



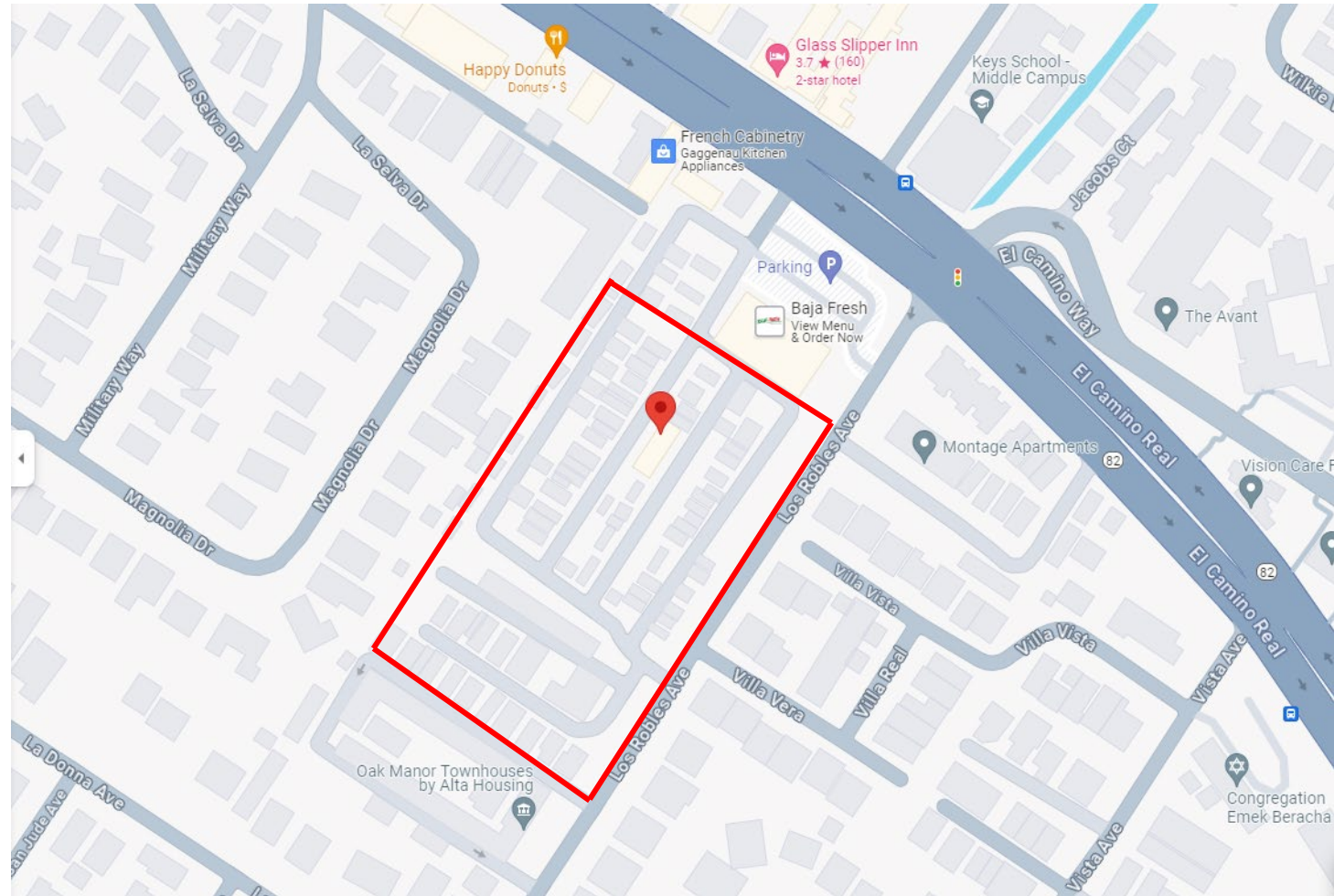
# 3980 El Camino Real Streamlined Housing Development Review

May 2, 2024

[www.cityofpaloalto.org](http://www.cityofpaloalto.org)



# PROJECT LOCATION



# PROJECT OVERVIEW

- Construct 61-Unit Multi-family Apartment Building 100% affordable
- 1.69-acre parcel (73,711 sf)
- Surrounding uses include single-family to the rear, multi-family affordable housing to the west, commercial uses to the east along El Camino Real, Multi-family (PC) across Los Robles Avenue.



# PROJECT OVERVIEW

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State Density Bonus project, eligible for:

- Density Bonus (36DU/AC)-80% density bonus
- Four concessions:
  - Height (36 feet where 30 feet is allowed)
  - Façade breaks (less than 2 feet in depth)
  - Unit Entries 18.24.020(b)(4)(E) (ground floor units not designed to face path or common open space)
  - Percent of Frontage Dedicated to Utilities and Surface Parking 18.24.06(C)(7)(A)
- Waivers
  - Floor Area (0.99:1.0 where 0.5:1.0 is allowed)
  - Private Open Space-No Private Open Space provided where 50 sf per unit is required
  - Site Open Space of 24% where 35% is required
  - Parking lot shading requirement (future coverage of 33% where 50% is required)

# KEY CONSIDERATIONS

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- Housing Accountability Act
- Senate Bill 330
- Streamlined Housing Development:
  - Opportunities for Improving Consistency with the Objective Standards
    - Façade improvements
    - Open Space
    - Ground floor Unit Design



# NEXT STEPS

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- Refine the plans based on ARB feedback
- Complete CEQA Review (Categorical Exemption)
- Council June 2024



## RECOMMENDATION

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- Conduct a study session to provide feedback on whether minor adjustments to the application would result in closer adherence to the contextual design criteria/objective design standards contained in Chapter 18.24, Objective Standards, consistent with the streamlined review pursuant to 18.77.073 for housing development projects.



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