



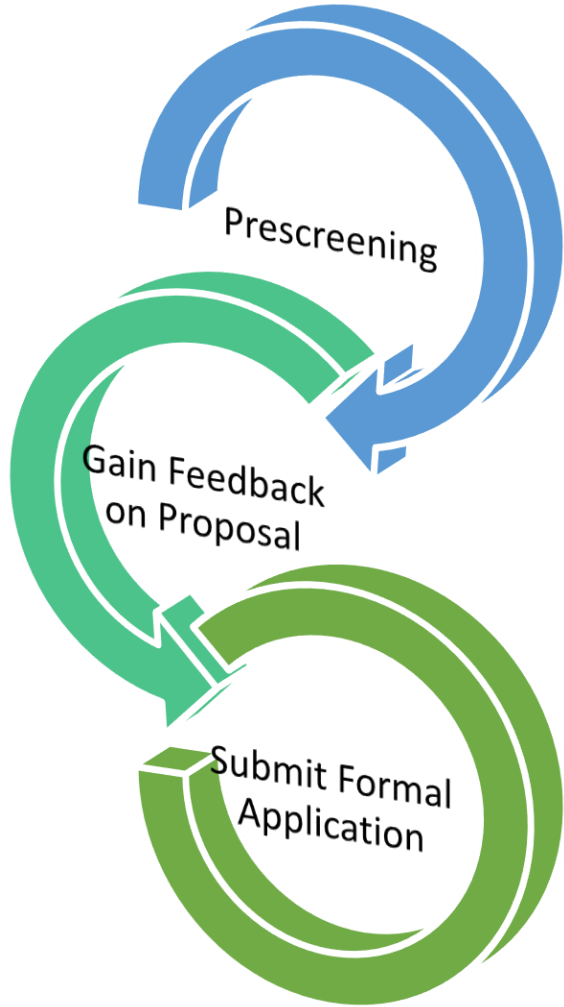
# 2239 Wellesley PHZ

Pre-screening  
City Council

## COUNCIL PRE-SCREENING PROCESS

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- Pre-Screening is required for legislative changes, including rezoning, 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).



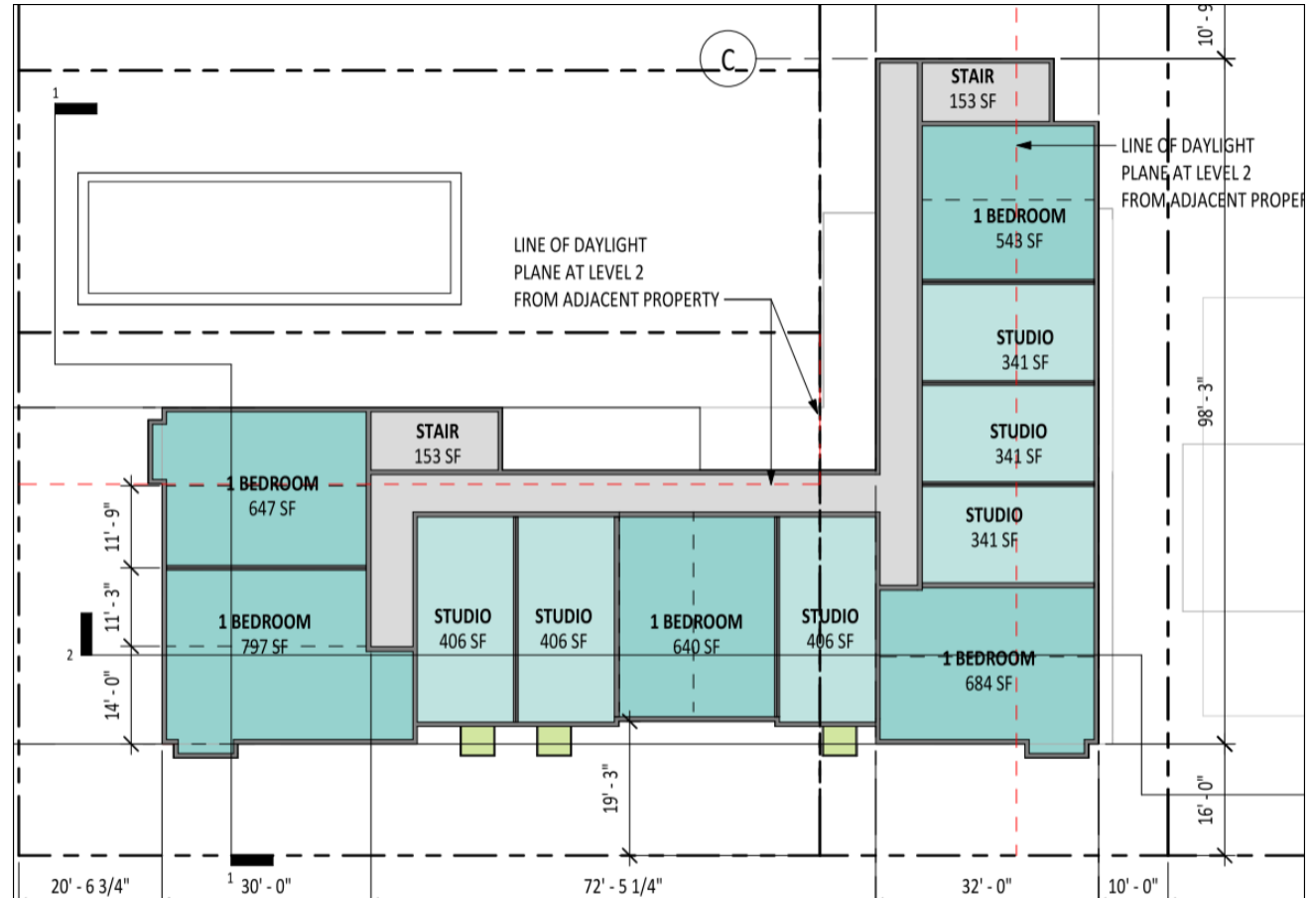
# CONCEPTUAL PROJECT

- Prescreening for a proposal to rezone two R-1 properties to Planned Home Zoning (PHZ) in order to allow for:
  - Demolition of two single-family residences
  - A certificate of compliance to merge two lots
  - Construction of a 24-unit multi-family residential development



# CONCEPTUAL PROJECT

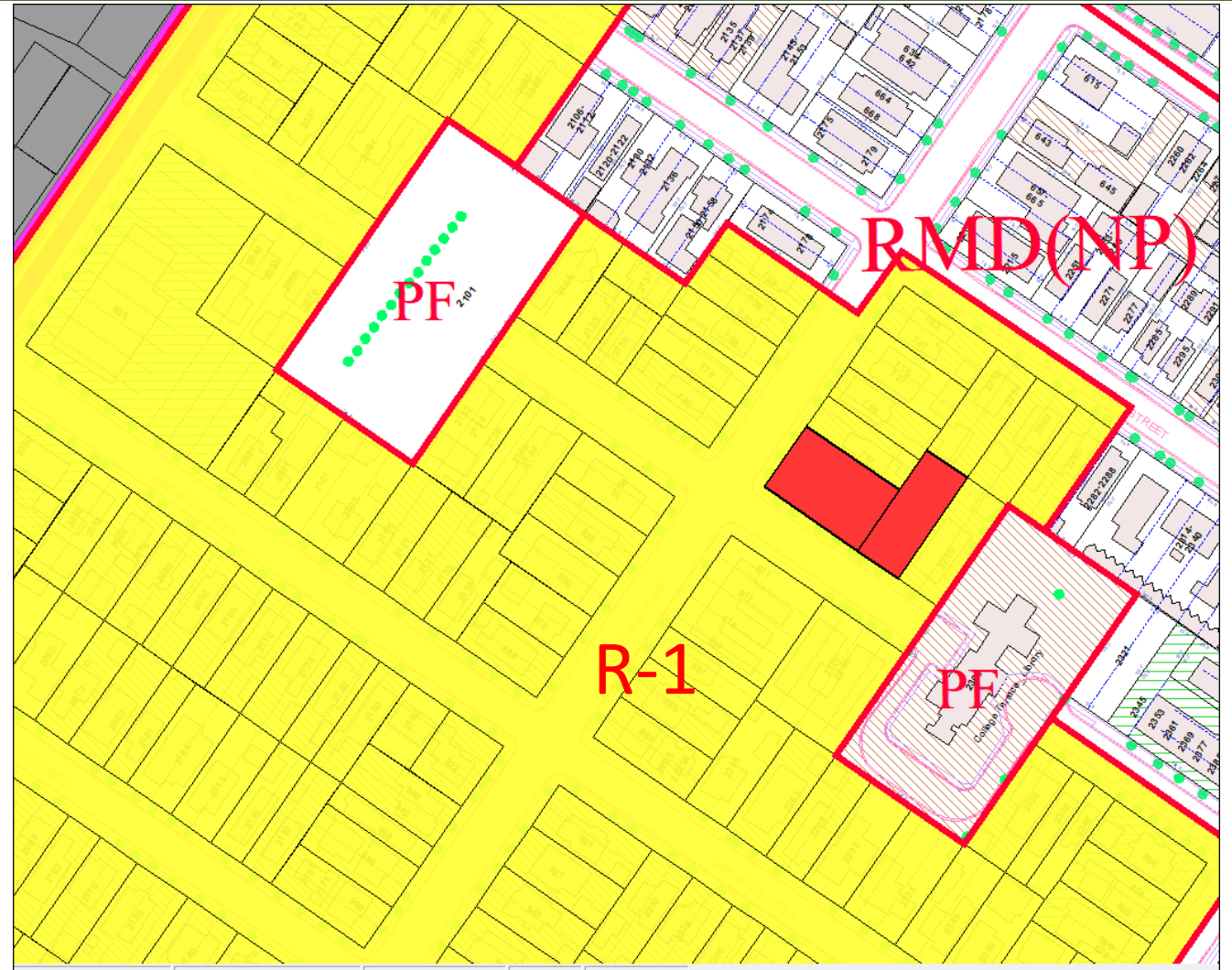
- Net increase in housing; no jobs generated
- 20% inclusionary housing compliance (5 units); 2 at very low and 3 at low income
- 33% parking reduction requested



# KEY CONSIDERATIONS

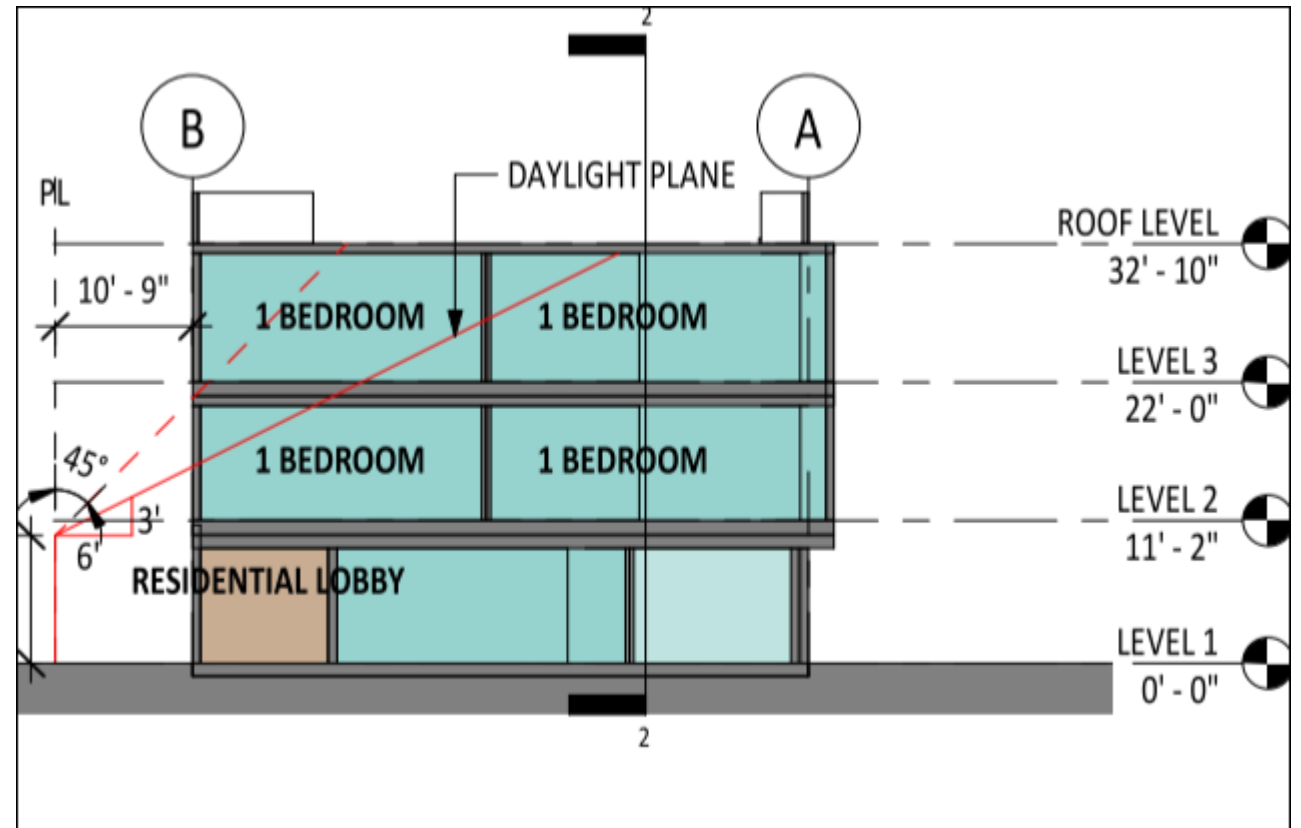
Council direction regarding the PHZ program:

- Use of a PHZ in the R-1 Zone District



# KEY CONSIDERATIONS

- Moderate adjustments to the base zoning
  - Height
  - Daylight Plane
  - Floor Area
  - Lot Size
  - Setbacks
  - Density



# RECOMMENDED MOTION

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Staff recommends that Council conduct a prescreening review and provide informal comments regarding the applicant's request to rezone the subject R-1 zoned properties to PHZ to allow for a multi-family residential development.

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





CITY OF  
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ALTO**

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