

City Council



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PALO ALTO



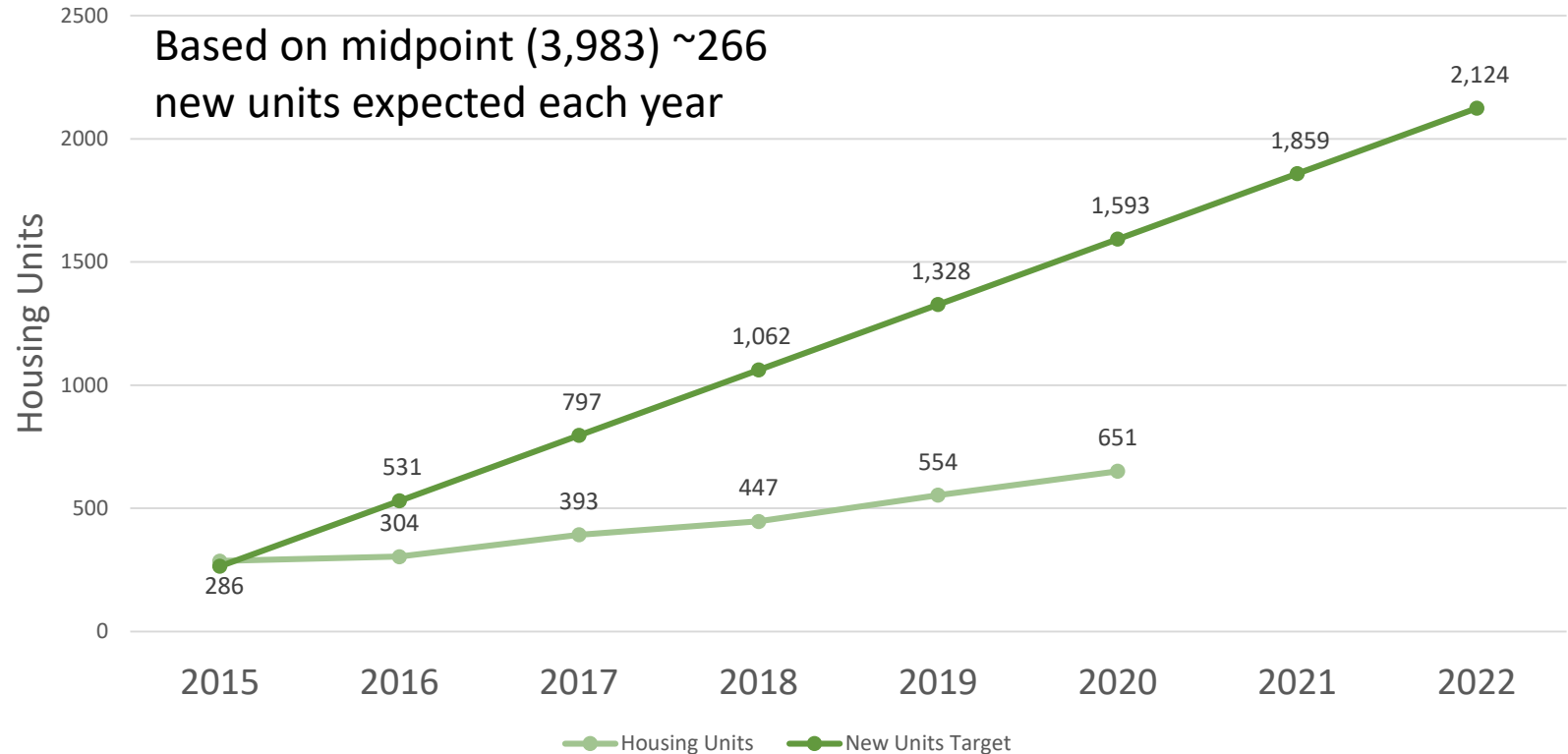
Pre-Screening 300 Lambert PHZ (Planned Home Zoning)

August 16, 2021

www.cityofpaloalto.org

Background / Context

- Council Direction:
February 2020
- Housing Projects:
Inclusionary Requirement
& Jobs-Housing
- Informal Meetings
(~1,000 Units)
- Zoning Trade Offs &
Housing Production



Planned Home Zone Criteria

- Provide 20% of the total units as affordable housing selected from prescribed menu of options
- Provide housing units that meet or exceed the demand generated by any net new jobs



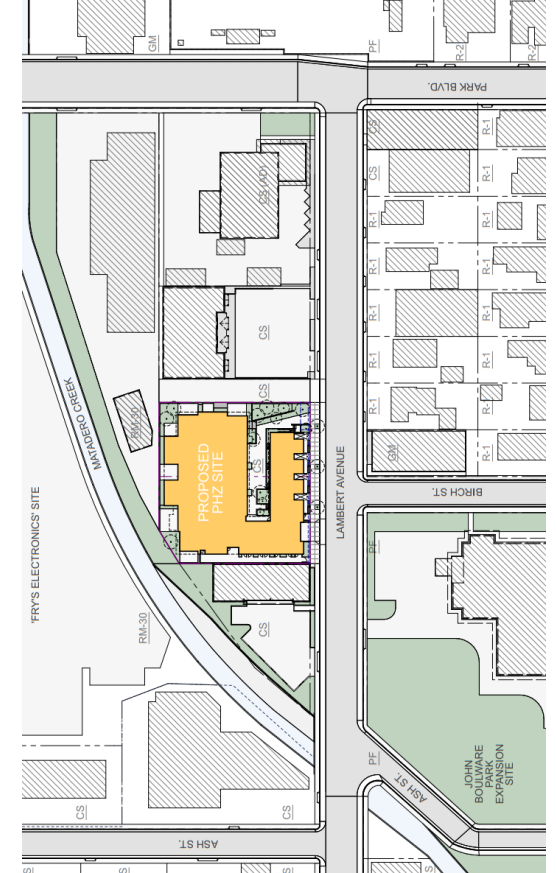
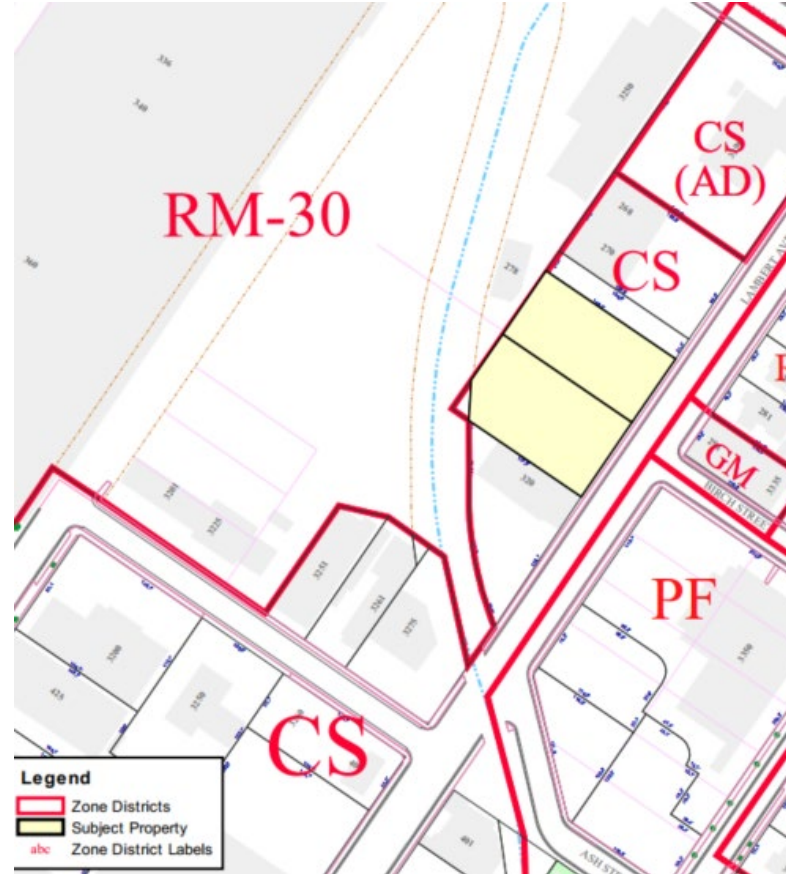
Project Overview

- 49 Units of housing (net new 49)
 - 1-Bedroom (23)
 - 2-Bedrooms (21)
 - 3-Bedrooms (5)
- Net loss of ~10,000 SF of auto use
 - Net decrease in jobs
- 55' to parapet
- 2.66 FAR (70,735 SF)
- Compliant with 20% inclusionary requirement
 - 20% of the units with balanced affordability (10 units)

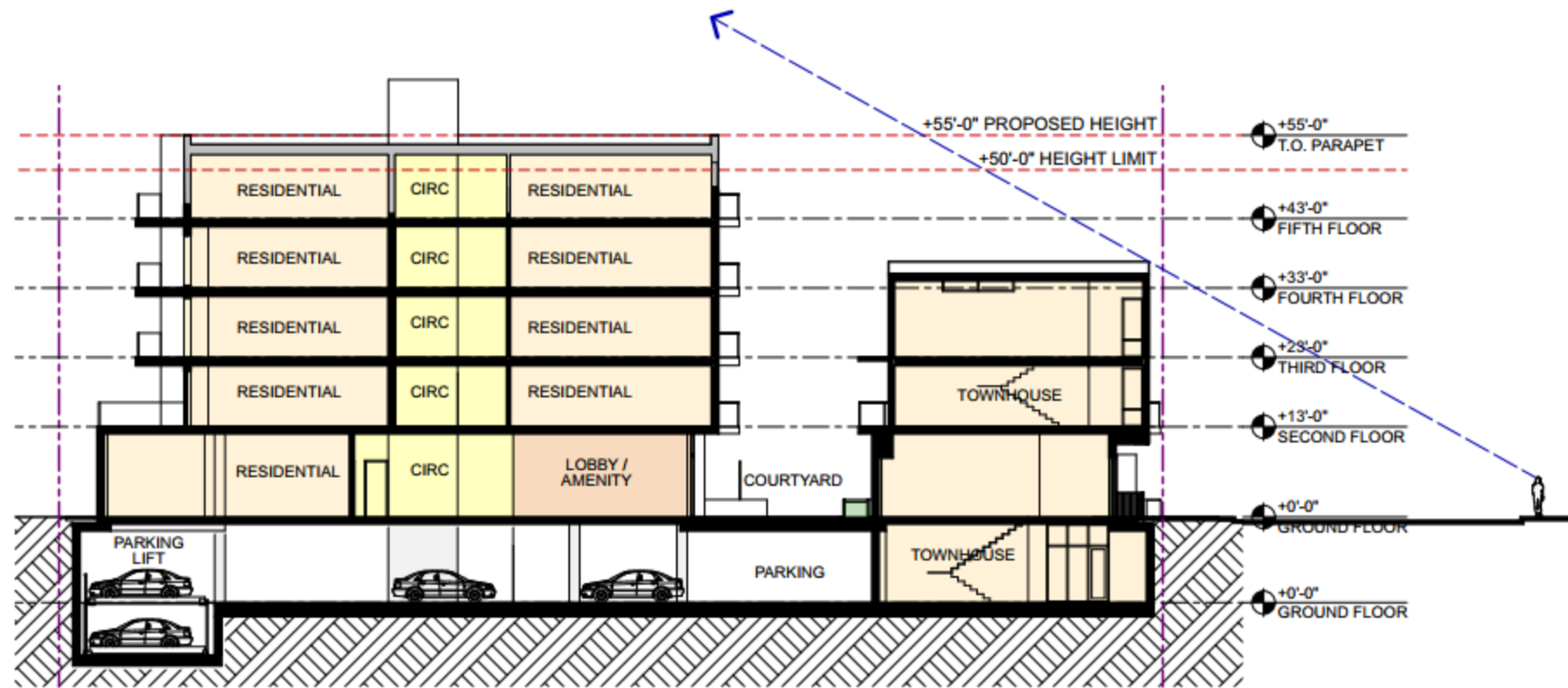


Policy Considerations

- Legislative Amendments
- Height
- Floor Area
- Lot Coverage
- Setbacks



Height



Floor Area



North Ventura Coordinated Area Plan

Alternative 3B



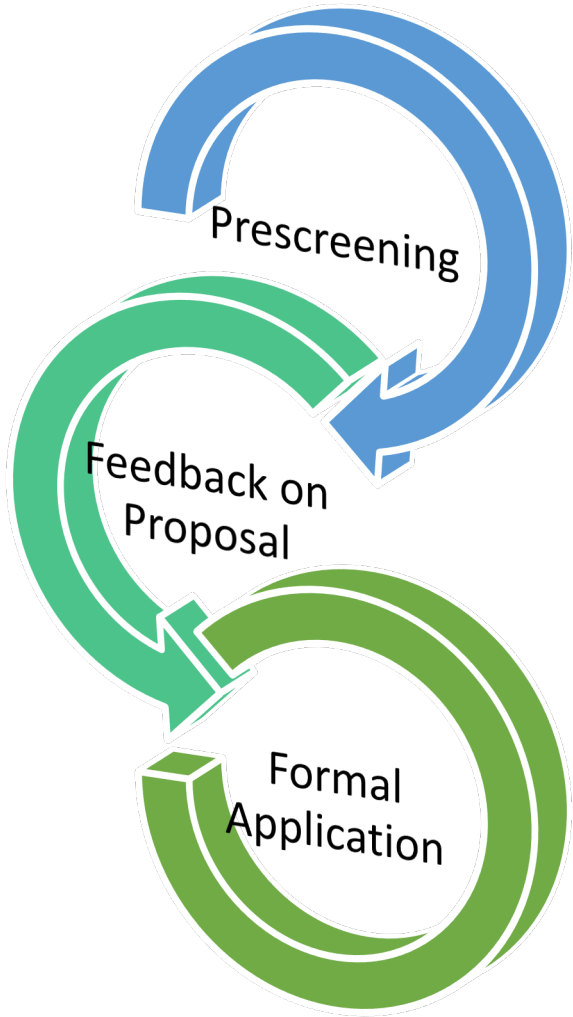
Project Location

Policy Implications

- Each PHZ is different and presents unique challenges for development
 - Weigh the trade-offs for the project
-
- 100% residential
 - 20% affordable housing
 - Across the street from R-1
 - Located within NVCAP
- Increase in height
 - Increase in FAR
 - Increase in lot coverage
 - Reduction in rear setback

Council Pre-screening Process

- Pre-screenings (non-binding / no action) required for legislative changes prior to submittal of a formal application
- Pre-screenings are intended to solicit early feedback on proposed projects and cannot result in any formal action
- Councilmembers should refrain from forming firm opinions supporting or opposing the project as the proposal may return as a formal application (quasi-judicial)



Recommendation

Staff recommends that Council conduct a prescreening review and provide informal comments regarding the applicant's request to rezone the subject CS zoned properties to "Planned Home Zoning (PHZ)". Comments provided during the prescreening process are not binding on the City or the applicant.





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