



# 70 Encina Avenue

Pre-screening  
City Council

ENCINA HOUSING

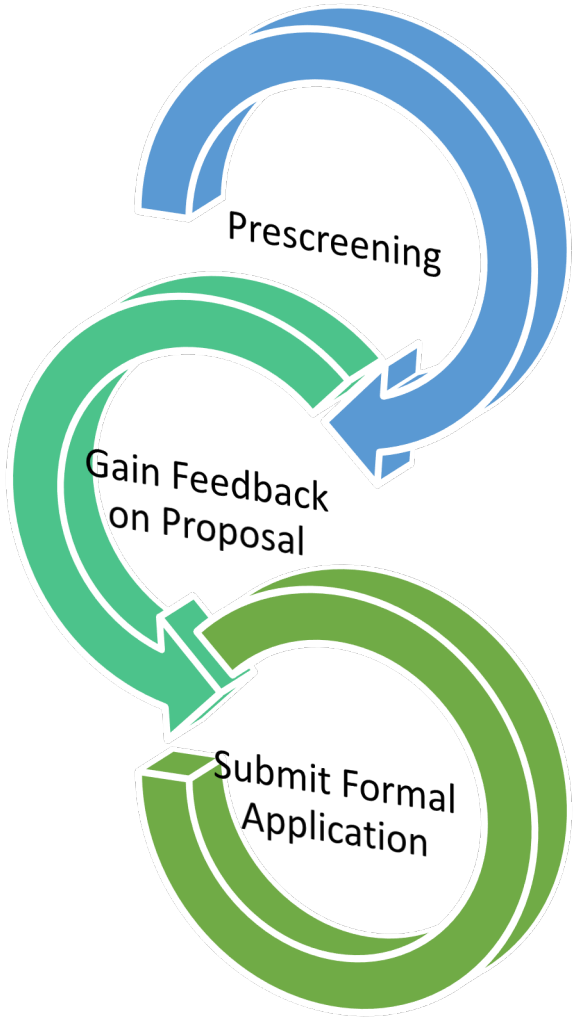
September 12, 2022

[www.cityofpaloalto.org](http://www.cityofpaloalto.org)

## COUNCIL PRE-SCREENING PROCESS

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



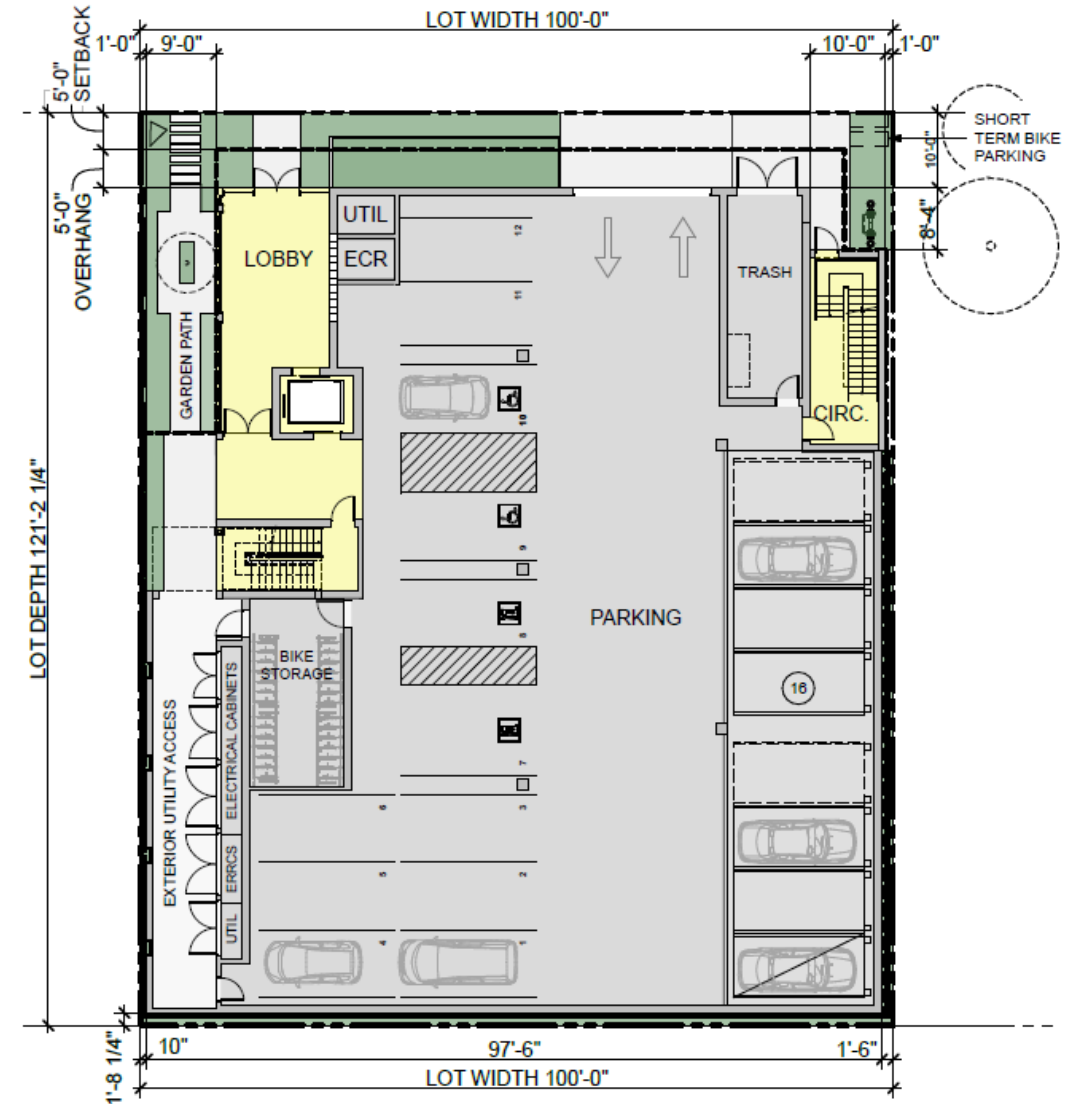
# CONCEPTUAL PROJECT

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- Prescreening for a proposal to rezone two CC Zoned properties to Planned Home Zoning (PHZ) in order to allow for:
  - Construction of 20 residential condominium units in a single structure on a vacant property (12 one-bedroom, 8 two-bedroom)
  - Certificate of Compliance to merge two lots
- Per PHZ requirements:
  - Net increase in housing; no jobs generated
  - 20% inclusionary (4 units)

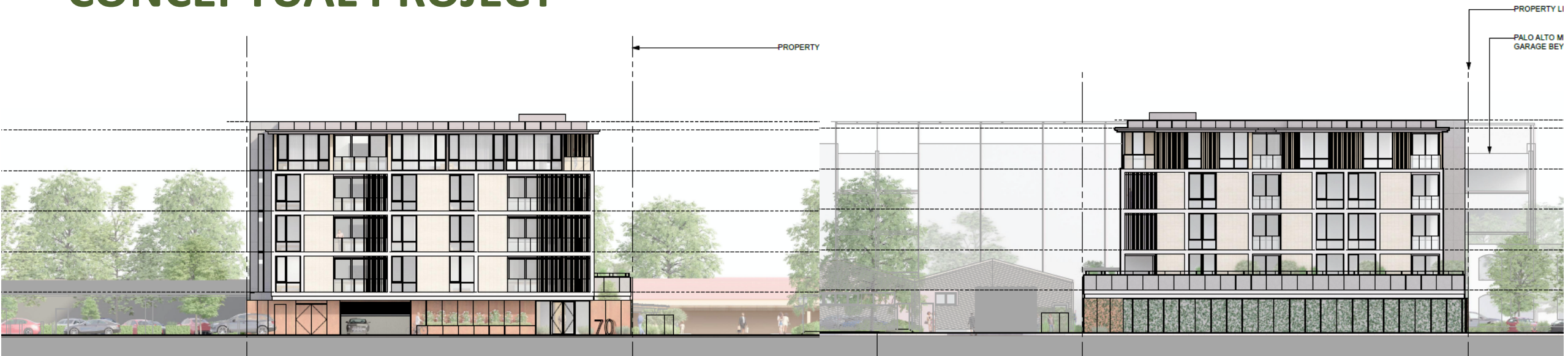
# CONCEPTUAL PROJECT

- Meets parking requirements (28 spaces total)
- Each unit has a balcony, no communal outdoor space/amenities
- 55 ft tall, five stories (50 ft allowed)





# CONCEPTUAL PROJECT



# KEY CONSIDERATIONS

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- This property is part of Town & Country per the Zoning Code and Comprehensive Plan definitions, but not owned by Town & Country
  - Housing is limited to 15% FAR in this zone without a PHZ
  - The Comprehensive Plan discourages conversion of retail to housing, but this property is not currently used for retail, only parking.
- This project will also deviate from the following objective standards:
  - Provides ground-level parking instead of underground
  - Does not provide land uses on the ground floor
  - Does not comply with contextual stepbacks/daylight plane
  - Does not comply with building modulation

# RECOMMENDED MOTION

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Staff recommends that Council conduct a prescreening and provide informal comments regarding the rezoning code text amendments that would be necessary to accommodate the PHZ proposal on two currently CC zoned parcels adjacent to Town and County.

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





CITY OF  
**PALO  
ALTO**

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