

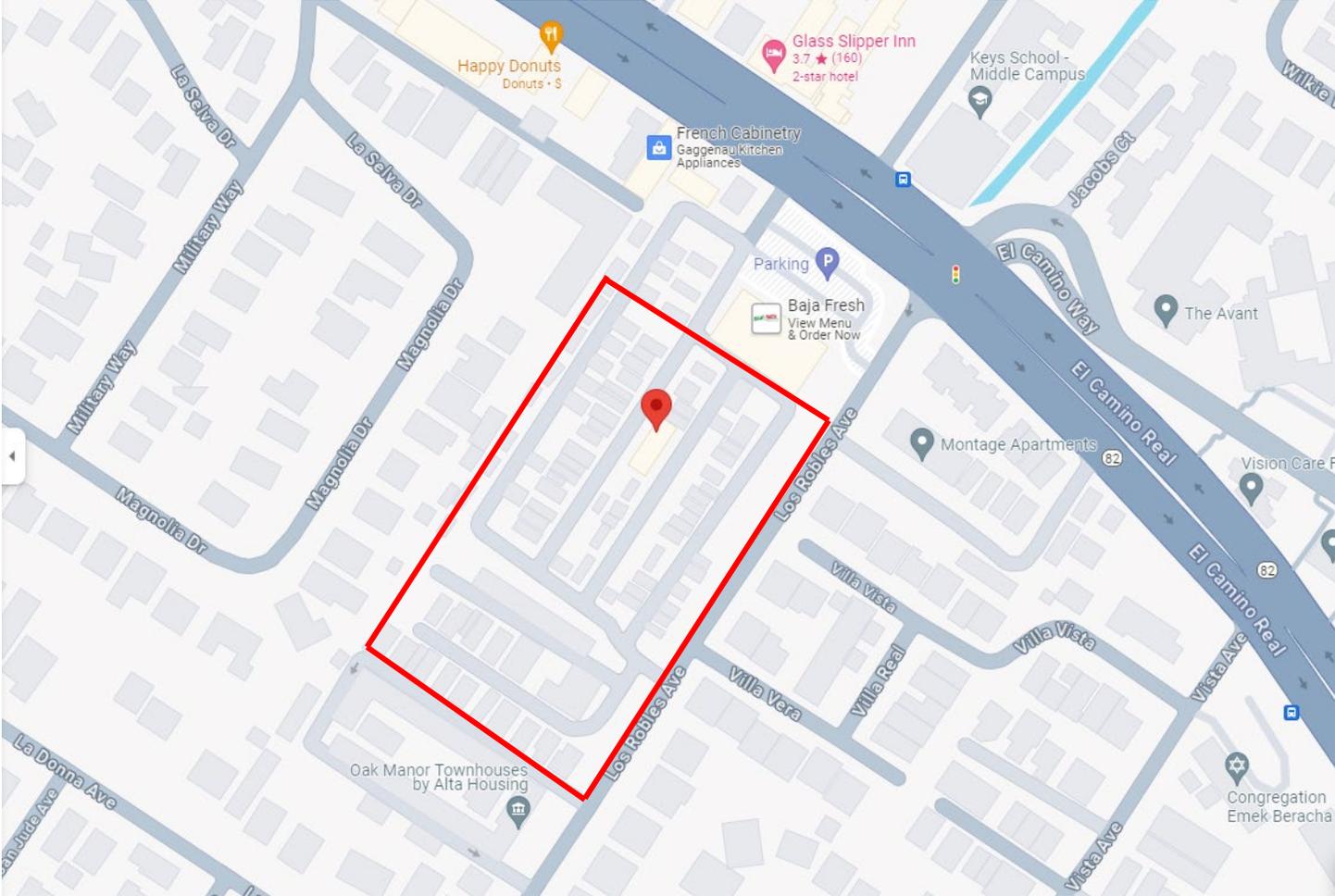


3980 El Camino Real Streamlined Housing Development Review

May 2, 2024

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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

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

- 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

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



RECOMMENDATION

- 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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