

4075 EL CAMINO WAY

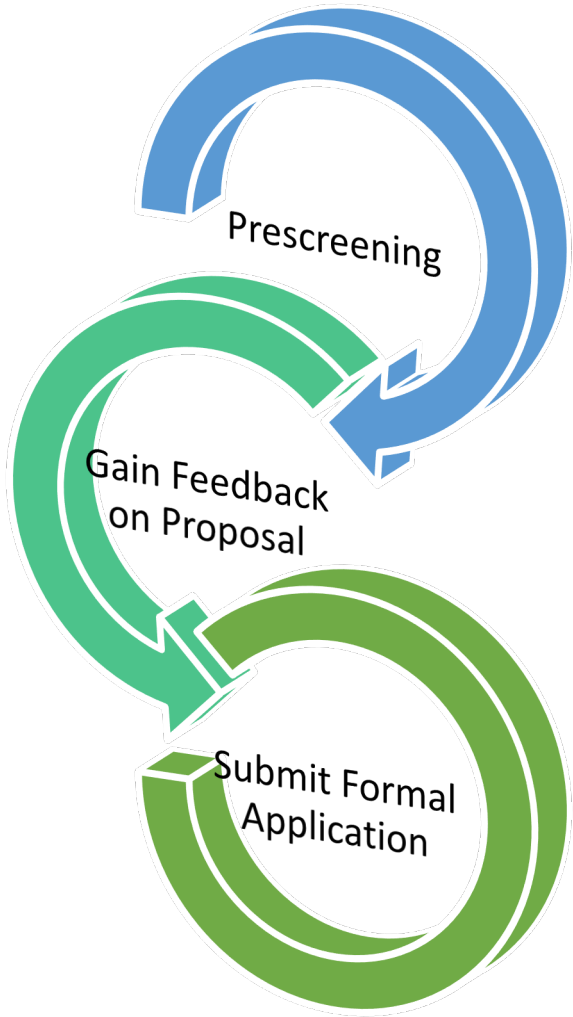
Pre-Screening
City Council

August 7, 2023

www.cityofpaloalto.org

COUNCIL PRE-SCREENING PROCESS

- Pre-Screening is required for legislative changes, including legislative changes, prior to submittal of a formal application [PAMC Section 18.79.030(A)].
- Pre-Screenings are intended to solicit early feedback on proposed projects and cannot result in any formal action.
- City Council Councilmembers should refrain from forming firm opinions supporting or opposing the project as the proposal may return as a formal application (quasi-judicial).



CONCEPTUAL PROJECT

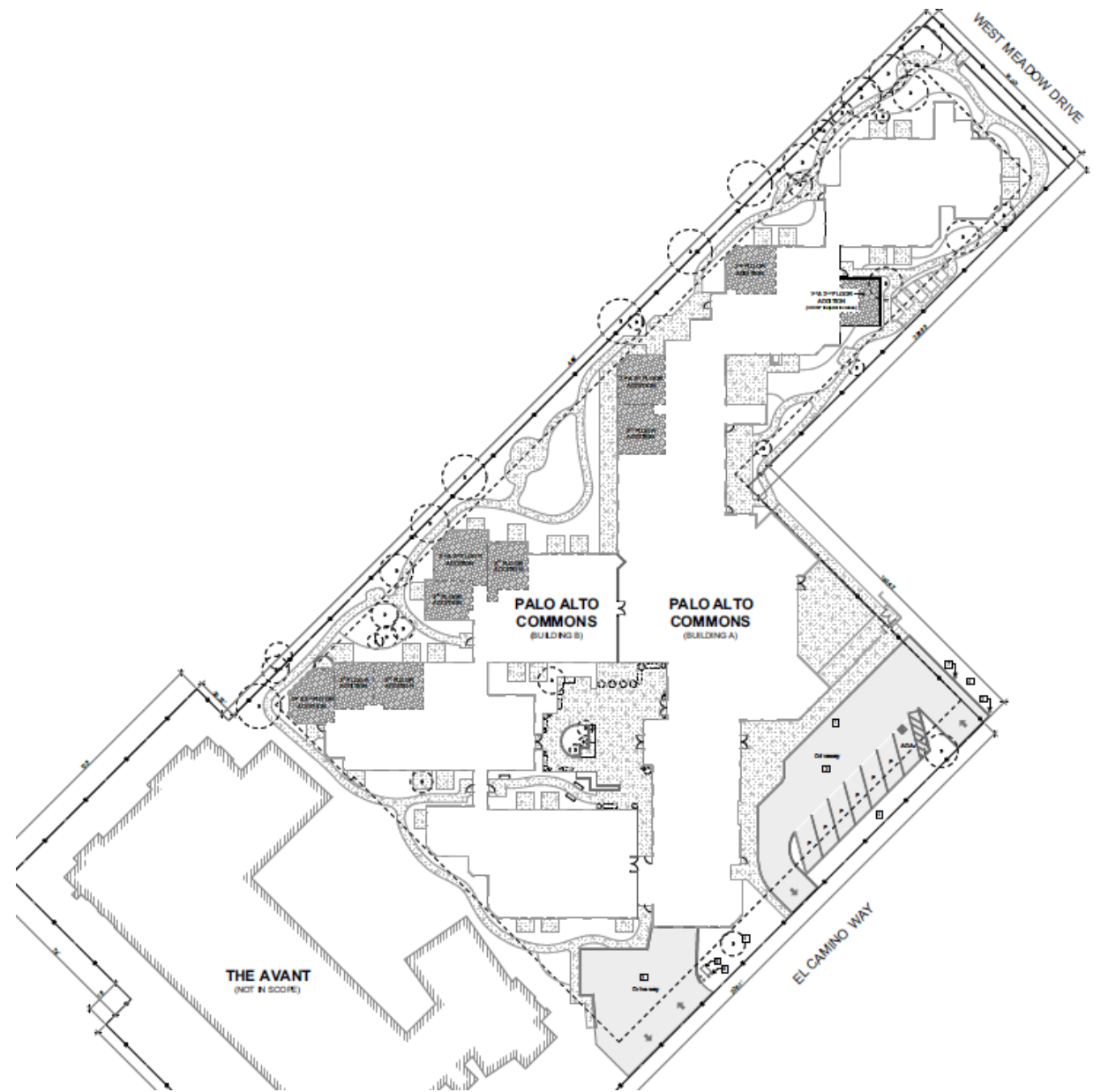
- Prescreening for a proposal to amend an existing Planned Community (PC) zone to allow for:
 - Construction of 14 additional Assisted Living (Convalescent) units, to an existing 121 unit Assisted Living and Memory Care facility
 - No change to the overall building height is proposed, but the proposed 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. Therefore, this project does not qualify as a Planned Home Zoning (PHZ) project.

PROJECT LOCATION

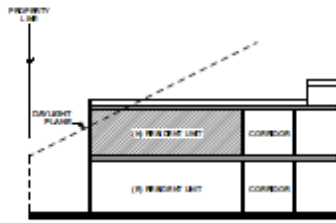


CONCEPTUAL PROJECT

- “Fills in” 9 existing stepbacked areas for a uniform height of 3 stories
- Adds a 300 sf addition to the ground floor, at a height of 2 stories
- Encroaches daylight plane adjacent to single-family homes

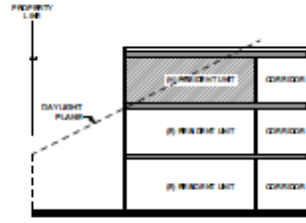


CONCEPTUAL PROJECT



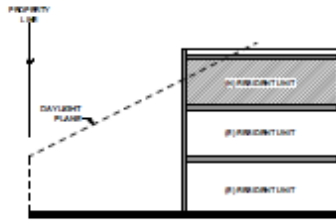
TYPICAL CONDITION AT LOCATION

SECTION D 382" = 1'-0" 12
SHEET



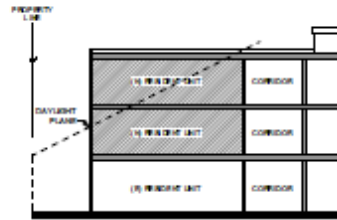
TYPICAL CONDITION AT LOCATION

SECTION B 382" = 1'-0" 10
SHEET



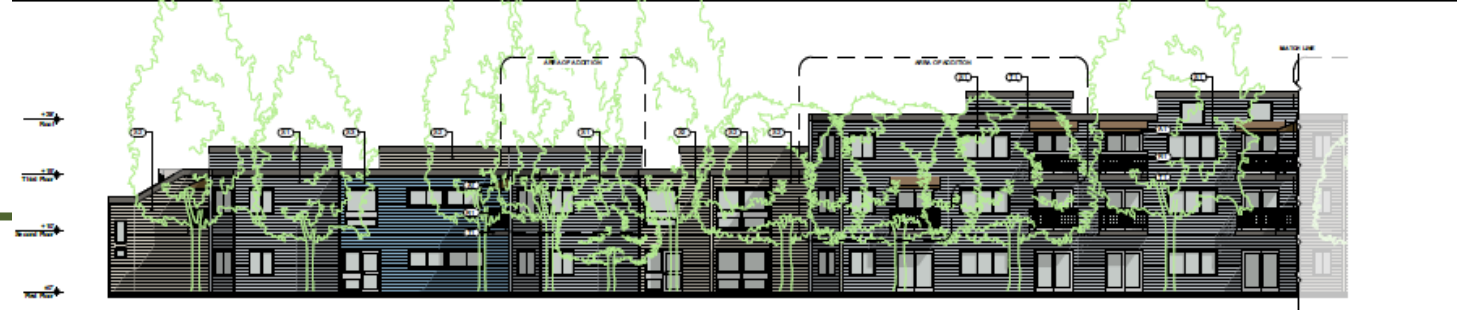
TYPICAL CONDITION AT LOCATION

SECTION C 382" = 1'-0" 11
SHEET

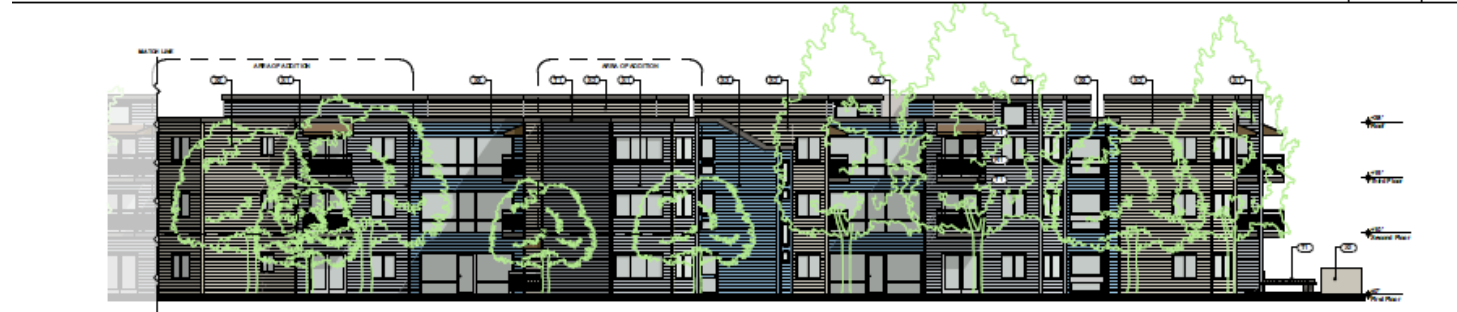


TYPICAL CONDITION AT LOCATION

SECTION A 382" = 1'-0" 9
SHEET



North Elevation 1/8" = 1'-0" 4
SHEET



North Elevation 1/8" = 1'-0" 3
SHEET



South Elevation 1/8" = 1'-0" 2
SHEET

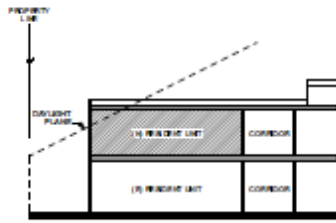


South Elevation 1/8" = 1'-0" 1
SHEET

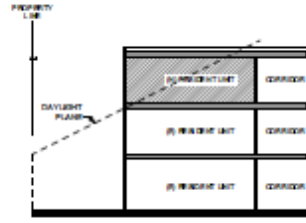


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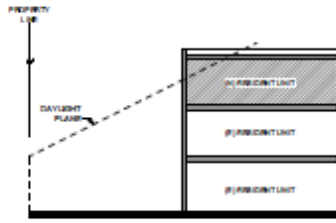
CONCEPTUAL PROJECT



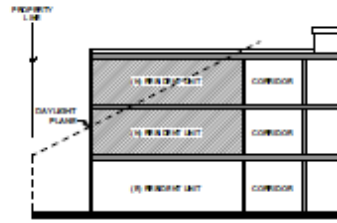
SECTION D 382" = 1'-0" 12
A4.2



SECTION B 382" = 1'-0" 10
A4.3



SECTION C 382" = 1'-0" 11
A4.2



SECTION A 382" = 1'-0" 9
A4.2



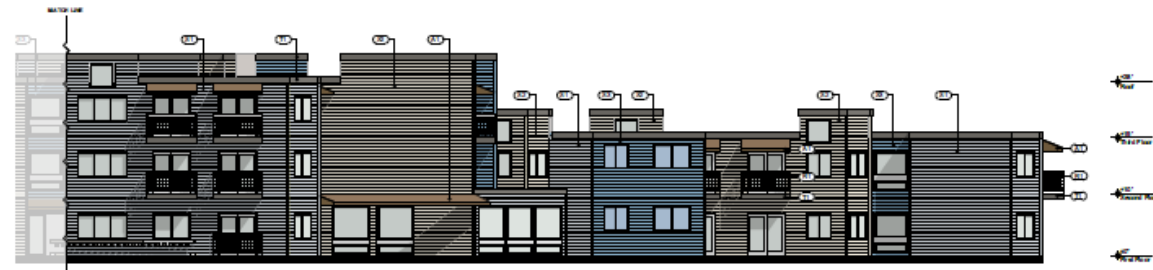
East Elevation 1/8" = 1'-0" 4
A4.2



East Elevation 1/8" = 1'-0" 3
A4.2



West Elevation 1/8" = 1'-0" 2
A4.2



West Elevation 1/8" = 1'-0" 1
A4.2



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KEY CONSIDERATIONS

Public Benefit

- PC Projects are required to have a “public benefit”
 - It will house seniors and provide care to those who cannot live independently
 - It is a PC amendment to an existing PC Zone
 - It does not qualify for PHZ because these are not “housing units” towards the RHNA allocation

PC Amendment

- This project will also deviate from the following development standards:
 - Encroaches into the Daylight Plane adjacent to single-family houses
 - Density increased by 14 units
 - Parking ratio is effectively reduced, though sufficient parking is available on-site

NEXT STEPS

Staff recommends that Council conduct a prescreening and provide informal comments regarding the rezoning code text amendments that would be necessary to accommodate the PC proposal.

Comments provided during the prescreening process are not binding on the City or the applicant.





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