TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: MARCH 25, 2002 CMR:193:02

SUBJECT: 800 HIGH STREET (02-PC-01) – INITIATION OF A PRELIMINARY REVIEW (PAMC 18.97.030) FOR A PROPOSED PLANNED COMMUNITY REZONING CONSISTING OF 61 RESIDENTIAL CONDOMINIUM UNITS AND 1,921 SQUARE FEET OF RETAIL SPACE. THE PROPOSED PROJECT SITE CONSISTS OF THREE PARCELS THAT TOTAL 42,000 SQUARE FEET.

RECOMMENDATION
Staff recommends that the City Council initiate preliminary review of the proposed development project at 800 High Street, as allowed by Palo Alto Municipal Code Chapter (PAMC) 18.97.

If this preliminary review is initiated, the Planning and Transportation Commission will have two options:

1. To make comments about the project to the City Council; or
2. To recommend that the Council not comment on the preliminary review application until Phase II of the SOFA Plan is completed.

This site is in the South of Forest Area (SOFA), and staff is presently working with the Advisory Group for Phase II of the SOFA Plan.

DISCUSSION
The proposed project consists of the demolition of all existing structures on the site and the construction of 61 for-sale residential condominium units; 1,921 square feet of retail/restaurant space on the corner of Homer Avenue and High Street; and a two-level subterranean parking garage. The proposed project also requires a zone change from Commercial Downtown Service (CD-S(P)) to Planned Community (PC). Both the Architectural Review Board (ARB) and Historic Resources Board (HRB) have held study
sessions on the project at a preliminary level, but no formal board or commission review has yet taken place.

The project applicants wish to pursue preliminary review by both the Planning and Transportation Commission (Commission) and City Council in order to obtain comments on broad project issues such as land use, building intensity, urban design, and public benefit. PAMC Chapter 18.97 allows preliminary screening of development projects by the Commission and City Council to provide project proponents with the opportunity to obtain early, non-binding preliminary comments on development projects.

**TIMELINE**

If the City Council initiates the preliminary development review of the proposed project, the Commission will review the project at a preliminary level on March 27, 2002. The project will then return to the City Council for its preliminary review.

Once the preliminary review process is complete, the project will return to the Commission for formal review at a program/conceptual level. This will be followed by a formal HRB review, in which the HRB will make recommendations to the ARB. The ARB will then review the project and make recommendations to the Commission, who will formally review the project a second time and make a recommendation to the City Council. The City Council will then take final action on the project.

**ENVIRONMENTAL REVIEW**

A Supplemental Environmental Impact Report is being prepared for this project.

PREPARED BY: _________________________________________________
              Rachel Adcox, Senior Planner

DEPARTMENT HEAD REVIEW: ___________________________________
                          STEVE EMSLIE
                          Director of Planning and Community Environment

CITY MANAGER APPROVAL: ______________________________________
                        EMILY HARRISON
                        Assistant City Manager

cc: Applicants