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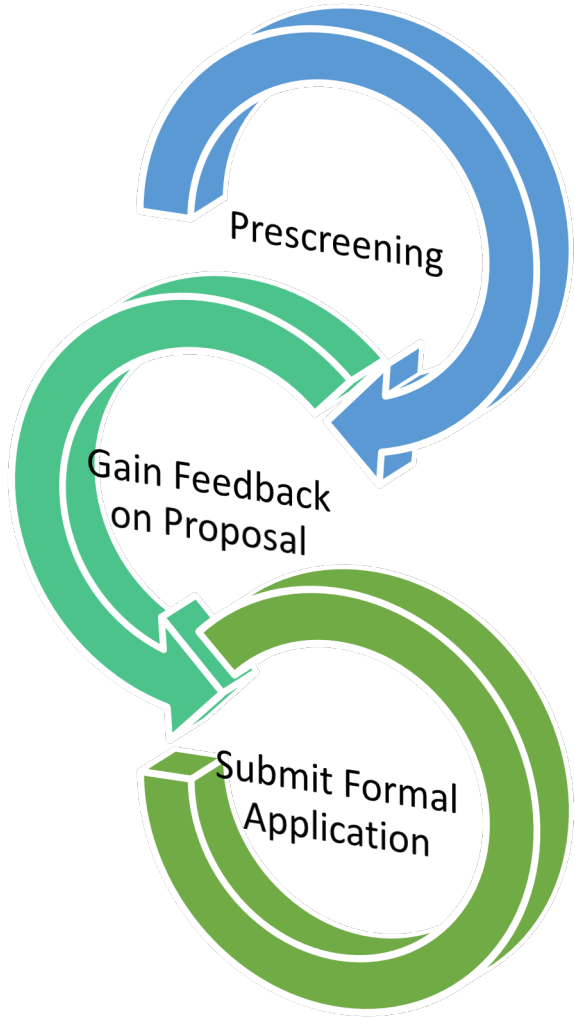
616 Ramona Street

Pre-screening
City Council

August 15, 2022

www.cityofpaloalto.org

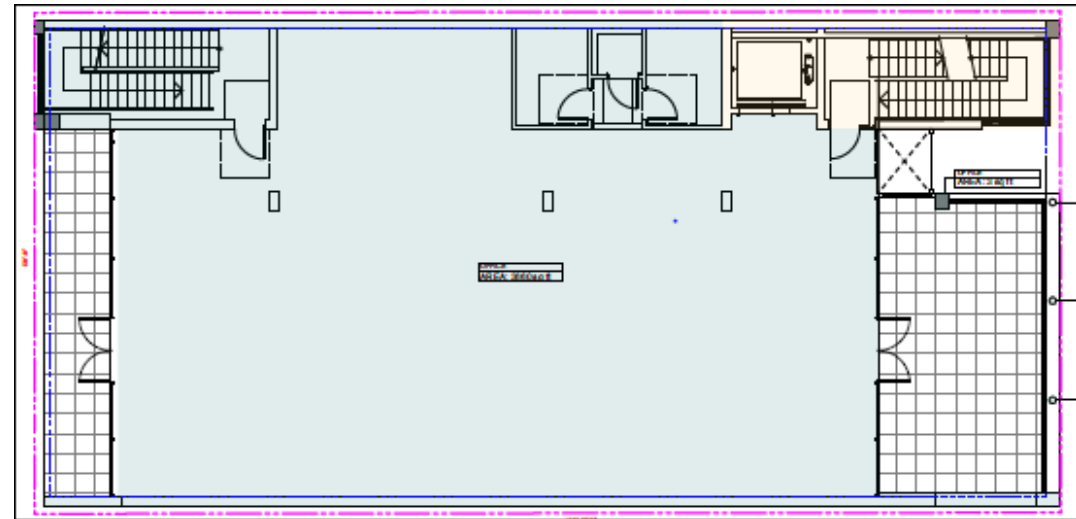
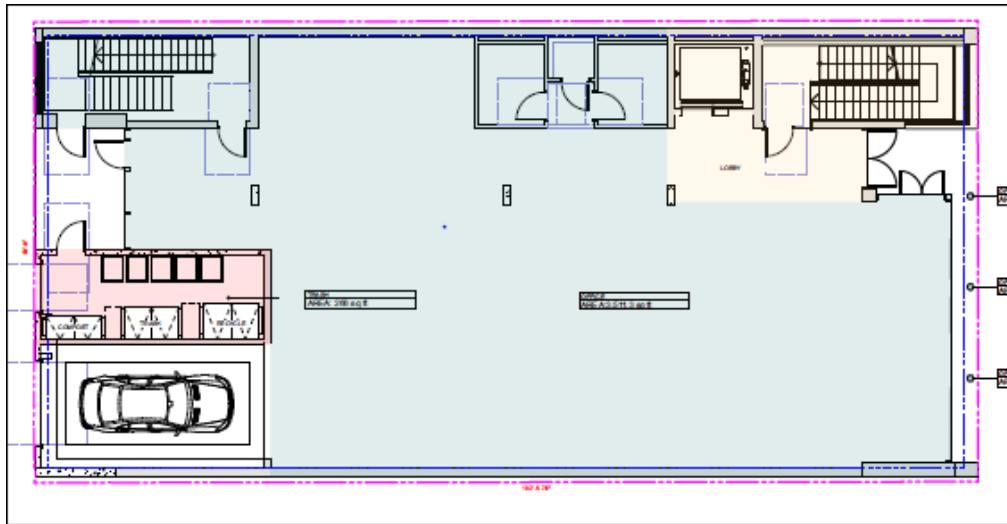
COUNCIL PRE-SCREENING PROCESS



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

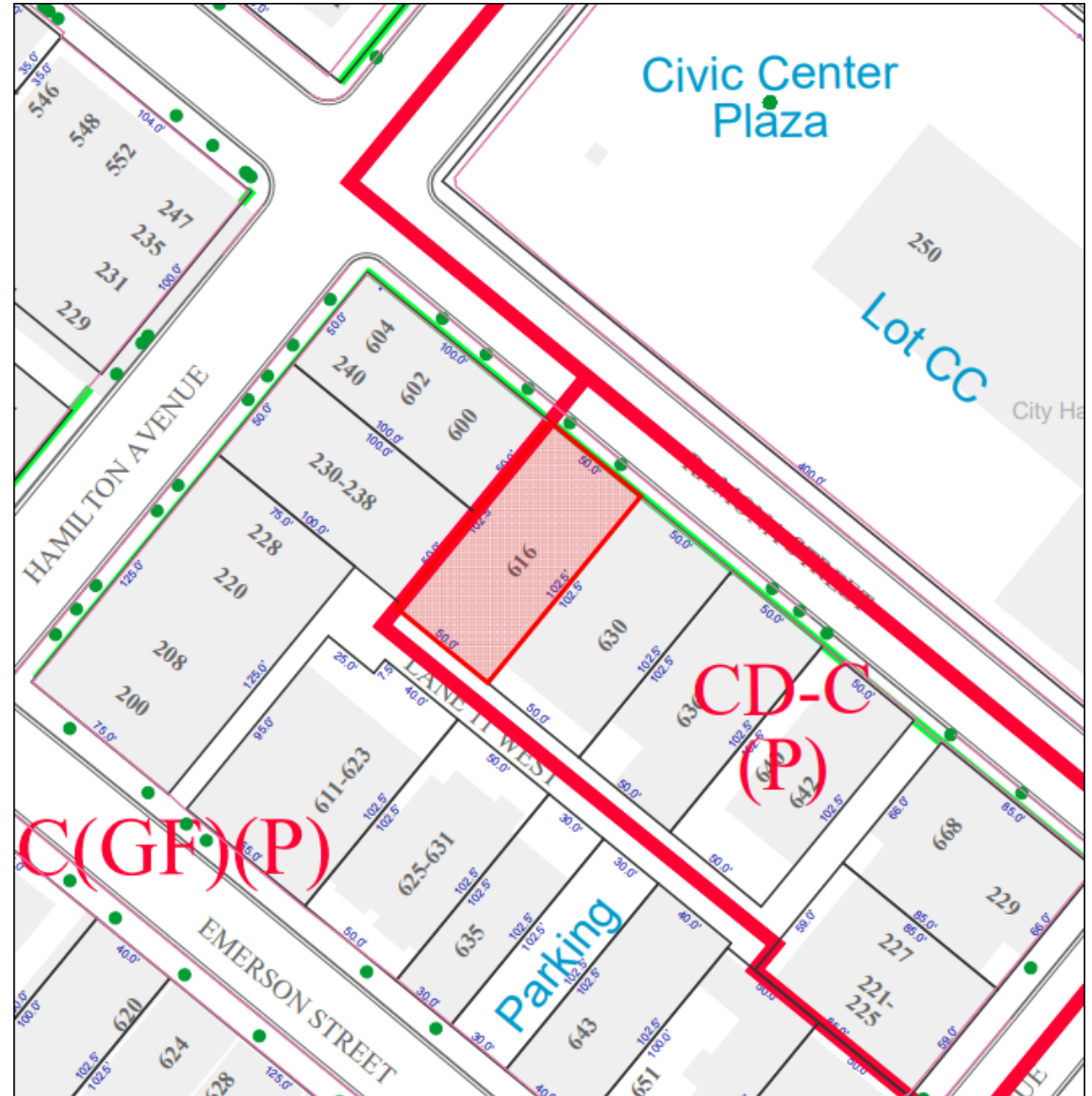
CONCEPTUAL PROJECT

- Prescreening for a proposal to amend Chapter 18.18.120 of the municipal code to allow a change to the building envelope when replacing non-complying floor area in the Commercial Downtown.



CONCEPTUAL PROJECT

- Replace 8,344 sf of existing floor area (including legal noncomplying floor area) in a two story building with a new two-story building that is taller
- Add 620 sf of floor area above the third floor using TDRs to accommodate access to a rooftop deck



LEGISLATIVE HISTORY

- 1986: Council adopted Ordinance 3696 establishing a new Commercial Downtown (CD) District and codifying development standards for the new zone district.
- 1988: staff brought forth an informational report to Council for a code interpretation of the 1986 amendments (CMR 185:8)
- 2015: some councilmembers expressed disagreement with the 1988 interpretation of this code and directed staff to amend the code for clarity.
- January 2016: Council adopted Ordinance 5373 amending Chapter 18.18.180(a)(2) to clarify the meaning of “building envelope”, to more clearly state that noncomplying floor area may not be replaced in a manner that results in a change to the three-dimensional shape of the existing building, and to allow for minor changes to the building envelope for projects with noncomplying FAR for improvements to the pedestrian-oriented design.

KEY CONSIDERATIONS

- The requested code amendments address the concept of allowing for replacement of noncomplying floor area on a building.
- The code currently limits redevelopment of many older, legal noncomplying buildings in the Downtown if the result is greater height or massing.
- The proposed conceptual amendment could result in the redevelopment of many Downtown sites to modernize existing buildings (including bringing them into compliance with current code) while retaining existing non-complying floor area.

RECOMMENDED MOTION

Staff recommends that Council conduct a prescreening and provide informal comments regarding the applicant's request to amend Palo Alto Municipal Code (PAMC) Chapter 18.18.120 to allow for a change to the building envelope when replacing noncomplying floor area.

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





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