

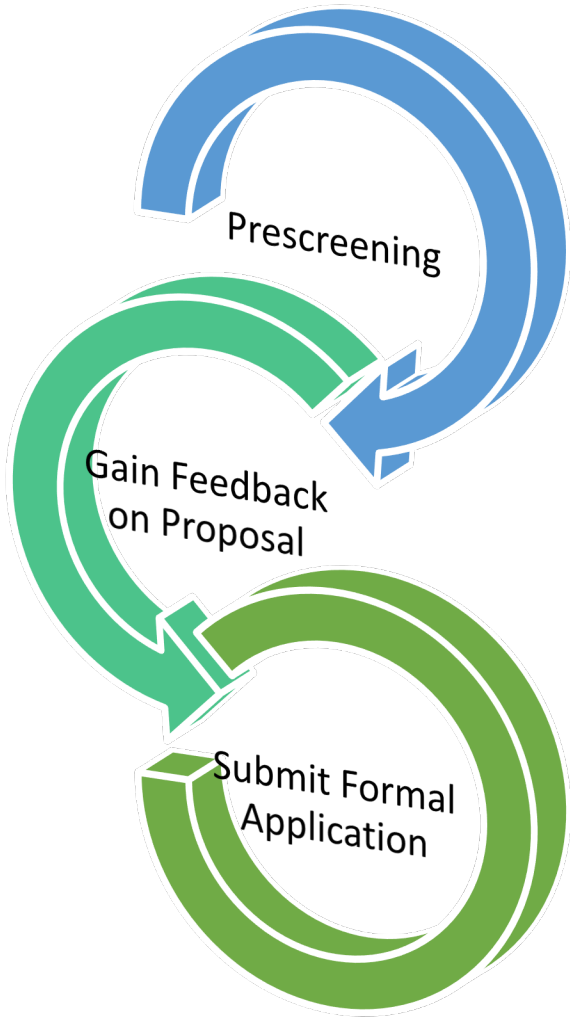


3400 El Camino Real
City Council

October 17, 2022

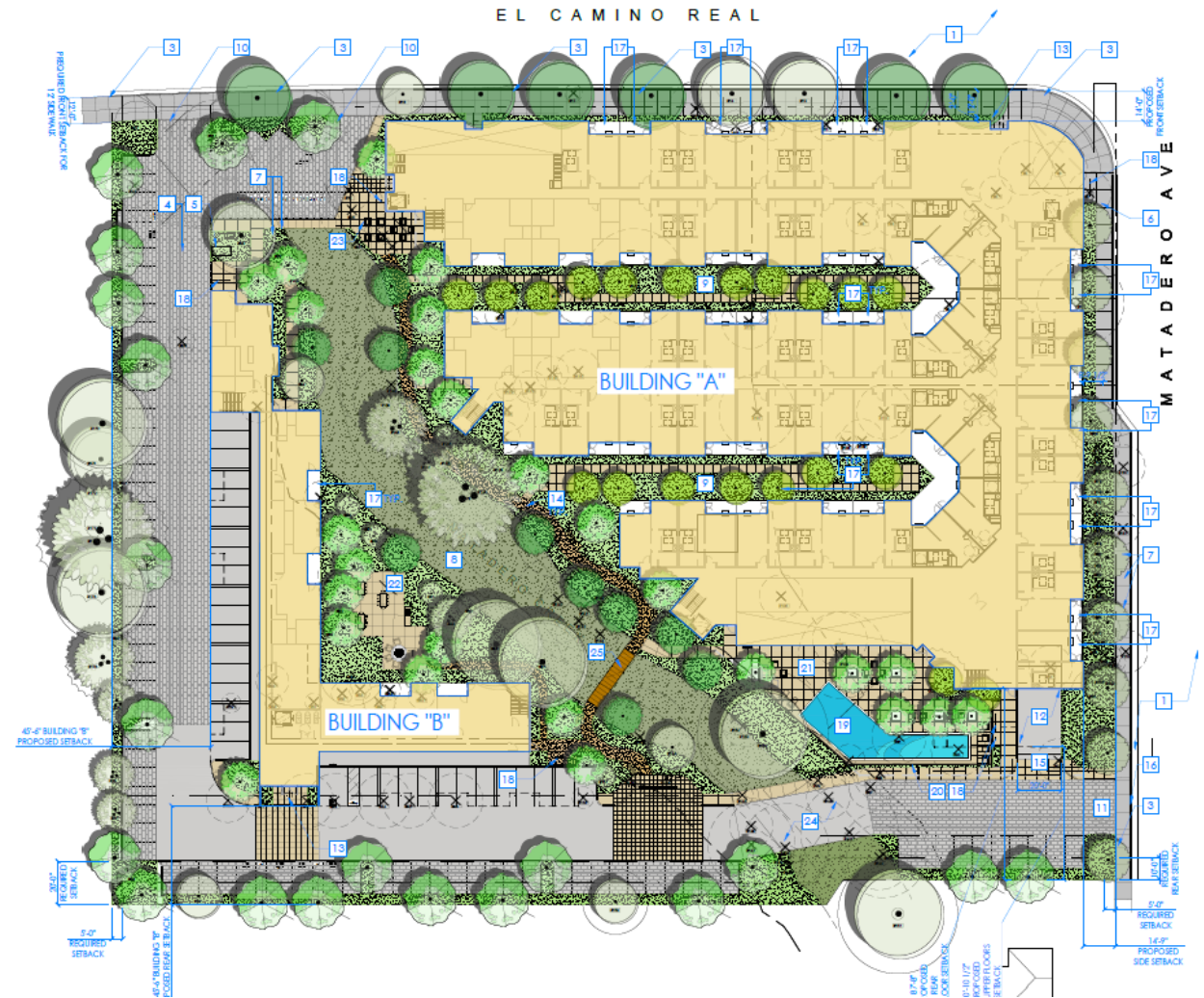
COUNCIL PRE-SCREENING PROCESS

- Pre-Screening is a tool applicants can use to receive feedback from the City Council on a development proposal 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.
- Should a formal application be submitted, a detailed set of drawings must be submitted and reviewed by City staff prior to any ARB, PTC, and City Council meetings. At each point, there will be opportunity for community input and feedback.



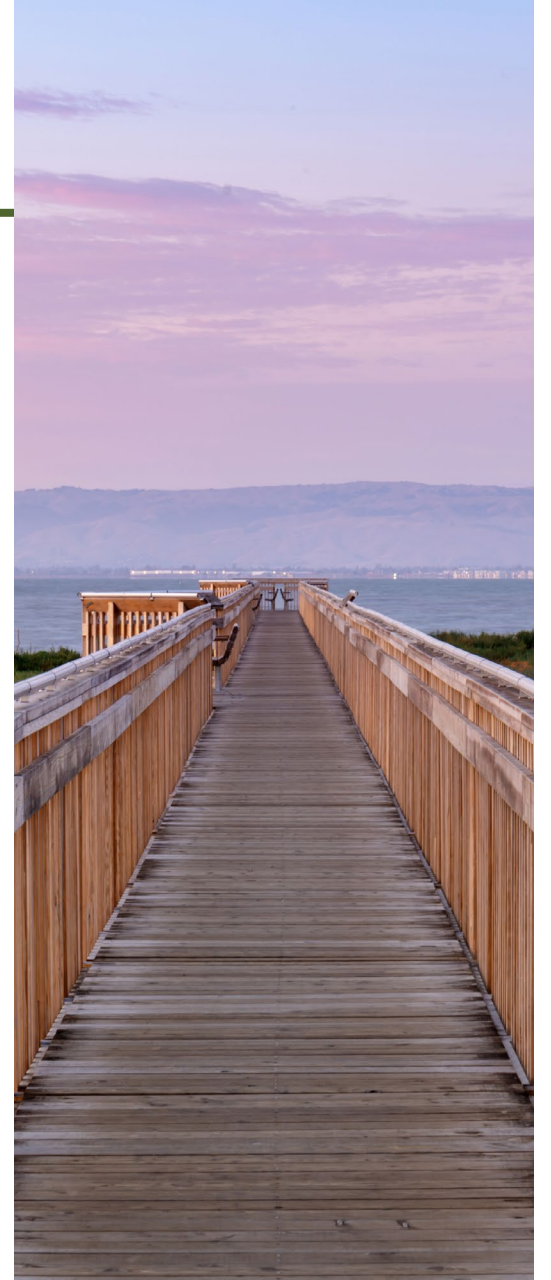
PROJECT OVERVIEW

- RM - 20, CS, CS(H) Zone Districts. Demolish existing 55,135 sf hotel and 8,735 sf restaurant/retail; construct 382 rental units
- Proposed building height is 64 feet: 61 feet to top of building parapet, 64 feet to mechanical screen; portion of building within 35-foot height limitation
- Proposed FAR: 392,178 sf (2.49:1.0); 4000 sf of retail is proposed (lot merger \approx 3.6 acres)
- 44 studio units; 243 one-bedroom units; 86 two-bedroom units; 9 three-bedroom units; 106 dwelling units/acre (ranging from 560 sf to 1,540 sf)



PROJECT OVERVIEW

- 503 vehicle spaces; 383 long term bike spaces; 39 guest bike spaces; and one loading space will be provided (unbundled parking)
- Potentially 131 trees would be removed; At a minimum 260+ trees would need to be provided
- 60-foot setback from Bldg A, 45-foot setback from Bldg B from residences at rear
- Access to the site would remain the same; entrance to the two story below grade parking structure would be off Matadero Avenue



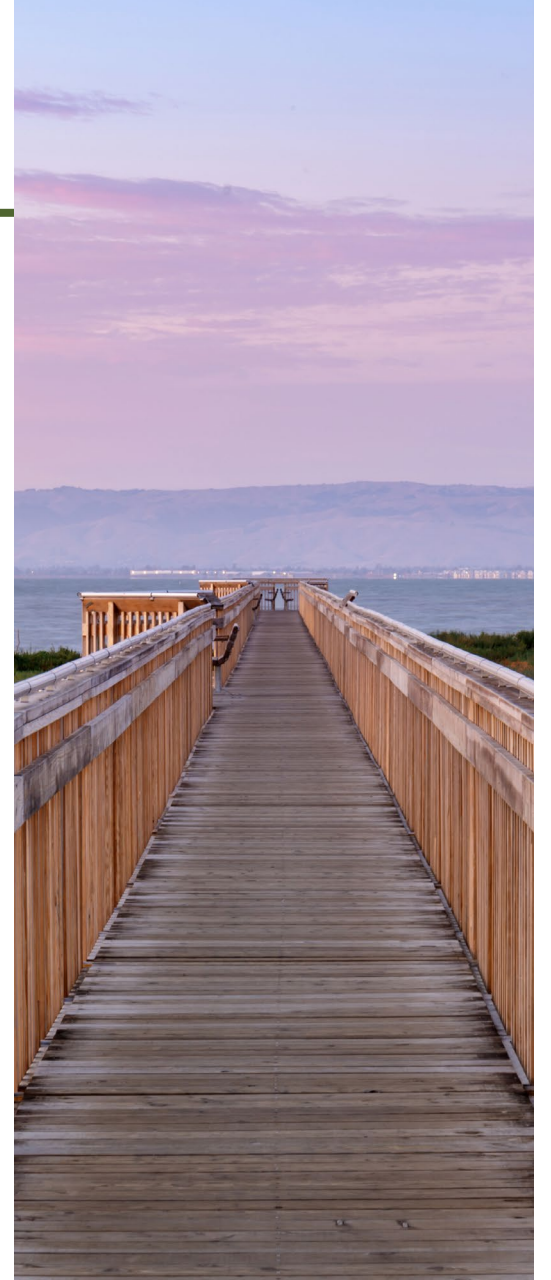
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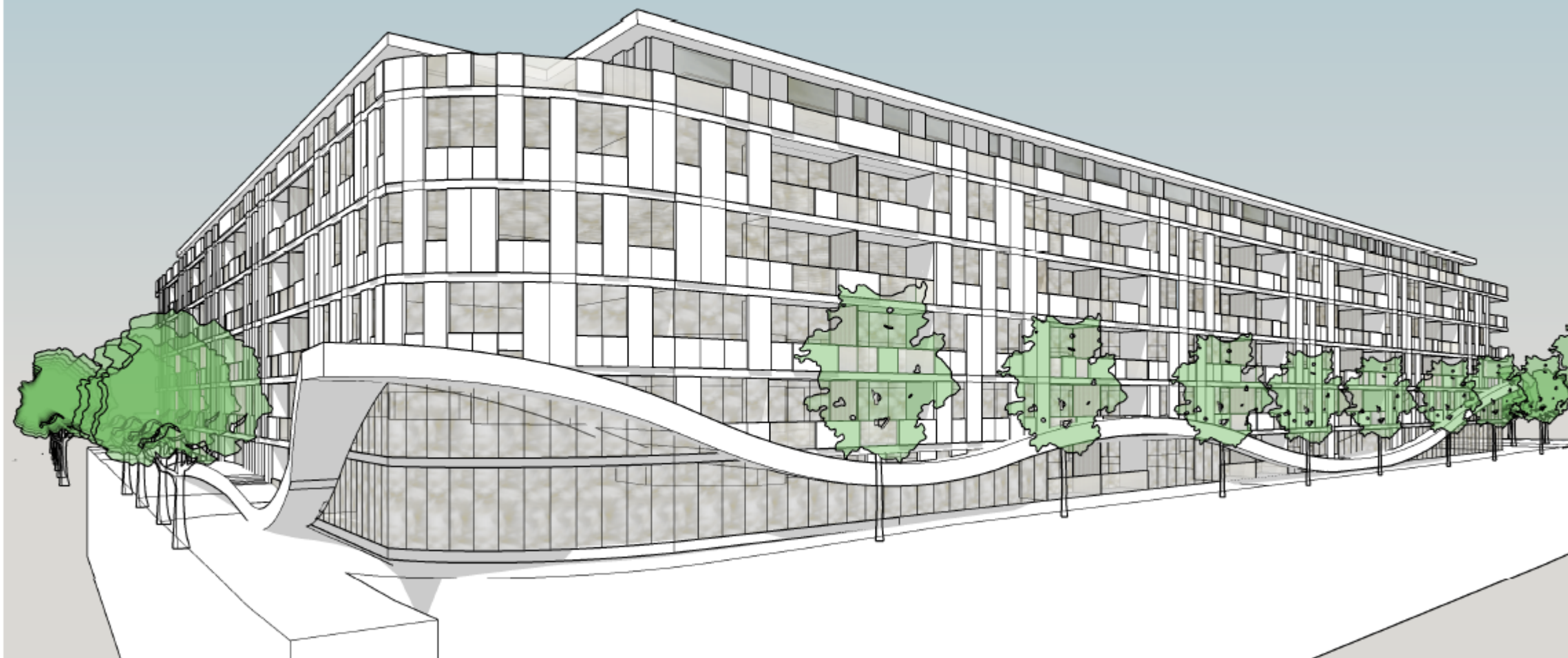
The following items are the project deviates from the code:

1. Height increased up to 61 feet where 35/50 are the limits
2. Increase FAR from 1.5:1.0 (HIP) to 2.49:1.0
3. Waiver from Impact Fees
4. Zero Foot Build-To Line on El Camino Real; 15 feet required for ground floor residential units on El Camino Real

The applicant proposes to provide the following in exchange:

1. Proceed with **Option 1** for meeting the 20% affordable unit ratio Council has encouraged for all PCs, resulting in 76 affordable units
2. Provide 382 rental units
3. Retain 4000 sf of Retail Space
4. Redesign the area near Matadero Avenue as a meandering path for pedestrians to pass through the site





VIEW - EL CAMINO REAL LOOKING DOWN TO MATADERO AVE





VIEW - MATADERO AVE





VIEW - EL CAMINO





VIEW - REAR SIDE

Key Considerations

If a formal application is filed, the following items are areas that staff would evaluate further:

- The impact of the proposed project on the creek
- The impact of added vehicles to and from the site on El Camino Real/Matadero Avenue and how that will intersect with the Safe Routes to School program on Matadero Avenue
- The impact of the project on the environment
- Evaluating the architectural elements and massing and privacy impacts
- Financial considerations related to transient occupancy tax (TOT) retail sales.

Public Comment Topics

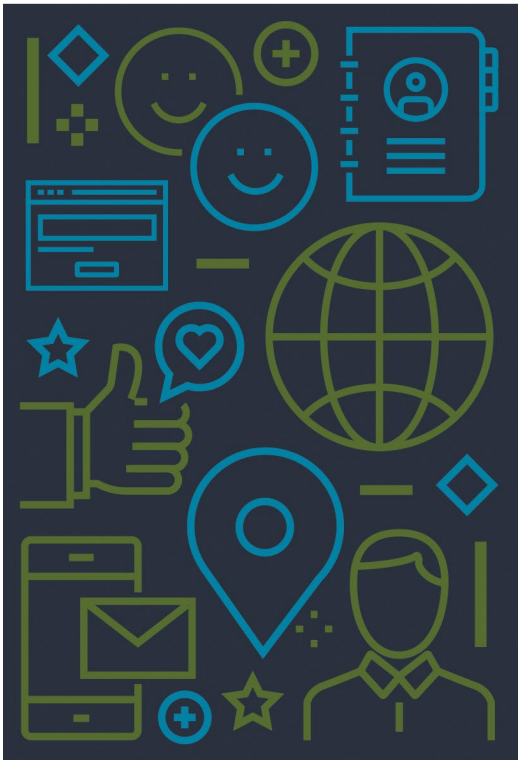
1. Potential Presence of Underground Contaminants from COE Plume
2. Traffic Impact from new Units onto Matadero Avenue and El Camino Real
3. Safety Impact from new Traffic on Safe Routes to School path along Matadero Avenue
4. Significant Density with Proposed Project that Appears out of Context with Surrounding uses
5. Height Request Exceeds 50-foot PHZ Height Limit
6. City Council Should Not Waive Development Impact Fees
7. Privacy Impacts from new Units
8. Potential Impacts on Matadero Creek from new Development and Below-Grade Parking Garage
9. Loss of Hotel Space, Transit Occupancy Tax, and Retail – Uncertainty if Existing Retail will Survive Displacement
10. Lack of Existing Grocery and Recreational Spaces near Barron Park
11. Support for Housing at a Lower Density than Proposed

Staff Recommendation

1. Conduct a Study Session discussion on this Prescreening Application and provide the applicant with comments on the proposed development.



CONTACT US



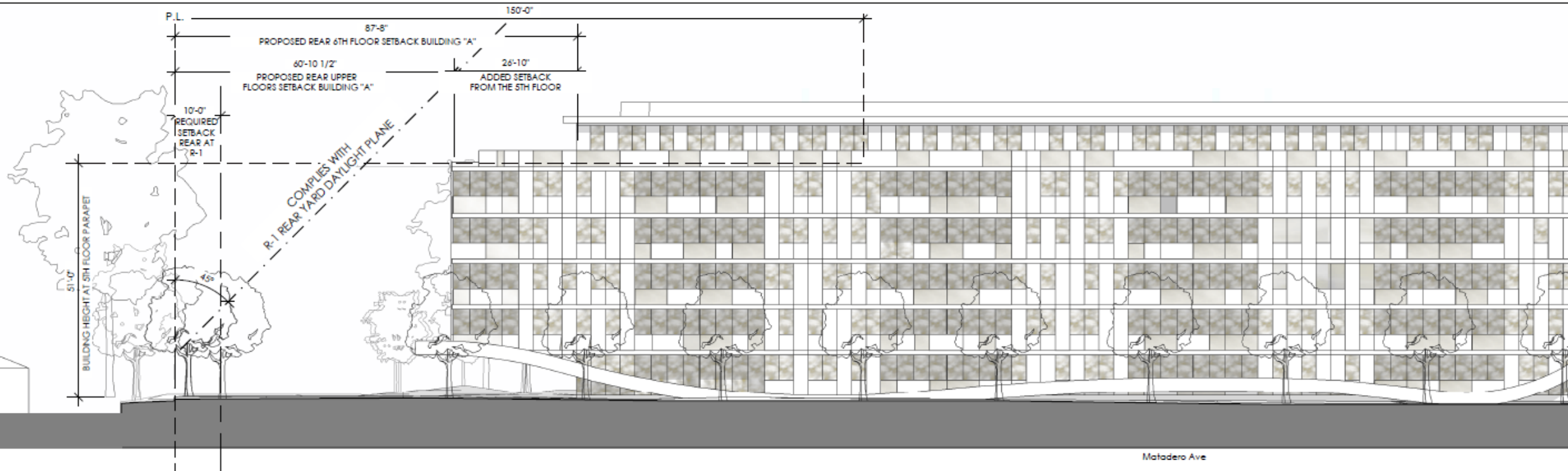
Garrett Sauls

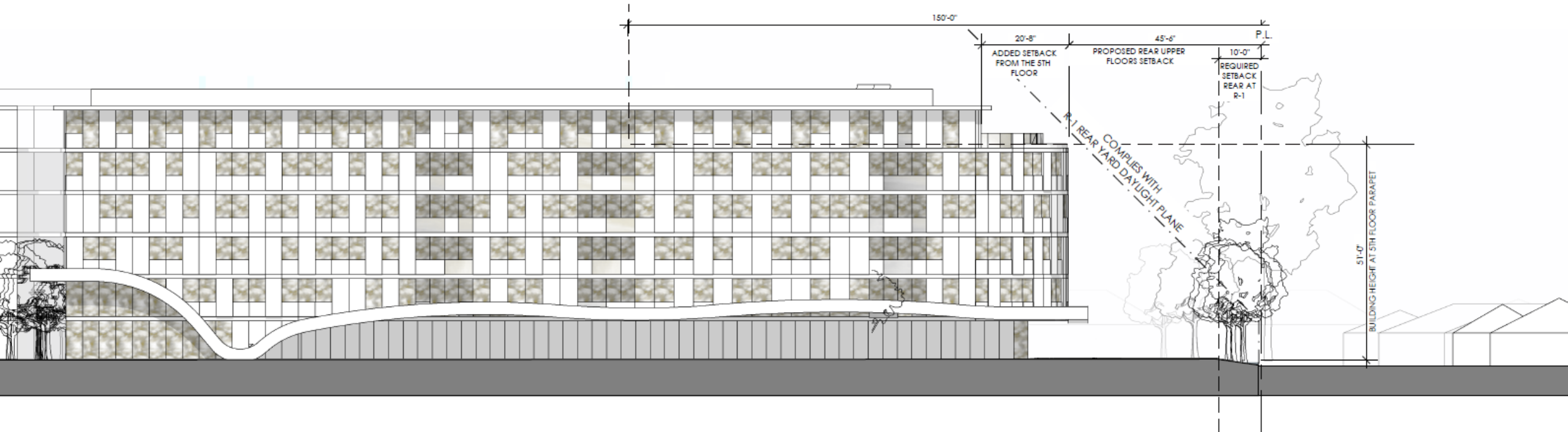
Planner

Garrett.Sauls@CityofPaloAlto.org

650-329-2471

This site plan illustrates the proposed landscaping and setbacks for two buildings, labeled "BUILDING A" and "BUILDING B". The plan is oriented with "EL CAMINO REAL" at the top and "MATADERO AVE" on the right. Building A is a large, yellow-colored structure with a central courtyard. Building B is a smaller, yellow-colored structure located to the left of Building A. The plan shows various landscaping elements, including trees, shrubs, and lawns, with specific callouts for "12'-0\"/>

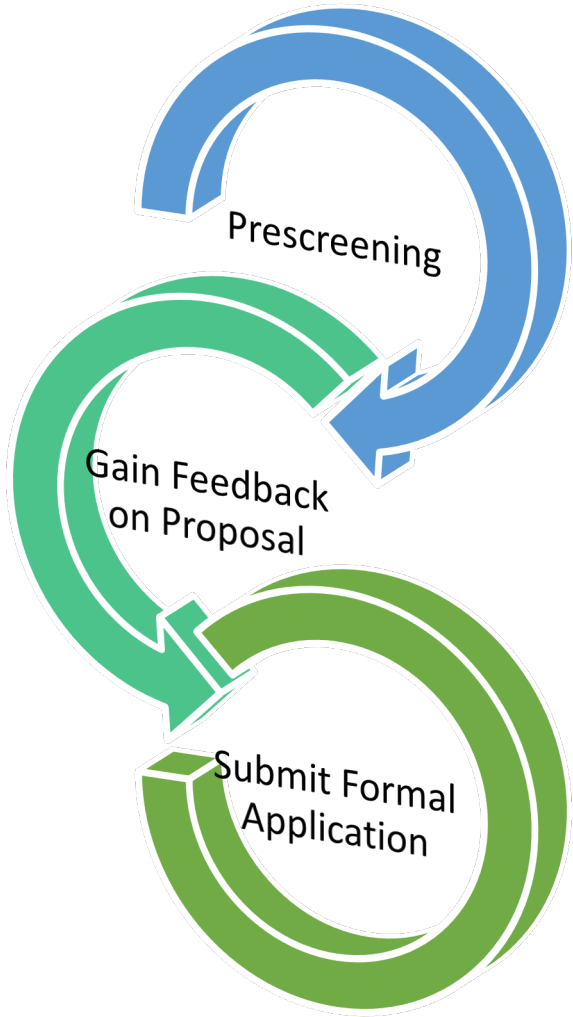




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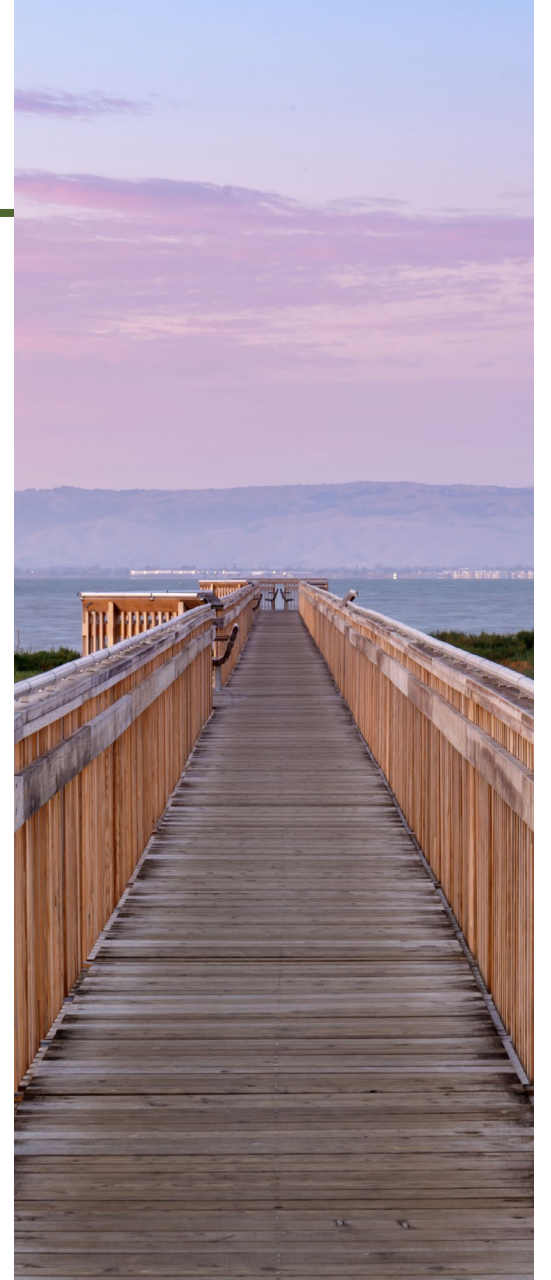
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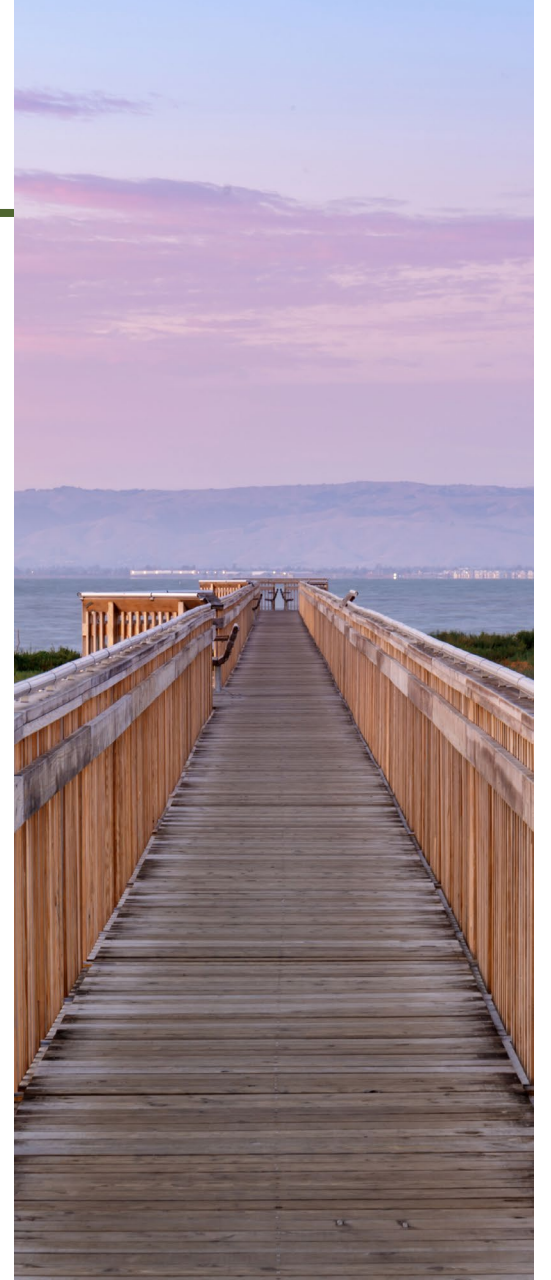
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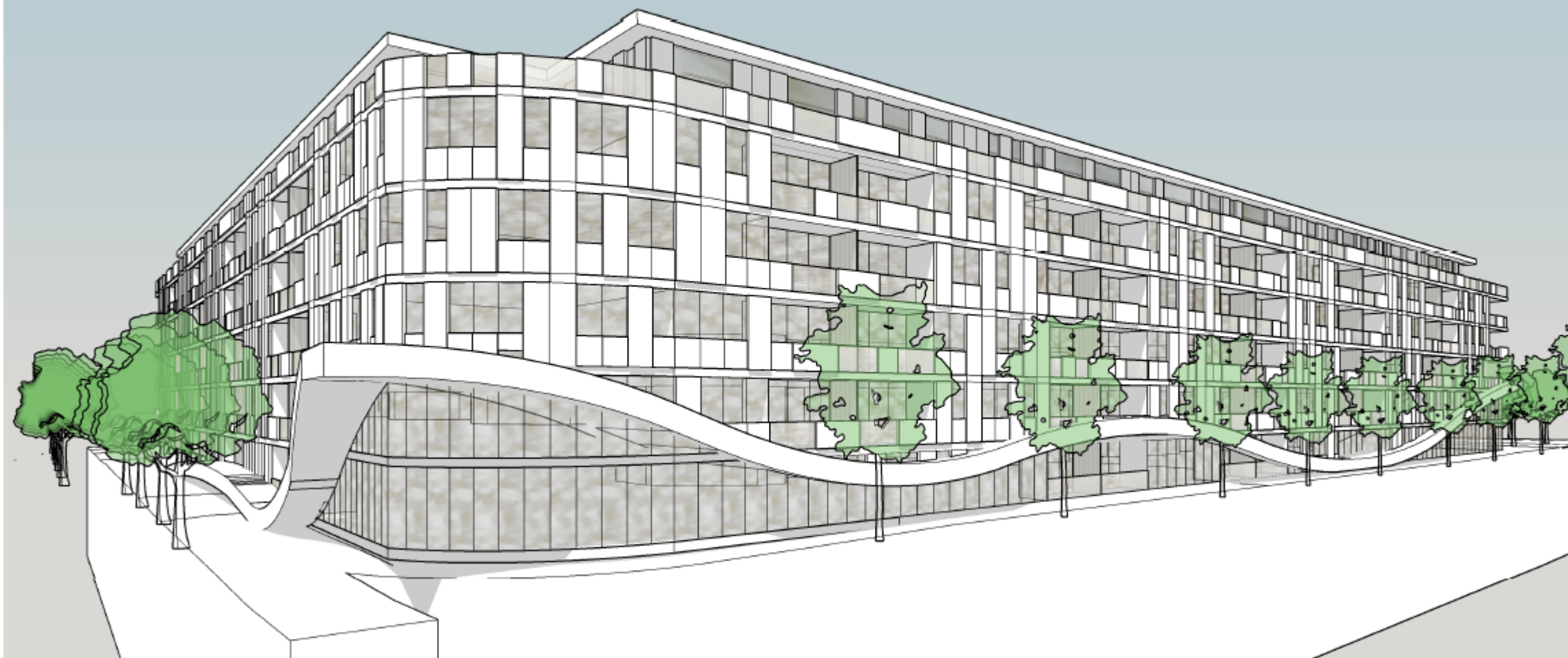
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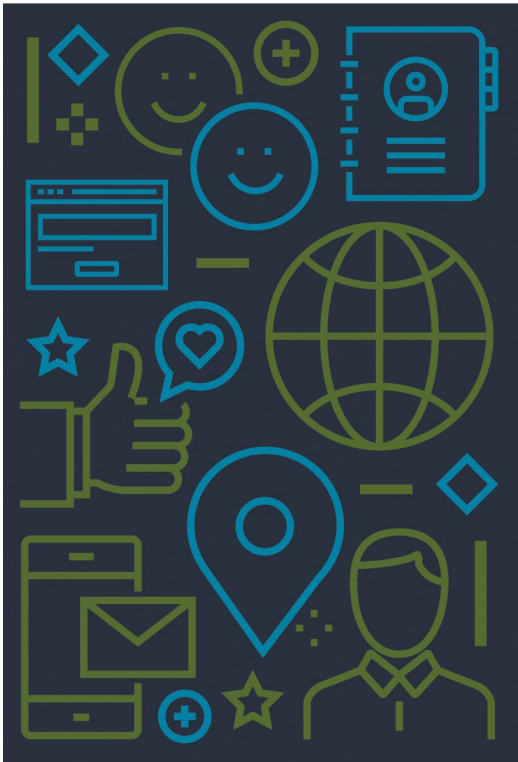
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