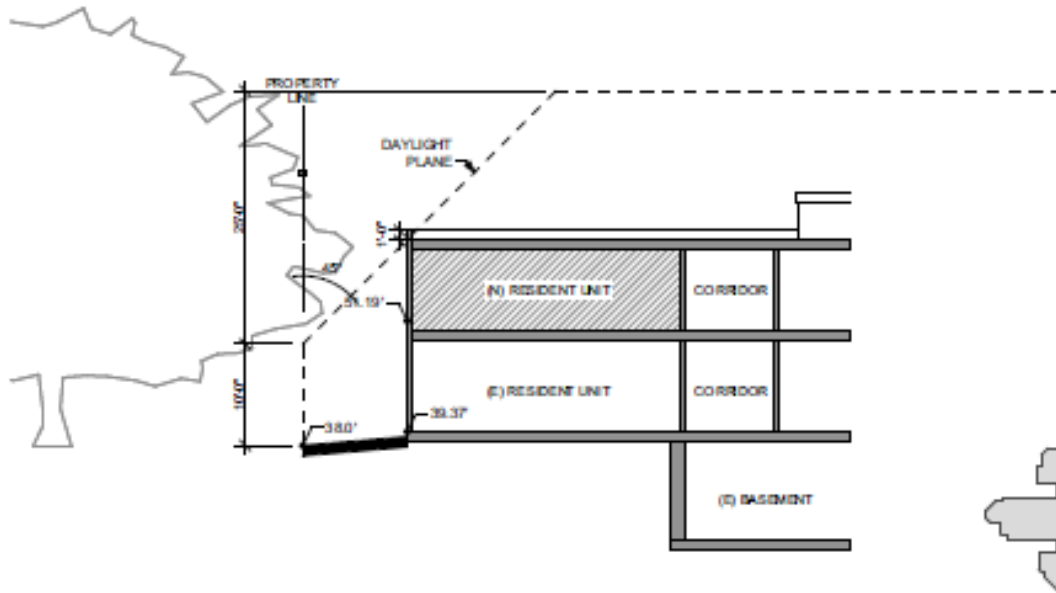
SECTION D	3.82" = 1'-0"	12	SECTION B	3.82" = 1'-0"	10
		ALL			ALL



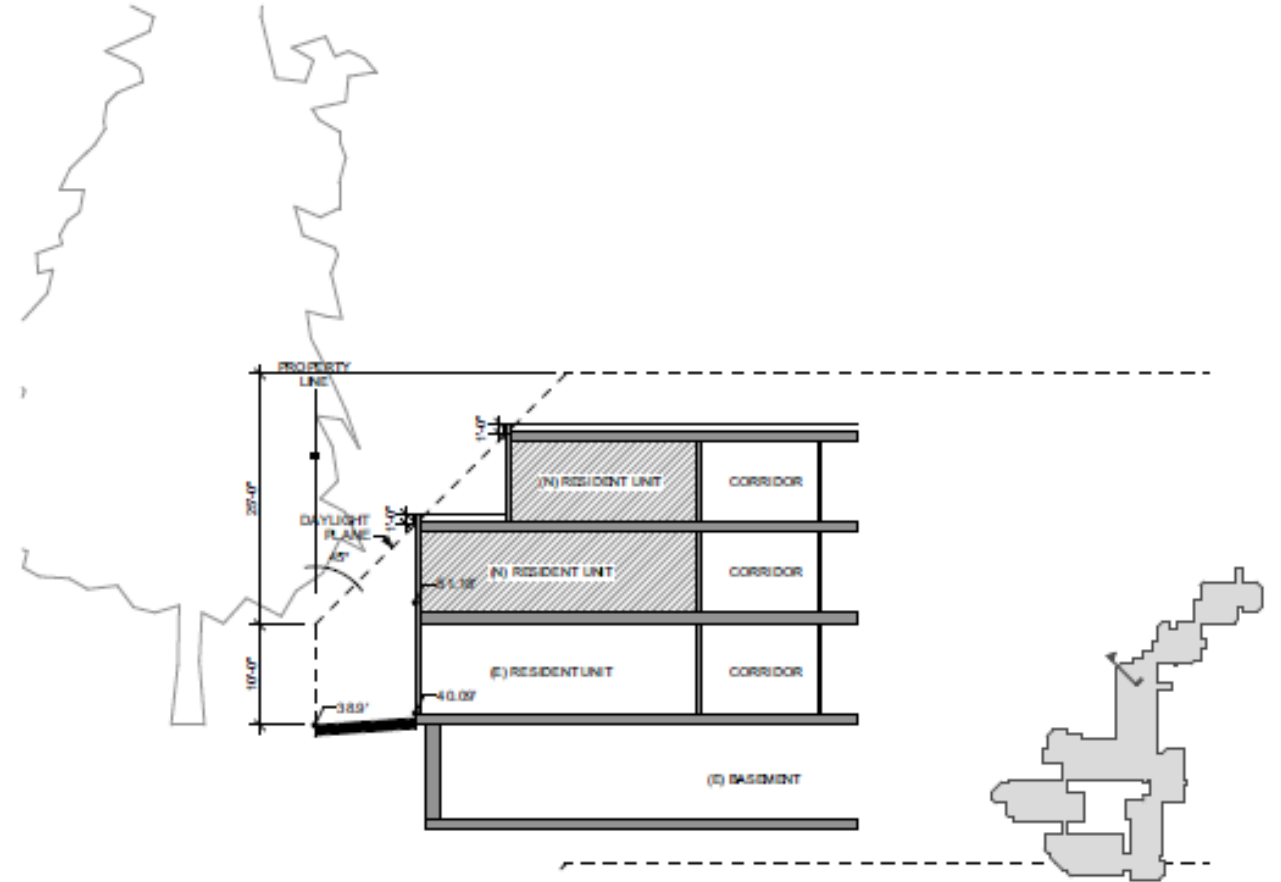
SECTION C	3.82" = 1'-0"	11	SECTION A	3.82" = 1'-0"	9
		ALL			ALL

DAYLIGHT PLANE – CURRENT PLANS

- Now, no daylight plan protrusion exceeds 1'10"



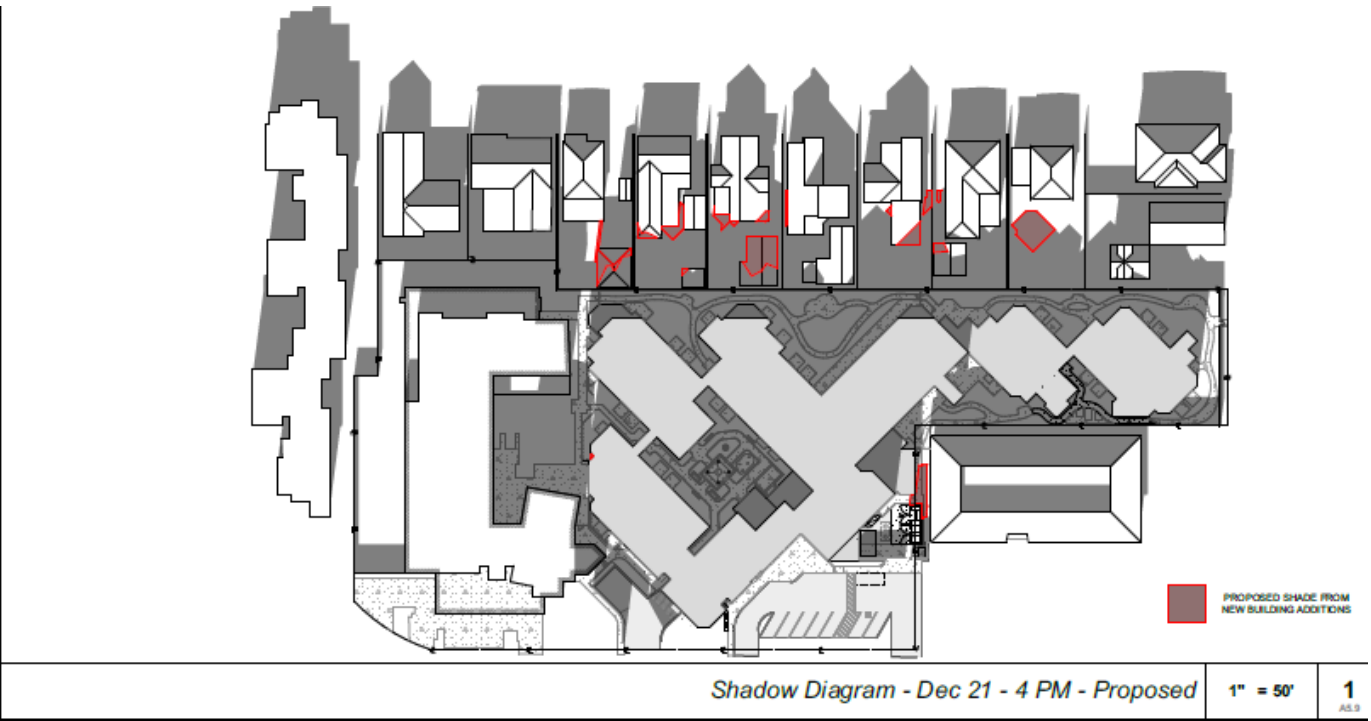
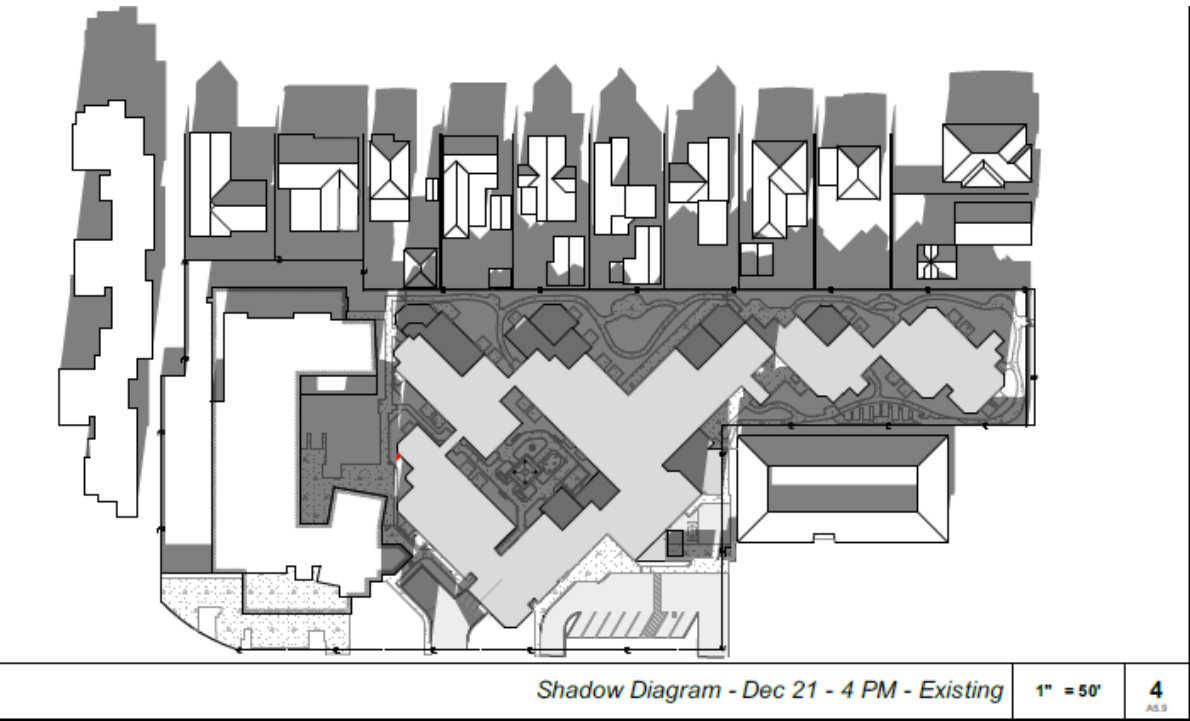
SECTION J



SECTION H 3/32" = 1'-0" 8
A.S.T.



SHADOW STUDY – WINTER AFTERNOON



ZONING CONSIDERATIONS

- This project will also deviate from the following development standards:
 - Encroaches into the Daylight Plane adjacent to single-family houses
 - Reduction of interior yard setback from 8 ft to 6 ft behind the Goodwill store
 - Density increased by 18 units
 - Lot coverage and FAR increased 719 sf and 6,800 sf respectively
 - Parking ratio is effectively reduced, though sufficient parking is available on-site

NEIGHBOR OUTREACH AND STUDIES

- Neighbor comments received have been provided to the PTC, including:
 - Concern about noise, both construction and operational
 - A Noise Study is being prepared
 - Desire for the setbacks adjacent to the single-family houses to be maintained and for the applicant to consider adding to the other parts of the building instead
 - Concern about shadows in neighbors' rear yards
 - Concern about visitors and staff parking on local streets, rather than on site
 - A Parking Study is being prepared



RECOMMENDED MOTION

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

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





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ALTO**

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