



CITY OF
PALO ALTO

COUNCIL MEETING

6/23/2020

Received Before Meeting

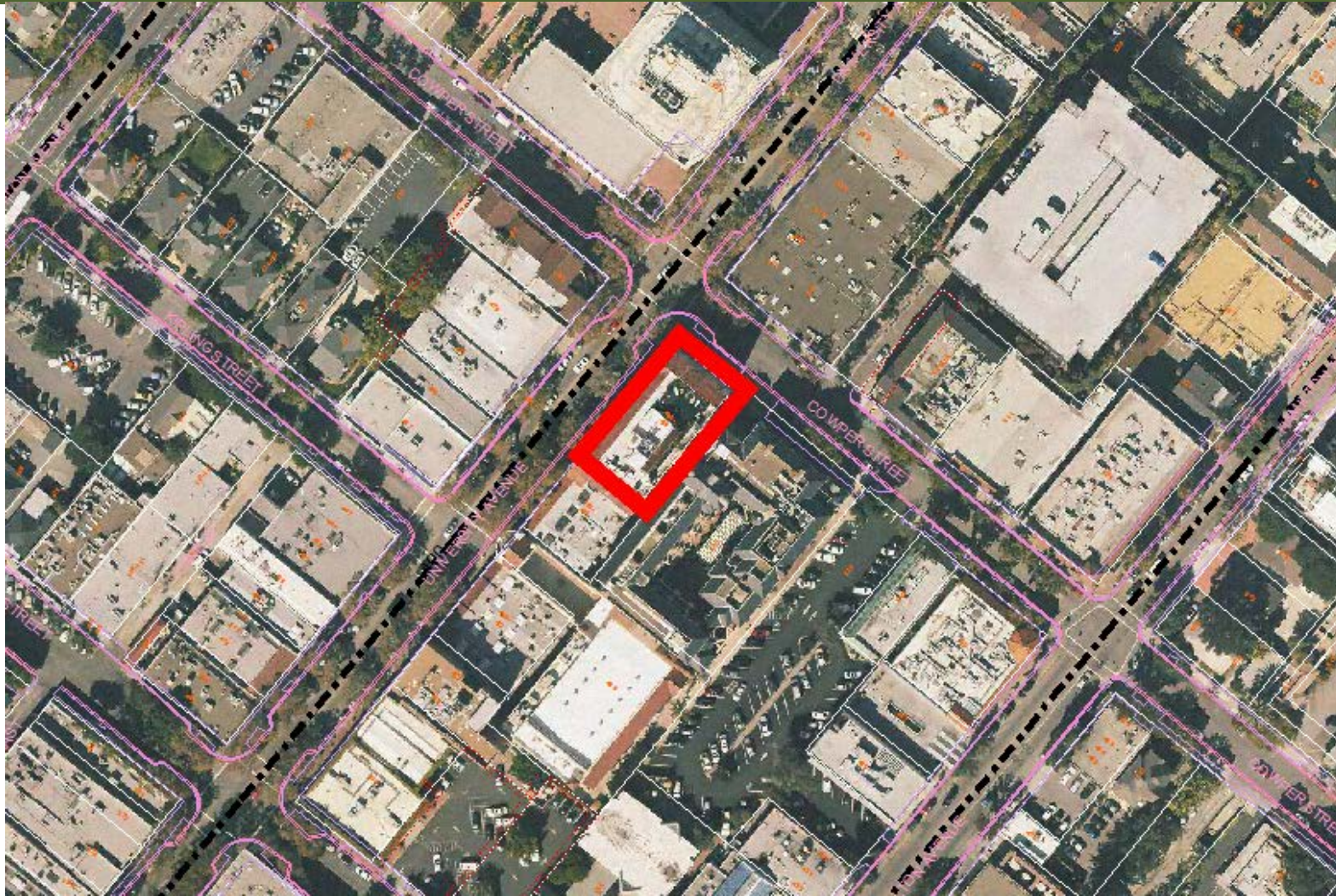
4B

488 University: Request for Waiver City Council

June 22, 2020

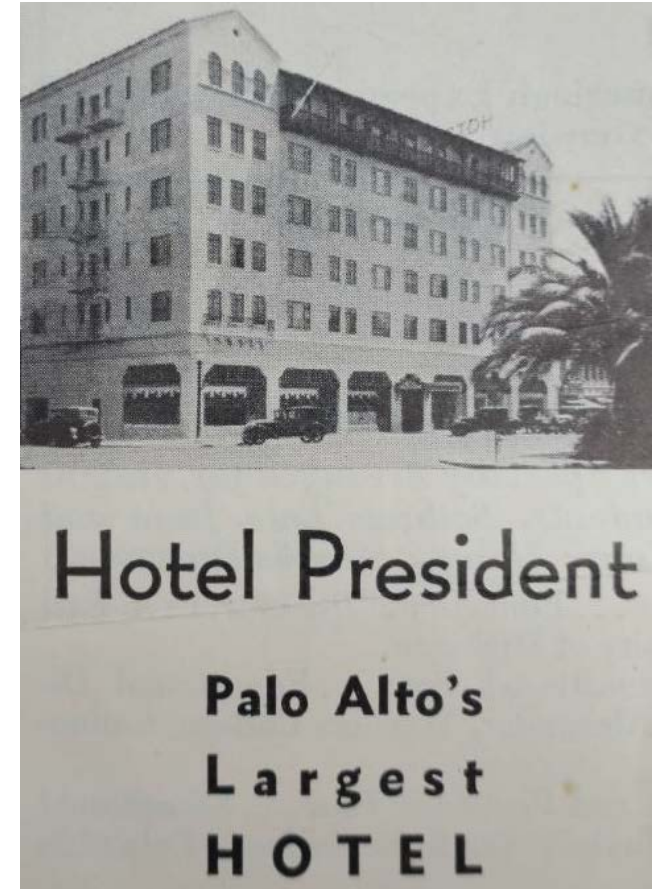
www.cityofpaloalto.org

LOCATION MAP



BACKGROUND: BUILDING FEATURES AND USE

- Category 2 Historic Structure on local inventory; eligible for individual listing on the California Register of Historic Resources
- Legal non-complying building: FAR, height, and setbacks
- Hotel use until 1968
- Current use and occupancy is residential rental with ground floor retail; residential rental use ceased in 2018 following change in ownership



BACKGROUND: RELEVANT COUNCIL ACTIONS

- September 2018: No-fault renter eviction ordinance
- February 2019: Remove restrictions on non-residential floor area in the downtown area
- April 2019: Changes to non-complying buildings and establishment of waiver process



PROJECT OVERVIEW

- Convert 75 residential units to 100 hotel rooms
- Modifications to the interior and exterior to accommodate hotel use
- Modifications to rooftop open space; request for on-site sale of alcohol
- Parking Adjustment (25% reduction per state regulations; 12 on-site; 25 off-site; 78 in-lieu)



REQUESTED ENTITLEMENTS

- Historic Review and Architectural Review for modifications to a historic structure:
 - Historic structures in downtown referred to HRB
 - HRB confirmed eligibility for California Register and project's consistency with Secretary of the Interior's Standards for Treatment of Historic Resources
- Conditional Use Permit for rooftop garden modifications and on-site sale of alcohol
- Waiver from 18.18.120 to allow conversion of the use



PARKING ADJUSTMENT

- 25% reduction per state regulations (California Health and Safety Code)
- 12 on-site (10 spaces with two tandem and 2 additional valet)
- 25 off-site (330 Everett; 25 valet)
- 78 in-lieu (Downtown Assessment District)



POLICY CONSIDERATIONS

- Planning Entitlements
- Treatment of Historic Resources
- Waiver to Allow Conversion of Residential Land Use to a Hotel Use



RECOMMENDED MOTION

Staff recommends that Council:

- Find the project exempt from the California Environmental Quality Act
- Approve the associated architectural review, historic review, parking adjustment, and conditional use permit applications subject to the findings and conditions in the RLUA
- Grant a waiver to allow conversion of a downtown residential use to a hotel use subject to the findings in the RLUA



CITY OF
**PALO
ALTO**