03 / Site Concept

When the Housing Authority purchased the Park in 2017, we entered into a Regulatory Agreement with the City of Palo Alto and the County of Santa Clara.

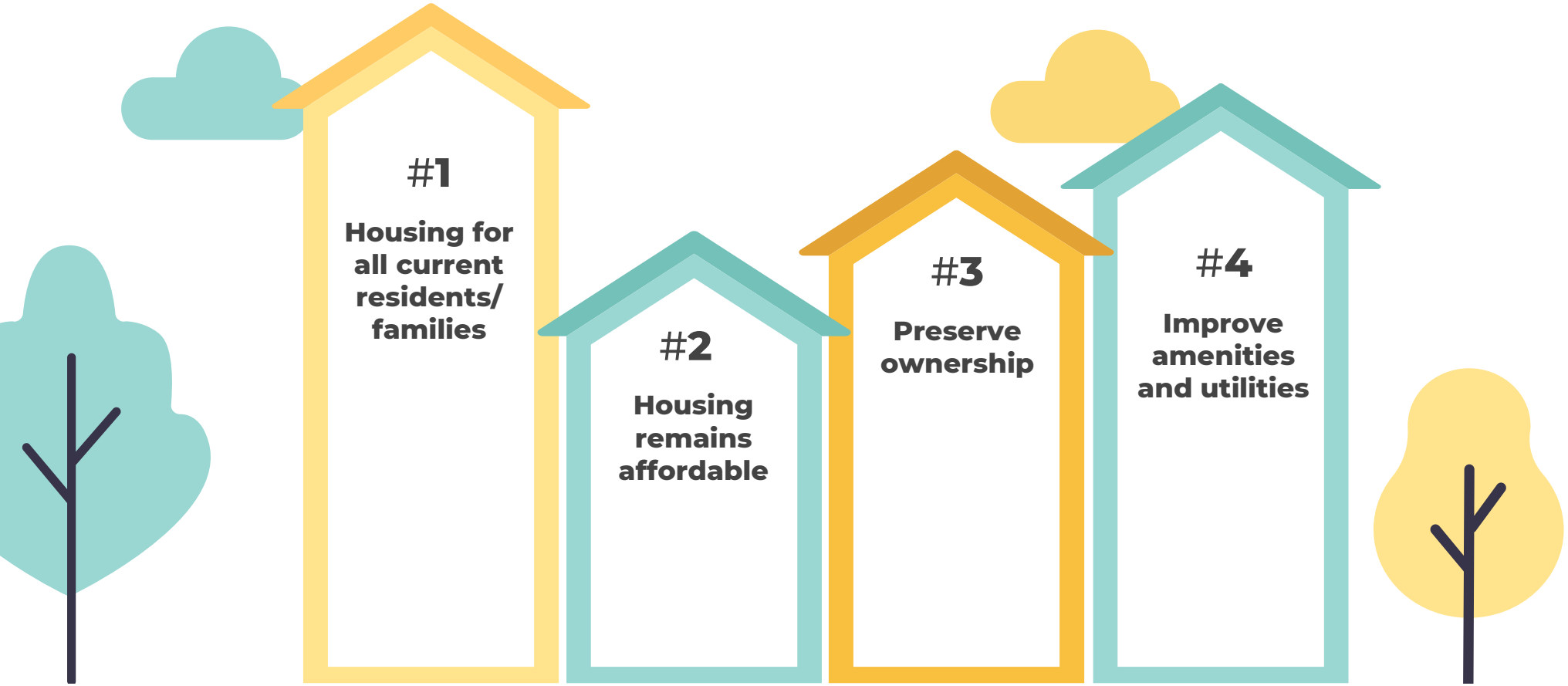
The Regulatory Agreement requires that we:

1. **Improve the Park,** and
2. **Apply affordable rents** as defined in the Regulatory Agreement

As we start with the redevelopment of the Park, **our goal** remains the same:

Provide new housing for all current Park residents

Redevelopment Goals



Site Constraints

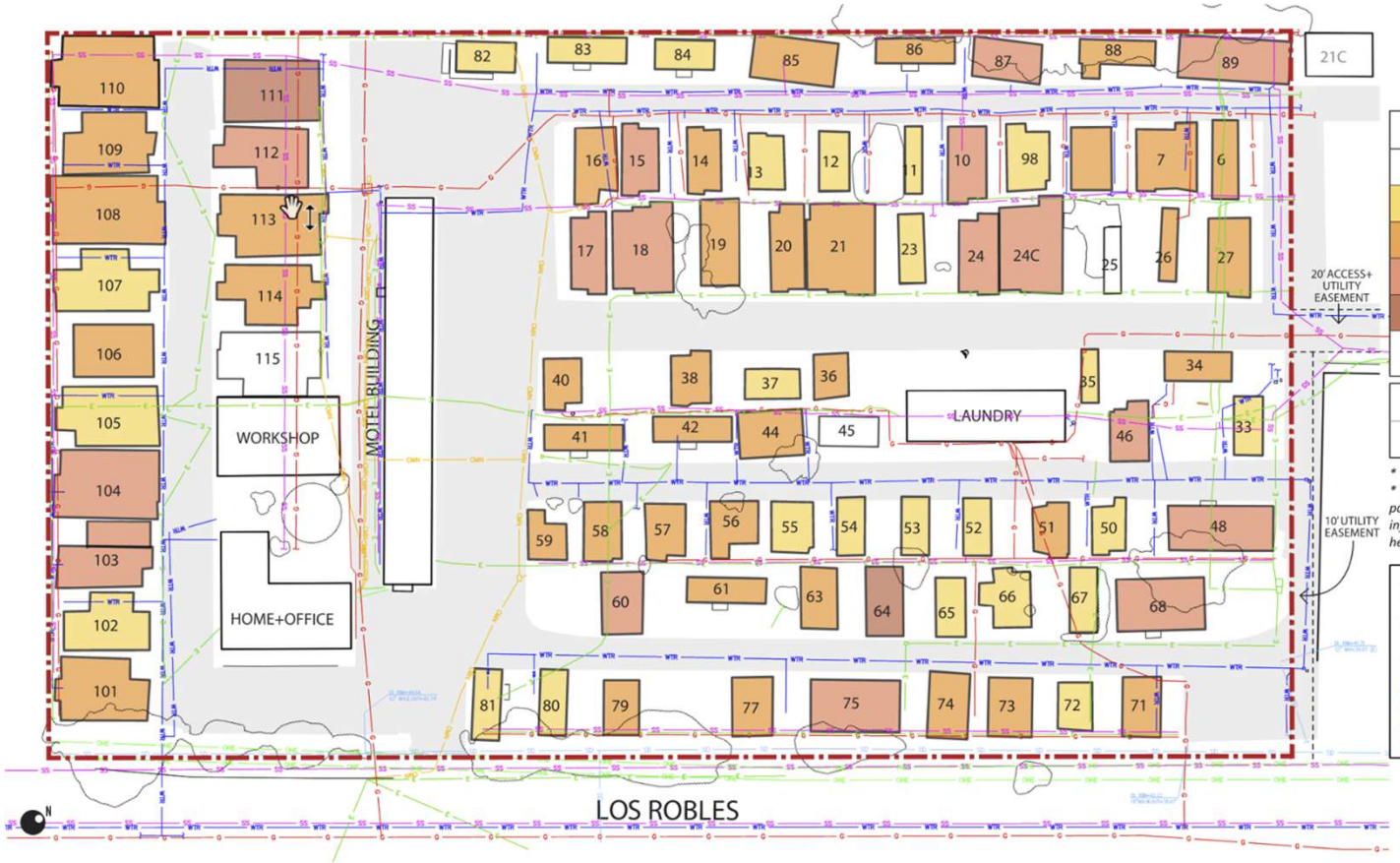
Site Information and Zoning

SITE INFORMATION	
Address	3980 El Camino Real, Palo Alto, CA 94306
APN	137-11-103
Parcel Area	4.5 Acres

ZONING INFORMATION	
COMP. PLAN	Multifamily Residential
Allowed Uses	Commercial and Retail uses that serve the immediate neighborhood, Mixed-use (housing+retail)
CURRENT ZONING	Zoning District - Mutifamily Residential (RM-20)
Allowed Uses	Multi-family housing compatible with lower density and residential districts nearby, including single-family residence districts [transition district].
Height Limit	30'
Max Density	20 du/ac
Setbacks	Front yard: 20' Interior Side yard: 10' Interior Rear yard: 10' Street Side and Rear yeards: 16'
Site open space	35% min.
Usable open space	150 sq ft per unit min.
Common open space	75 sq ft per unit min.
Private open space	50 sq ft per unit min.
Max FAR	1.25 (base 0.5, can be increased for projects with 8-10 units)

Existing MHP

Site Constraints / Restricciones del Sitio



Current Stats

HOUSING STATS	
	Units
1-BR	25
2-BR	39
3-BR	16
4-BR	2
Total	82*

PARKING STATS	
Existing Site Parking**	51

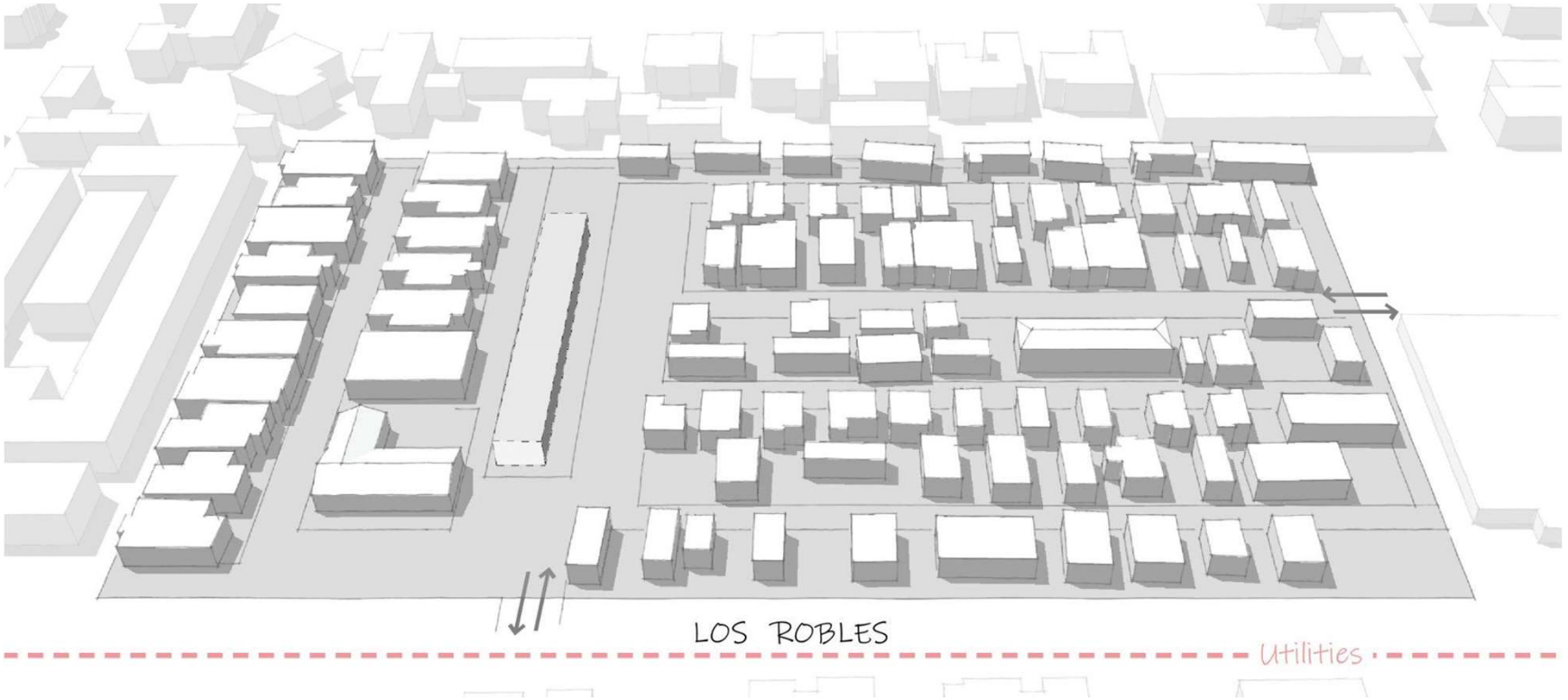
* *Based on tenant roll data from 01/2022*
* *This number only includes the designated site parking spaces as per a recent survey. Additional informal parking adjacent to units is not included here.*

LEGEND	UTILITIES
PROPERTY LINE	WATER
STUDIO	ELECTRICAL
1-BR	GAS
2-BR	SEWER
3-BR	OHE
4-BR	COMMUNICATION

Existing MHP

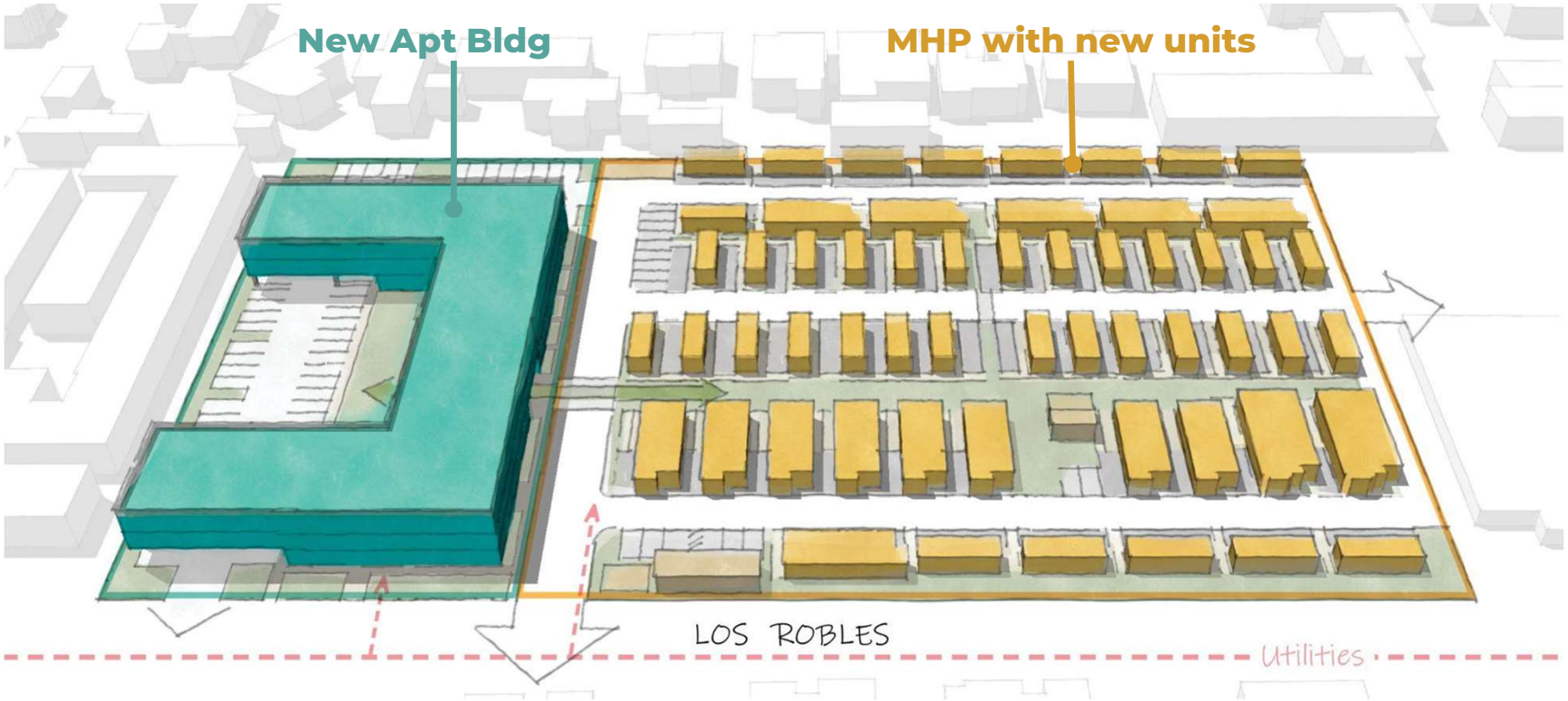
Proposed Layout- Basis

Existing



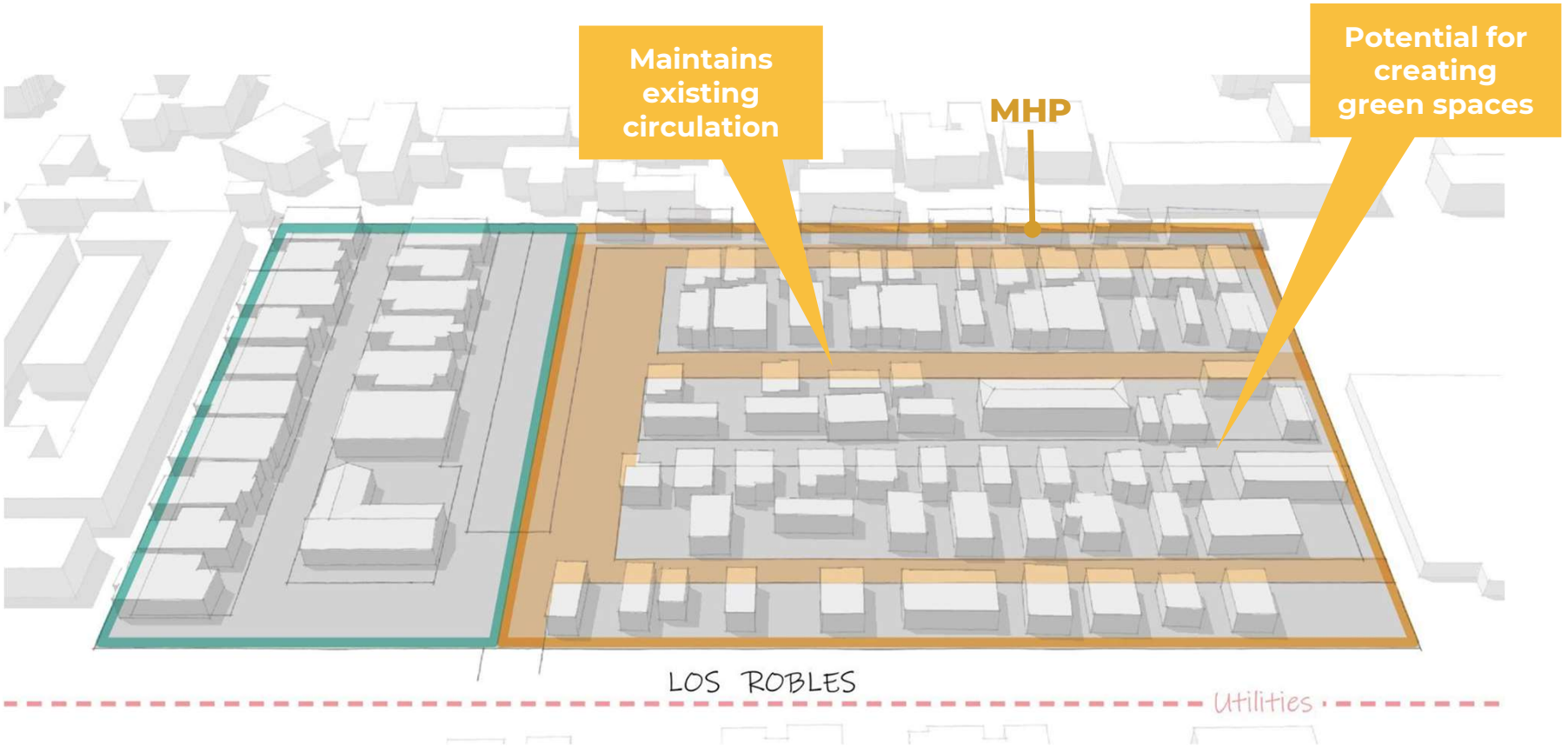
Proposed Layout- Basis

Proposed Apartment building + Upgraded Mobile Home Park



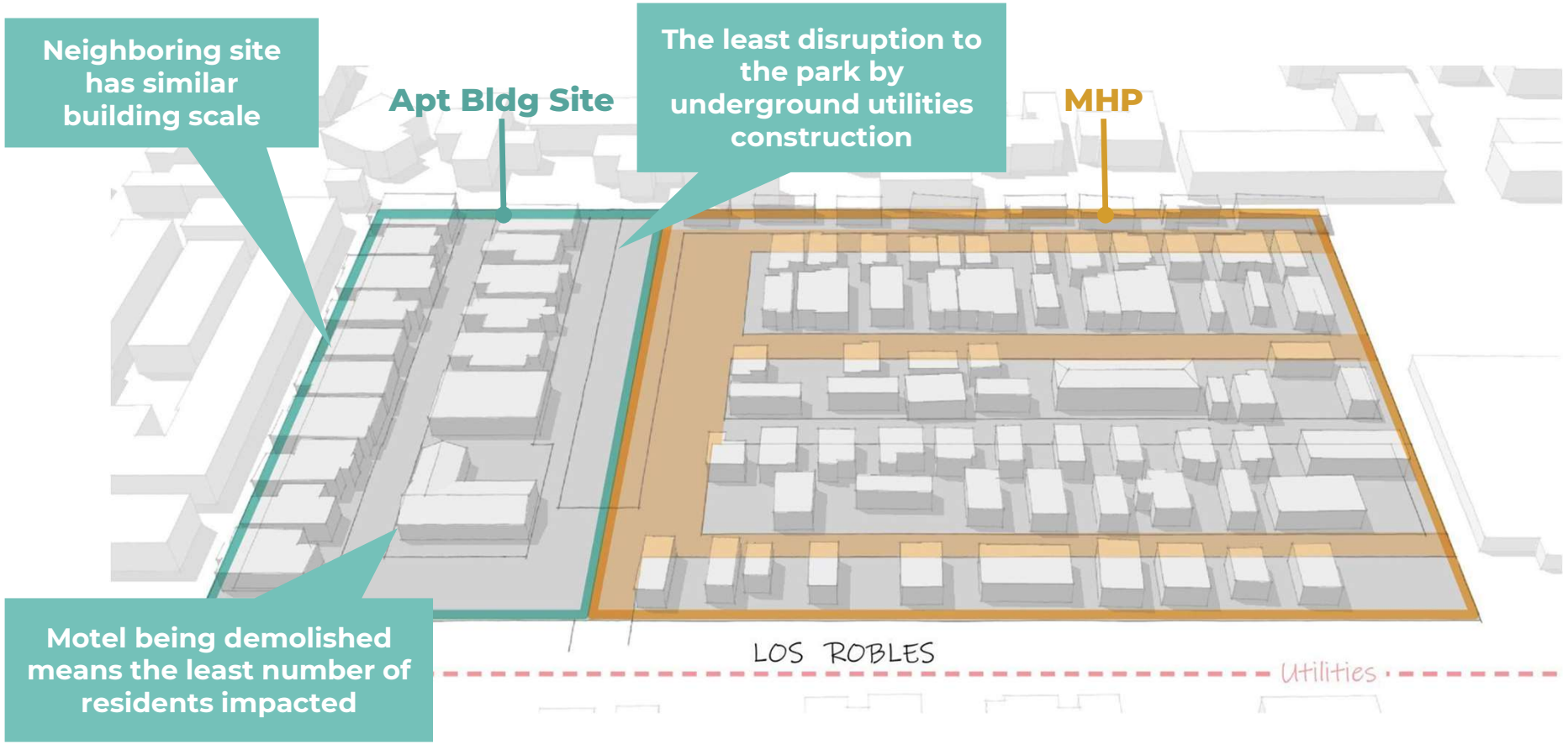
Proposed Layout- Basis

Mobile Home Park to be replaced



Proposed Layout- Basis

Proposed location for Apartment building site + Mobile Home Park to be replaced



Redevelopment Timeline

January 2023

Today's Resident Meeting - Reconnecting

February 2023

Resident Options, Site Tours and More Design Engagement

March 2023

Motel Deconstruction and New Space

Summer 2023

Submit to City and State for Approval

2023-2024

Final Design and Construction

Redevelopment Timeline