



Planning & Transportation Commission

Staff Report (ID # 9578)

Report Type: Action Items **Meeting Date:** 9/26/2018

Summary Title: 3705 El Camino Real (Wilton Avenue) Rezoning

Title: PUBLIC HEARING. 3703-3709 El Camino Real [18PLN-00136]: Recommendation to the City Council on the Adoption of an Ordinance to Apply the Affordable Housing (AH) Combining District to the Site Located at 3703-3709 El Camino Real. Zoning District: CN. Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act (CEQA) per Guideline Section 15194.

From: Jonathan Lait

Recommendation

Staff recommends the Planning and Transportation Commission (PTC) take the following action(s):

1. Find the rezoning exempt from the provisions of the California Environmental Quality Act per Guidelines Section 15194 (Affordable Housing Exemption).
2. Recommend approval of the proposed project to the City Council based on the finding that the project is in accordance with the Comprehensive Plan.

Report Summary

The applicant proposes to rezone the subject property from CN Neighborhood Commercial to CN(AH) Neighborhood Commercial with Affordable Housing Combining District. The proposed rezoning is intended to provide the development standards for a 100% affordable multi-family residential project on the site.

Background

Project Information

Owner:	Palo Alto Housing
Architect:	Pyatok Architects
Representative:	Sheryl Klein, Palo Alto Housing Board Chair
Legal Counsel:	Not applicable

City of Palo Alto
Planning & Community Environment
250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2442

Property Information

Address:	3703-3709 El Camino Real
Neighborhood:	Ventura
Lot Dimensions & Area:	163' x 98' (20,150 SF)
Housing Inventory Site:	Yes
Located w/in a Plume:	No
Protected/Heritage Trees:	No
Historic Resource(s):	Not a historic resource
Existing Improvement(s):	Two detached structures; 1-story each; c. 1938 and 1949
Existing Land Use(s):	Retail
Adjacent Land Uses & Zoning:	Northeast: RM-30 Multi-family Residential (apartments) Northwest: CN Neighborhood Commercial (restaurant) Southeast: CN Neighborhood Commercial (retail) Southwest: CN Neighborhood Commercial (retail)
Special Setbacks:	Not applicable

Aerial View of Property:



Source: Google Maps

Land Use Designation & Applicable Plans/Guidelines

Zoning Designation:	CN Neighborhood Commercial
Comp. Plan Designation:	CN Neighborhood Commercial
Context-Based Design:	Yes
Downtown Urban Design:	Not applicable
SOFA II CAP:	Not applicable
Baylands Master Plan:	Not applicable
ECR Guidelines ('76 / '02):	Yes
Proximity to Residential Uses or Districts (150'):	Yes
Located w/in AIA (Airport Influence Area):	Not applicable

Prior City Reviews & Action

City Council:	The Council conducted a prescreening of the project at a public hearing on August 28, 2017. Staff Report: https://www.cityofpaloalto.org/civicax/filebank/documents/60907 Meeting Minutes: https://www.cityofpaloalto.org/civicax/filebank/documents/61317 Video: http://midpenmedia.org/city-council-136/ The Council approved the AH Combining District at a public hearing on April 9, 2018. Staff Report: https://www.cityofpaloalto.org/civicax/filebank/documents/64347 Meeting Minutes: https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=43577.64&BlobID=65350 Video: http://midpenmedia.org/city-council-152-2-3-2-2-2/
PTC:	The PTC conducted public hearings on AH Combining District on February 14, 2018 and March 14, 2018. February 14, 2018 Staff Report: https://www.cityofpaloalto.org/civicax/filebank/documents/63360 Meeting Minutes: https://www.cityofpaloalto.org/civicax/filebank/documents/64590 Video: http://midpenmedia.org/planning-transportation-commission-63-2/ March 14, 2018 Staff Report: https://www.cityofpaloalto.org/civicax/filebank/documents/63857 Meeting Minutes: https://www.cityofpaloalto.org/civicax/filebank/documents/64589 Video: http://midpenmedia.org/planning-transportation-commission-63-2-2/
HRB:	None.
ARB:	Initial hearing of project scheduled for 10/04/2018

Project Description

The applicant seeks to amend the zoning district map (“rezone”) the subject property from the existing CN (Neighborhood Commercial) to CN (AH) (Neighborhood Commercial with Affordable

Housing Combining District). The rezoning would retain the underlying Neighborhood Commercial zoning while adding the recently codified Affordable Housing Combining District regulations to the site. The rezoning has been requested to advance a 65-unit, multi-family residential project in which all of the units would be income restricted.

The rezoning application is being processed concurrently with an Architectural Review application. Details of the design of the project, including the massing, neighborhood context, availability of vehicle and bicycle parking, and multi-modal circulation, will be evaluated by the Architectural Review Board (ARB) at an initial hearing on 10/04/2018. Furthermore, the ARB will evaluate whether the project plans, which are provided to the PTC for informational purposes, are in conformance with the Municipal Code, including the AH Combining District (PAMC Section 18.30(J)), as well as the Comprehensive Plan, El Camino Real Guidelines and South El Camino Real Guidelines.

The Planning and Transportation Commission's public hearing in the rezoning process is codified in Section 18.80.070.

In summary, the Planning and Transportation Commission's purview on the project is to make a recommendation on the requested change to the zoning district map based on whether the change would be in accord with the Zoning Ordinance and the Comprehensive Plan.

Analysis¹

Neighborhood Setting and Character

The site is located at the southeast corner of El Camino Real and Wilton Avenue and contains two mid-century 1-story commercial buildings containing retail establishments, including a stamp and coin shop, a European grocery, a hair salon, and a bridal shop. The site is located on the southern edge of the Ventura neighborhood, and is surrounded by a diverse range of uses, including one and two-story retail buildings and multi-family residential apartments. Reflecting this diversity of uses, the zoning districts in the vicinity of the site are varied, but generally follow a pattern of Neighborhood Commercial Districts fronting El Camino Real abutting Multi-Family Residential districts one block off the corridor. The Multi-Family Districts in the vicinity are long and narrow following the contour of the El Camino Real corridor, and abut Two-Family and Single-Family Residential districts to the northeast.

Existing Zoning – CN Neighborhood Commercial

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. Planning and Transportation Commission in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to take an alternative action from the recommended action.

The existing zoning district is CN Neighborhood Commercial is “intended to create and maintain neighborhood shopping areas primarily accommodating retail sales, personal service, eating and drinking, and office uses of moderate size serving the immediate neighborhood, under regulations that will assure maximum compatibility with surrounding residential areas”. The district allows for a range of permitted and conditionally permitted commercial uses, as well as residential uses in conjunction with a mixed-use project. The maximum permitted residential density in a mixed use project is 15-20 dwelling units per acre, and up to a maximum floor area ratio of 0.5:1. The CN district does not permit residential-only development. The CN District provides for a maximum building height of 40 feet on El Camino Real, which is reduced to a maximum of 35 feet for portions of a site within 150 feet of a residential zone abutting or located within 50 feet of the site.

Proposed Zoning – CN (AH) Neighborhood Commercial with Affordable Housing Combining District

The proposed zoning of the site is CN (AH) Neighborhood Commercial with Affordable Housing Combining District. The Affordable Housing Combining District functions as an overlay, and modifies the development standards of the underlying district in a number of ways. Attachment F includes an analysis of how development standards would be modified relative to the base CN zoning district. In summary, the AH Combining District generally permits and conditionally permits the underlying uses in the base zone, with the substantive change of allowing 100% affordable housing projects. Section 18.30(J) of the Municipal Code (setting forth the AH Combining District) “is intended to promote the development of 100% affordable rental housing projects located within one-half mile of a major transit stop or one-quarter mile of a high-quality transit corridor [. . .] by providing flexible development standards and modifying the uses allowed in the commercial districts and subdistricts”. The AH combining district eliminates the residential density standard, and allows for an increase in Gross Floor Area up to 2.0:1 FAR (Residential only projects), or 2.4:1 FAR (mixed use projects). Additionally, the AH district allows for a height increase up to 50 feet, with a 35 foot residential transitional height limit for portions of a site within 50 feet of a residentially zoned property.

AH Combining District Applicability

As outlined above, the AH combining district is intended only for application on sites with proximity to public transit. Section 21155 of the Public Resource Code provides a definition of a “high quality transit corridor”, which is incorporated by reference into the district language:

“[...] a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.”

VTA provides regular, fixed route bus service along much of the El Camino Real corridor in the City of Palo Alto. During peak commute hours, as well as throughout most of the day, the 22 Bus Route provides 15 minute headways with service between Palo Alto Transit Center and San Antonio Caltrain (and beyond). The subject site is located directly across El Camino Real from the south-bound 22 Bus stop, and one block from the north-bound 22 bus stop (El Camino Real and Matadero Avenue). As a result, the site meets the intended transit proximity qualification.

In addition to the transit proximity qualification outlined above, the AH district may only be combined with commercial districts (CD, CN, CS, and CC). Generally, these districts include areas in downtown, California Avenue, Stanford Shopping Center, and large sections of the El Camino Real corridor. As a result, the site meets the requirement that a site be zoned as a commercial district.

Consistency with the Comprehensive Plan²

The Comprehensive Plan provides a number of policies and programs that are relevant to the project and the effort to provide more flexible development standards for affordable housing projects, as well as housing projects (both affordable and market-rate) located near public transit. A number of those policies are included in Attachment D. On balance, the Comprehensive Plan provides strong support for the construction of affordable housing, and provides many policies indicating that flexible development standards should be considered in the review of such projects. The Housing Element supports the creation of an Affordable Housing overlay with the purpose of helping the City meet its Regional Housing Needs Allocation (RHNA) requirements.

Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is statutorily exempt from CEQA per Guidelines section 15194 (Affordable Housing Exemption).

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Palo Alto Daily Post* on September 14, 2018, which is 12 days in advance of the meeting. Postcard mailing occurred on September 12, 2018 which is 14 days in advance of the meeting.

Alternative Actions

In addition to the recommended action, the Planning and Transportation Commission may:

1. Approve the project with modified findings or conditions;
2. Continue the project to a date (un)certain; or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

Graham Owen, AICP, Planner

PTC³ Liaison & Contact Information

Jonathan Lait, AICP, Assistant Director

² The Palo Alto Comprehensive Plan is available online:
<http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

³ Emails may be sent directly to the PTC using the following address: planning.commission@cityofpaloalto.org

(650) 329-2552

Graham.Owen@CityofPaloAlto.org

(650) 329-2679

Jonathan.Lait@CityofPaloAlto.org

Attachments:

- Attachment A: Draft 3703-3709 El Camino Real Rezoning Ordinance (DOCX)
- Attachment B: Applicant Project Description (PDF)
- Attachment C: Existing Zoning Map - 3703-3709 El Camino Real (PDF)
- Attachment D: Comp Plan Policies (DOCX)
- Attachment E: Zoning Comparison Table (DOCX)
- Attachment F: Project Plans (DOCX)

Not Yet Adopted

Ordinance No. _____

Ordinance of the Council of the City of Palo Alto Amending the Zoning Map of the City of Palo Alto to for 3703-3705 and 3707-3709 El Camino Real to add the Affordable Housing (AH) Combining District to the Existing Neighborhood Commercial (CN) District

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. The City Council finds as follows:

- (A) The Planning and Transportation Commission ("Commission"), after a duly noticed public hearing on September 26, 2018, recommended that the City Council of the City of Palo Alto ("Council") rezone the subject site (3703-3705 and 3707-3709 El Camino Real) from CN Neighborhood Commercial to CN (AH) Neighborhood Commercial with Affordable Housing Combining District.
- (B) After reviewing the facts presented at a public hearing, including public testimony and reports and recommendations from the Director of Planning and Community Environment, the Commission recommended that the subject site meets the commercial zoning and transit proximity requirements of the Affordable Housing Combining District and that rezoning to the CN (AH) designation would be consistent with the Palo Alto Comprehensive Plan.
- (C) The Council held a duly noticed public hearing on the matter on _____, 2018, found the project exempt from environmental review, and after reviewing all relevant information, including staff reports, and all testimony, written and oral, presented on the matter, found that the public interest, health, and welfare require an amendment to the Zoning Map of the City of Palo Alto.

SECTION 2. Amendment of Zoning Map

Section 18.08.040 of the Palo Alto Municipal Code, the "Zoning Map," is hereby amended by applying the Affordable Housing (AH) combining district to all that real property situated in the City of Palo Alto, County of Santa Clara, State of California, described in Exhibit 1 (Legal Description and Map) attached hereto and incorporated herein by reference, and commonly known as 3703-3705 and 3707-3709 El Camino Real.

SECTION 3. The Council hereby finds that this rezoning is subject to environmental review under the provisions of the California Environmental Quality Act (CEQA). The rezoning is exempt from CEQA per Section 15194 of the CEQA Guidelines, which exempts affordable housing projects meeting certain criteria.

Not Yet Adopted

SECTION 4. This ordinance shall be effective upon the thirty-first (31st) day after its passage and adoption.

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

City Clerk

Mayor

APPROVED AS TO FORM:

APPROVED:

Deputy City Attorney

Interim Director of Planning and
Community Environment



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April 19, 2018

Hillary Gitelman, Director of Planning & Community Environment
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Re: Wilton Development Proposal & Planning Application

Dear Hillary,

Following the City Council's recent adoption of the Affordable Housing Combining District Ordinance, we present to you our planning application for the development of 61 units at 3707-3079 El Camion Real in the City of Palo Alto.

Our proposal includes the development of 61 units of 100% affordable housing with 58 studios and 3 one-bedroom apartments (including one manager's unit). The new units will provide housing for households earning up to 30 - 60% (possibly up to 80% with 59% averaging) of the Area Median Income with a percentage of the population targeting households with special needs. Additionally, we propose to set aside 15 units for adults with developmental disabilities.

As you know, PAH has a long history and a proven track record for providing award-winning, affordable housing in Silicon Valley. We have recently expanded into the City of Mountain View and San Mateo County, but look forward to bringing forward another project in the City of Palo Alto. PAH brings exceptional experience in building affordable, urban in-fill housing and transit-oriented development with high-quality development standards. Our in-house Property Management and Resident Services staff provide tremendous support for our residents, which always creates successful properties that are proven models for affordable housing communities.

Please feel free to reach me at 650-321-9709, ext. 1300 or cgonzalez@pah.community with any questions. We look forward to the potential opportunity to partner with the City again to continue to tackle the affordable housing crisis in Silicon Valley.

Sincerely,

Candice Gonzalez
President & CEO

BUILDING STORIES THAT MATTER

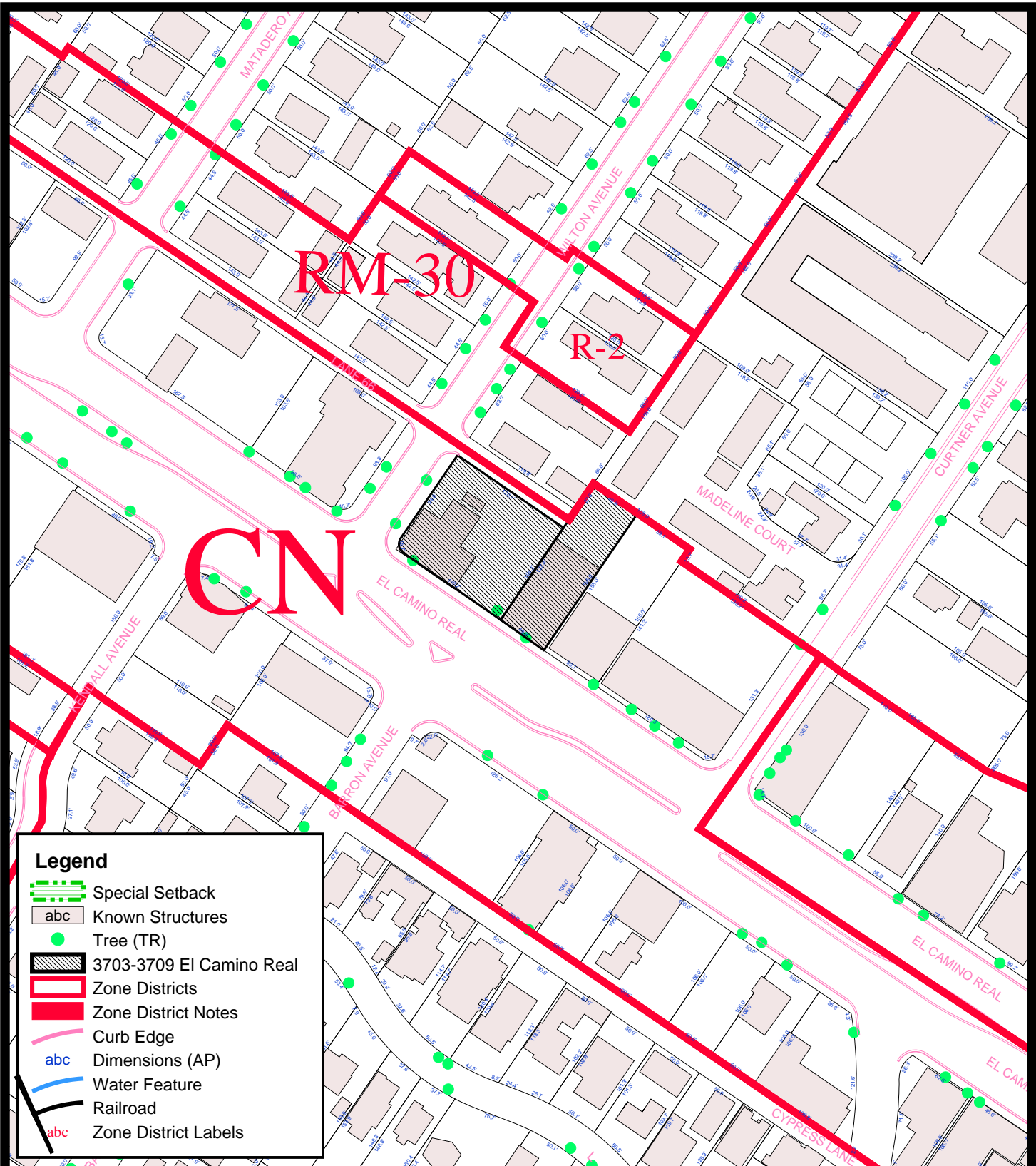
Wilton Court Narrative

Palo Alto Housing (PAH) proposes to redevelop two parcels (20,150 sf total) along El Camino Real into a mixed-use development. The project would include 61 units of badly needed affordable housing and would take advantage of tax credit and city affordable housing funds. The development would be located at 3703-3705 and 3707-3709 El Camino Real, and would also be bound by Wilton Avenue, a 20' wide alley and interior lot lines / adjacent commercial uses. The proposed 100% affordable housing development would be a three-story wood frame (Type V-A) structure on a two-story semi-depressed concrete structure (type I-A) podium, and would consist of 61 apartments (58 studios and 3 one-bedroom units) including one manager's unit.












Ground floor uses would be for the residential community above including management/leasing offices, mailroom, bike storage, computer lab and building-associated services spaces. Additionally on the ground floor would be a 50 space residential parking garage. The podium level would contain a community room, gym, and laundry facilities.

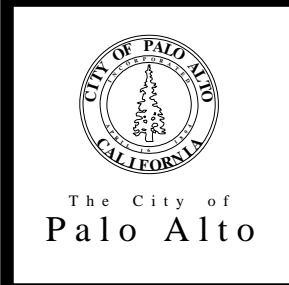
The residential floors as proposed would be organized in an L-shaped double loaded corridor, parallel to El Camino Real with a large opening to breakdown the mass along Wilton Avenue, and would allow additional sunlight into the podium courtyard. The rear yard garden would contribute to storm-water management and allow the potential to save the larger trees on this portion of the site. The roof would have Solar Thermal and Photovoltaic panels for improved building energy performance.

The project requests the application of the Affordable Housing Combining District Ordinance.




Legend


-  Special Setback
-  Known Structures
-  Tree (TR)
-  3703-3709 El Camino Real
-  Zone Districts
-  Zone District Notes
-  Curb Edge
-  Dimensions (AP)
-  Water Feature
-  Railroad
-  Zone District Labels



Existing Zoning Map -
3703-3709 El Camino Real

This map is a product of the
City of Palo Alto GIS





Attachment E: Applicable Comprehensive Plan Policies – 3703-3709 El Camino Real

Land Use Element

- Policy L-2.5: Support the creation of affordable housing units for middle to lower income level earners, such as City and school district employees, as feasible.
- Policy L-2.4: Use a variety of strategies to stimulate housing, near retail, employment, and transit, in a way that connects to and enhances existing neighborhoods.
- Program L2.4.7: Explore mechanisms for increasing multi-family housing density near multimodal transit centers.
- Policy L-3.4: Ensure that new multi-family buildings, entries and outdoor spaces are designed and arranged so that each development has a clear relationship to a public street.
- Policy L-3.1: Ensure that new or remodeled structures are compatible with the neighborhood and adjacent structures.
- Policy L-4.2: Preserve ground-floor retail, limit the displacement of existing retail from neighborhood centers and explore opportunities to expand retail.
- Policy L-4.15: Recognize El Camino Real as both a local serving and regional serving corridor, defined by a mix of commercial uses and housing.
- Policy L-6.7: Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.

Housing Element

- Policy H2.1: Identify and implement strategies to increase housing density and diversity, including mixed-use development and a range of unit styles, near community services. Emphasize and encourage the development of affordable and mixed income housing to support the City's fair share of the regional housing needs and to ensure that the City's population remains economically diverse.
- Program H2.1.1: To allow for higher density residential development, consider amending the zoning code to permit high-density residential in mixed use or single use projects in commercial area within one-half mile of fixed rail stations and to allow limited exceptions to the 50-foot height limit for Housing Element sites within one –quarter mile of fixed rail stations.
- Program H2.1.2: Allow increased residential densities and mixed use development only where adequate urban services and amenities, including roadway capacity, are available.
- Program H2.1.4: Amend the Zoning Code to create zoning incentives that encourage the development of smaller, more affordable housing units, including units for seniors, such as reduced parking requirements for units less than 900 square feet and other flexible development standards.
- Program H2.1.6: Consider density bonuses and/or concessions including allowing greater concessions for 100% affordable housing developments.
- Program H2.2.8: Assess the potential of removing maximum residential densities (i.e.

dwelling units per acre) in mixed use zoning districts to encourage the creation of smaller housing units within the allowable Floor Area Ratio (FAR), and adopt standards as appropriate.

- Program H2.1.10: As a part of planning for the future of El Camino Real, explore the identification of pedestrian nodes (i.e. “pearls on a string”) consistent with the South El Camino Design Guidelines, with greater densities in these nodes than in other areas.
- Program H2.2.6: On parcels zoned for mixed use, consider allowing exclusively residential use on extremely small parcels through the transfer of zoning requirements between adjacent parcels to create horizontal mixed use arrangements. If determined to be appropriate, adopt an ordinance to implement this program.
- Program H3.1.5: Encourage the use of flexible development standards, including floor-area ratio limits, creative architectural solutions, and green building practices in the design of projects with a substantial BMR component.
- Program H3.1.12: Amend the Zoning Code to provide additional incentives to developers who provide extremely low-income (ELI), very low-income, and low income housing units, above and beyond what is required by the Below Market Rate program, such as reduced parking requirements for smaller units, reduced landscaping requirements, and reduced fees.

ATTACHMENT E
ZONING COMPARISON TABLE
3703-3709 El Camino Real

Zoning District	CN (Existing Zoning) (1)	CN (AH) (Proposed Zoning)
Regulation	Required	Required
Minimum Site Area (ft ²)	None Required	Same as Underlying District
Site Width (ft)	None Required	Same as Underlying District
Site Depth (ft)	None Required	Same as Underlying District
Min. Front Yard	0 – 10 feet to create an 8 – 12 feet effective sidewalk width (8)	Same as Underlying District
Min. Rear Yard	10 feet for residential portion; no requirement for commercial portion	Same as Underlying District
Min. Interior Side Yard	10 feet (for lots abutting a residential zone district)	Same as Underlying District
Min. Street Side Yard	5 feet	Same as Underlying District
Special Setback	No	Same as Underlying District
Build-to-Lines	50 percent of frontage built to setback; 33 percent of side street built to setback (1)	Same as Underlying District
Maximum Site Coverage	50 percent	None Required
Maximum Height	Standard: 40 feet on El Camino Real Maximum Height Within 150 feet of a residential zone district (other than an RM-40 or PC zone) abutting or located within 50 feet of the side: 35 feet (4)	Standard: 50 feet Maximum Height Within 50 ft of a R1, R-2, RMD, RM-15, or RM-30 zoned property: 35 feet (3)
Maximum Residential Floor Area Ratio (FAR)	0.6:1 (4)	2.0:1
Maximum Total Mixed Use Floor Area Ratio (FAR)	1.0:1 (4)	2.4:1
Daylight Plane for lot lines abutting one or more residential zone districts	Daylight plane height and slope shall be identical to those of the most restrictive residential zoning district abutting the lot line	Same as Underlying District

Maximum Residential Density per Acre	15-20 units/per acre (8)	None Required
Minimum Site Open Space (percent)	30 percent	20 percent (2)
Minimum Usable Open Space (sf per unit)	150 sf per unit (when six units or more) (2)	25 sf per unit for 5 or fewer units, 50 sf per unit for 6 units or more (2)
Minimum Common Open Space (sf per unit)	N/A	None Required
Minimum Private Open Space (sf per unit)	N/A	None Required
Multiple-Family Off-Street Parking Requirement	1.25 per studio, 1.5 per one-bedroom; 2 per two-bedroom	0.75 per unit. The Director may modify this standard based on findings from a parking study that show fewer spaces are needed for the project. The required parking ratio for special needs housing units, as defined in Section 51312 of the Health and Safety Code shall not exceed 0.3 spaces per unit.
Guest Parking	33% of all residential units provided	None
Bicycle Parking PAMC 18.52.040 Table 1	1 space per unit/ 100% Long Term (LT)	Unknown

CN Notes

- 1) Twenty-five-foot driveway access permitted regardless of frontage; build-to requirement does not apply to CC district.
- 2) Required usable open space: (1) may be any combination of private and common open spaces; (2) does not need to be located on the ground (but rooftop gardens are not included as open space); (3) minimum private open space dimension six feet; and (4) minimum common open space dimension twelve feet.
- 3) Residential density shall be computed based upon the total site area, irrespective of the percent of the site devoted to commercial use.
- 4) For CN sites on El Camino Real, height may increase to a maximum of 40 feet and the FAR may increase to a maximum of 1.0:1 (0.5:1 for nonresidential, 0.5:1 for residential).
- 5) For sites abutting an RM-40 zoned residential district or a residential Planned Community (PC) district, maximum height may be increased to 50 feet.
- 6) Ground floor commercial uses generally include retail, personal services, hotels and eating and drinking establishments. Office uses may be included only to the extent they are permitted in ground floor regulations.
- 7) A 12-foot sidewalk width is required along El Camino Real frontage.
- 8) Residential densities up to 20 units/acre only on CN zoned housing inventory sites identified in the Housing Element.

CN (AH) Notes

- 1) These developments shall be designed and constructed in compliance with the performance criteria outlined in Chapter 18.23, as well as the context-based design criteria outlined in Section 18.13.060 for residential-only

projects, Section 18.16.090 for mixed use projects in the CN, CC, and CS districts, and Section 18.18.110 for mixed use projects in the CD district, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020.

- 2) Landscape coverage is the total area of the site covered with landscaping as defined in Chapter 18.04. For the purposes of this Chapter 18.30(J), areas provided for usable open space may be counted towards the landscape site coverage requirement. Landscape and open space areas may be located on or above the ground level, and may include balconies, terraces, and rooftop gardens.
- 3) The Planning Director may recommend a waiver from the transitional height standard.

Attachment F

Project Plans

Hardcopies of project plans are provided to PTC Members. These plans are available to the public online and by visiting the Planning and Community Environmental Department on the 5th floor of City Hall at 250 Hamilton Avenue.

Directions to review Project plans online:

1. Go to: <https://palalto.buildingeye.com/planning>
2. Search for "3705 El Camino Real" and open record by clicking on the green dot
3. Review the record details and open the "more details" option
4. Use the "Records Info" drop down menu and select "Attachments"
5. Open the attachment named "3705 El Camino Real - Resubmittal"