CITY OF PALO ALTO

Architectural Review Board
Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: May 2, 2024
Report #: 2404-2901

TITLE

3980 El Camino Real [24PLN-00041]: Request for Streamlined Housing Development Review to Allow the Redevelopment of the Buena Vista Village Mobile Home Park into Two Parcels, Featuring a new 100% Affordable Housing Development. One Parcel Would Include a 61-Unit Multi-Family Apartment Building; the Other Parcel Would Include a 44-Unit, Occupant Owned Mobile Home Park. The proposed 61-Unit Development and Work within the City's Public ROW is Subject to the City's Review. Redevelopment of the Mobile Home Parcel is Subject to HCD Rerview. The Project Includes a Request for Concessions and Waivers Pursuant to State Density Bonus Law. Environmental Assessment: Exempt from the Provisions of the California Environmental Quality Act in Accordance with CEQA Guidelines Section 15332 (In-fill Development). Zoning District: RM-20.

RECOMMENDATION

Conduct a study session to provide feedback on whether minor adjustments to the application would result in closer adherence to the objective design standards contained in Palo Alto Municipal Code (PAMC) Chapter 18.24, Objective Standards, consistent with the streamlined review for housing development projects pursuant to 18.77.073.

EXECUTIVE SUMMARY

In December 2023, the Santa Clara County Housing Authority (SCCHA) submitted a compliant pre-application in accordance with Senate Bill (SB) 330 to effectively freeze development standards for the proposed redevelopment for 180 days. On February 15, 2024, the Santa Clara County Housing Authority (SCCHA) submitted a formal application for Streamlined Housing Development review. The proposed project includes an affordable 61-unit apartment development on a portion of the subject parcel located at 3980 El Camino Real (see Attachment A, Location Map). The applicant intends to file a separate Vesting Tentative Map Application with the City to subdivide the existing lot into two parcels.

The second parcel would be redeveloped with 44 mobile homes, which is processed through the State Department of Housing and Community Development (HCD). The total development

would be 105 units; 40% of units will be provided at a rate affordable to households earning 30% of Area Median Income (AMI), 40% of the units would be provided at a rate affordable to households earning 50% AMI and the remaining 20% would be provided at a rate affordable to households earning 80% AMI.

The project is a housing development project in accordance with the Housing Accountability Act and qualifies for a Density Bonus based on the percentage and income level restrictions on the provided units. The project is also eligible for four concessions as well as unlimited waivers, or changes to the objective development standards, to accommodate the development in accordance with the State Density Bonus allowances (California Government Code §65915) and PAMC Chapter 18.15.

The project plans are included in Attachment F. The City, acting as the lead agency in accordance with the California Environmental Quality Act, anticipates that the project will be exempt from CEQA in accordance with CEQA Guidelines Section 15332 (infill exemption). The documentation to support this exemption is currently being prepared and will be completed prior to a decision on the project.

BACKGROUND

Project Information

Owner:	Santa Clara County Housing Authority (SCCHA)
Architect:	Van Williams Meter Pollock (VMWP), Preeti Srinivasan
Representative:	Kris Adhikari, SCCHA
Legal Counsel:	Not Applicable

Property Information

Address:	3980 El Camino Real
Neighborhood:	Barron Park
Lot Dimensions & Area:	~219 (w) x ~338 (L), (1.692 acres)
Housing Inventory Site:	Not Applicable
Located w/in a Plume:	Not Applicable
Protected/Heritage Trees:	Protected trees, See discussion below
Historic Resource(s):	HRE currently being prepared
Existing Improvement(s):	79 residential units (30,414 sf); Single-story; constructed in 1970
Existing Land Use(s):	Mobile Home Park/RVs
Adjacent Land Uses & Zoning:	North: Single family residential (R-1) West: Multi-family Land Use (RM-30 Zoning) East: Commercial Land Use (CS Zoning); lot will be split such that RM-20 will be adjacent to the new apartment parcel South: Multi-family Land Use (PC 2930 Zoning)

Aerial View of Property:



Source: Google Satellite Maps

Land Use Designation & Applicable Plans

Comp. Plan Designation:	Multi-family Residential
Zoning Designation:	Low Density Multi-family Residential (RM-20)

	Yes		Yes		Yes
Baylands Master Plan/Guidelines (2008/2005)	☐	El Camino Real Guidelines (1976)	☐	Housing Development Project	☐
Downtown Urban Design Guidelines (1993)	☐	South El Camino Real Guidelines (2002)	☐	Utilizes Chapter 18.24 - Objective Standards	☒
Individual Review Guidelines (2005)	☐	Within 150 feet of Residential Use or District	☒	Context-Based Design Criteria applicable	☐
SOFA Phase 1 (2000)	☐	SOFA Phase 2 (2003)	☐	Within Airport Influence Area	☐

Prior City Reviews & Action

City Council:	Council held a study session on March 4, 2024 to provide feedback on the proposed project's initial design and related actions, including modifications to the tri-party regulatory agreement for the site.
PTC:	None
HRB:	None
ARB:	None

In June 2016, Council approved a Memorandum of Understanding (MOU) between the SCCHA, the County of Santa Clara, and the City of Palo Alto to provide up to $14.5 million in City affordable housing funds in support of the Housing Authority's potential acquisition of the Buena Vista Mobile Home Park for deed restricted affordable housing. The SCCHA purchased the park in 2017 with the support of these funds. After an assessment of the park's conditions, it was found that the park contained an array of hazards such as: failing utilities, many coaches near their end-of-life with structural and health issues, and lack of code-compliance. With the purchase, SCCHA agreed with the City and County to improve and protect the park as affordable housing through a tri-party regulatory agreement which focused on maintaining affordable housing, enhancing the habitability of the property, avoiding resident displacement, and investing in rehabilitation and improvements. The tri-party agreement includes an improvements timeline and some expected outcomes. Since the onset of the agreement, the Housing Authority has:

- Relocated Park residents as needed (e.g., to new mobile homes),
- Removed trash and abandoned cars,
- Conducted necessary home repairs,
- Installed new utilities,
- Replaced aged sewer and water lines,
- Replaced paving,
- Demolished abandoned coaches (i.e., mobile homes),
- Capped unused utilities for safety,
- Provided spaces for services and an afterschool program, and
- Worked to bring the Park into compliance with various laws.

Council held a study session on February 13, 2023 in which SCHAA provided an update on these ongoing efforts at the site.

Project Description

On February 15, 2024, the SCCHA submitted a formal application for Streamlined Housing Development review for a 61-unit apartment development on a portion of the site. Attachment C shows the project plans for this development. The SCCHA intends to submit a subsequent application for a Vesting Tentative Map to subdivide the existing parcel into two parcels and to redevelop one of the parcels with a 61-unit apartment complex and the other parcel with a 44-unit mobile home development.

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested and are subject to the ARB's purview:

- Streamlined Housing Development Review: The process for evaluating this type of application is set forth in PAMC 18.77.073. Streamlined Housing Development Review applications require a study session with the ARB and recommendations are forwarded to the Planning & Development Services Director for action following the review. Action by the Director is appealable to the City Council if filed within 14 days of the decision. Streamlined Housing Development projects are evaluated against specific findings. Both of the findings must be made in the affirmative to approve the project. Failure to make any one finding requires project redesign or denial. Draft findings for this project are provided in Attachment B.

SCCHA has not yet filed their application for a Tentative Map; however, a tentative map is required to subdivide the existing parcel into two parcels. Filing and processing of a Tentative Map and Final Map would be made a condition of approval of this project.

The ARB's purview of the formal application is limited by the following state law:

- Housing Accountability Act (Government Code 65589.5): The project constitutes a "housing development project" under the Housing Accountability Act. The Housing Accountability Act Section 65589.5(j) requires that when a proposed housing development project complies with applicable, objective general plan and zoning standards, a local agency may only deny or reduce the density the project or reduce its density if the agency first finds that (1) the development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

ANALYSIS

Staff from all relevant departments are reviewing the Streamlined Housing Development Review application for consistency with the municipal code and all other relevant state and federal regulations. As detailed in the executive summary, this site is unique in that the proposed Vesting Tentative Map and entitlement for the apartment complex will be processed through the City, but the mobile home redevelopment will be processed through HCD. This analysis reflects staff's review for work within the public right of way (ROW) and for the 61-unit apartment complex.

Comprehensive Plan and Design Guidelines

There are no specific plans or design guidelines that are relevant to the proposed project. Overall, the project site is consistent with the Comprehensive Plan, including the land use designation and applicable goals and policies. The project site has a multi-family land use designation. The Land Use and Community Design Element of the Comprehensive Plan states for this land use that: "The permitted number of housing units will vary by area, depending on

existing land use, proximity to major streets and public transit, distance to shopping and environmental problems. Net densities will range from 8 to 40 units and 8 to 90 persons per acre. Density should be on the lower end of the scale next to single-family residential areas. Densities higher than what is permitted may be allowed where measurable community benefits will be derived, services and facilities are available, and the net effect will be consistent with the Comprehensive Plan. Population densities will range up to 2.25 persons per unit by 2030." The density of the proposed 61-unit development would be 36 dwelling units per acre (DU/AC) based on the proposed parcel boundaries in accordance with the planned subdivision map which complies with the Comprehensive Plan although it ranges toward the higher end of what is allowed. Staff notes that overall, the development across the two parcels would equate to a density of 23 DU/AC.

Zoning Compliance[1]

A table summarizing the proposed project's consistency with applicable RM-20 zoning standards is included in Attachment C. The proposed project complies with all applicable codes or is seeking, through the state density bonus provisions, permission to deviate from certain code standards in a manner that is consistent with the Zoning Ordinance and state density bonus law. Specifically, the applicant is seeking a density bonus, four concessions and four waivers:

- Density Bonus: 36 DU/AC, where 20 DU/AC is permitted. This is an 80% density bonus, which is permitted for a project providing the amount of deeply affordable units proposed.
- Concession 1: Height (36 feet where 30 feet is allowed)
- Concession 2: Façade breaks (less than 2 feet in depth)
- Concession 3: Unit Entries 18.24.020(b)(4)(E) (ground floor units not designed to face path or common open space)
- Concession 4: Percent of Frontage Dedicated to Utilities and Surface Parking 18.24.06(C)(7)(A)
- Waiver 1: Floor Area (0.99:1.0 where 0.5:1.0 is allowed)
- Waiver 2: Private Open Space-No Private Open Space provided where 50 sf per unit is required
- Waiver 3: Site Open Space of 24% where 35% is required
- Waiver 4: Parking lot shading requirement (future coverage of 33% where 50% is required)

The SCCHA has expressed that they are still exploring whether the project could be revised to comply with the façade break requirement, as discussed further below. Justification for this concession as well as unit entries has also not yet been provided to show that this concession is necessary to reduce costs. Modifications to the design to comply with the code or submittal of additional information related to these concessions would be required prior to approval.

Objective Design Standards

[1] The Palo Alto Zoning Code is available online: bit.ly/PAZoningCode

The project is subject to the Objective Design Standards set forth in PAMC Section 18.24. A summary of each standard and how the project complies with that standard is provided in Attachment D. The project does not appear to comply with the following standards, all of which are listed as requested concessions:

- Ground floor unit direct connection to path or common open space
- Façade breaks
- Percentage of frontage dedicated to utilities and parking

The ground floor units do not have a direct connection to the pathway or to the open space, and therefore does not comply with PAMC Section 18.24.040(b)(4)(E). It's unclear to staff, without more information. About whether this could be feasible. But it's also unclear whether this would be desirable in this circumstance as the units in this case are fronting a parking lot. Common open space would need to be reduced to allow for the few ground units that could open to the common open space, which may create noncompliance with the common open space requirements. Staff is seeking the ARB's feedback in particular on this requested concession.

The project does not appear to meet the façade break requirements for all facades facing residential uses. The applicant has requested a concession but is exploring options for how to bring the project into conformance with this requirement. Therefore, ARB's feedback is also requested, in particular, with respect to this requirement.

The project also does not comply with the percentage of frontage dedicated to utilities and parking. However, substantial redesign would be required to revise the circulation in order to bring the project into conformance while still meeting the utility requirements. The circulation as designed is also important to the flow of traffic as well as safety requirements.

Multi-Modal Access & Parking

The proposed project creates a secondary access point off of Los Robles for vehicles. While providing only one curb cut from Los Robles would be better from a bicyclist/pedestrian perspective, this addition ensures better circulation on site and reduces the volume of traffic traveling along the private road where residents are crossing to access shared amenities.

Parking is provided on site and meets the minimum requirements for standard parking spaces. However, a car loading space is required in accordance with the Zoning Code for projects of more than 50 units. The project exceeds the Code requirements for parking by two spaces; therefore, one of these spaces should be used. Currently many residents park along the frontage; therefore, the project improves the existing condition by providing more parking on site and utilizing the frontage to improve the pedestrian connection. An access easement over the sidewalk will be required as a condition of approval of the project and incorporated into the proposed tentative map. Bicycle parking is provided at grade and a pathway meeting the minimum requirements for pike/ped access is provided.

The project does not appear to comply with the parking lot shading requirements. As summarized in Attachment C most of the requirements have been met. However, the overall shading does

not meet the 50% requirement. Therefore, modifications to the project would be warranted to address this requirement.

Consistency with Application Findings

The project is still under review and modifications are needed to bring the project into conformance with the code. However, the findings for approval are provided in Attachment B.

Regulatory Agreement

There is an existing tri-party Regulatory Agreement recorded on the property from 2017. For consistency with the redevelopment plans, the Regulatory Agreement will need to be amended or replaced. The Housing Authority has expressed its commitment to delivering the same number of required housing units at the same affordability levels in the new agreements. City staff and Housing Authority staff will discuss the amendments and anticipate seeking Council approval to draft and/or execute agreements based on the revised terms approval.

FISCAL/RESOURCE IMPACT

In June 2016, Council authorized the expenditure of $14.5 million in City affordable housing funds to support the Housing Authority's potential acquisition of the Buena Vista Mobile Home Park for deed restricted affordable housing. The money was utilized to acquire the site in 2017.

The redeveloped Buena Vista Community will have two separate development budgets: one for the mobile home park and one for the proposed apartments. With the State's award of nearly $25 million in Manufactured Housing Opportunity and Revitalization funds, the mobile home park is fully funded. The Housing Authority is continuing to work on the financing plan and funding applications for the apartment building. Most immediately, the Housing Authority intends to apply to the State for funding under the Multifamily Finance Super NOFA (notice of funding availability). The application dates have not been released, but in previous funding rounds, the application is typically available in late May/early June and due in early July. The Housing Authority intends to apply for approximately $10 million in State funding. If the application is successful, the Housing Authority would next apply for tax credits. If the application is not successful, the Housing Authority will work to identify an alternative financing source prior to applying for tax credits.

No additional funding is requested from the City at this time. The formal application is a cost recovery project and the SCCHA has paid the required deposit fee in accordance with the municipal fee schedule for processing of this application.

STAKEHOLDER ENGAGEMENT

Van Meter Williams Pollack (VMWP) on behalf of the Santa Clara County Housing Authority (SCCHA) began the community engagement process in early 2019 but was disrupted by the COVID pandemic. In the Fall of 2022, Santa Clara County Housing Authority (SCCHA), VMWP, and Associated Right of Way Services, Inc. (AR/WS) worked with Engage FORA to resume the community engagement process for the redevelopment of the Buena Vista Mobile Home Park (BVMHP). The engagement process included:

- 4 interactive workshops
- resident advisor 1-on-1s
- 3 property tours
- monthly newsletters
- on-site tours of a new coach
- frequent FAQs
- 3 resident education sessions
- website updates
- 3 community-building events

The Buena Vista residents value their community and want to preserve its affordability. From a development perspective, resident priorities included the questions of timeline, process, choices for their future homes, renter versus owner options, and costs associated. However, input from residents also influenced several aspects of the design, including:

- Colors, material, and architectural style
- Massing and orientation of the apartment building
- The size of the new mobile homes

Residents also stressed the importance of amenities like play areas, a place for a homework club with computers, indoor and outdoor community gathering and event spaces, a dog run, and garden beds.

At the Council Study session in March, a number of residents and local advocates for the mobile home park spoke about the project. Comments primarily focused on questions and comments about the relocation plan, which, at the time, had not yet been released. Some commenters more generally discussed transparency in the process, expressed the desire for larger units (primarily for the ownership units), and mentioned their interest in owning versus renting.

ENVIRONMENTAL REVIEW

The City will serve as the lead agency in accordance with the California Environmental Quality Act. The project is anticipated to be exempt from the provisions of CEQA in accordance with CEQA Guidelines Section 15332 (infill exemption). The CEQA analysis will assess the whole of the action, including the subdivision and the 44-unit mobile home development. The County Housing Authority is also seeking federal funding from Housing and Urban Development (HUD); therefore, HUD will serve as the lead agency for NEPA. The City will serve as the responsible entity preparing the Environmental Analysis in accordance with federal regulations.

ATTACHMENTS

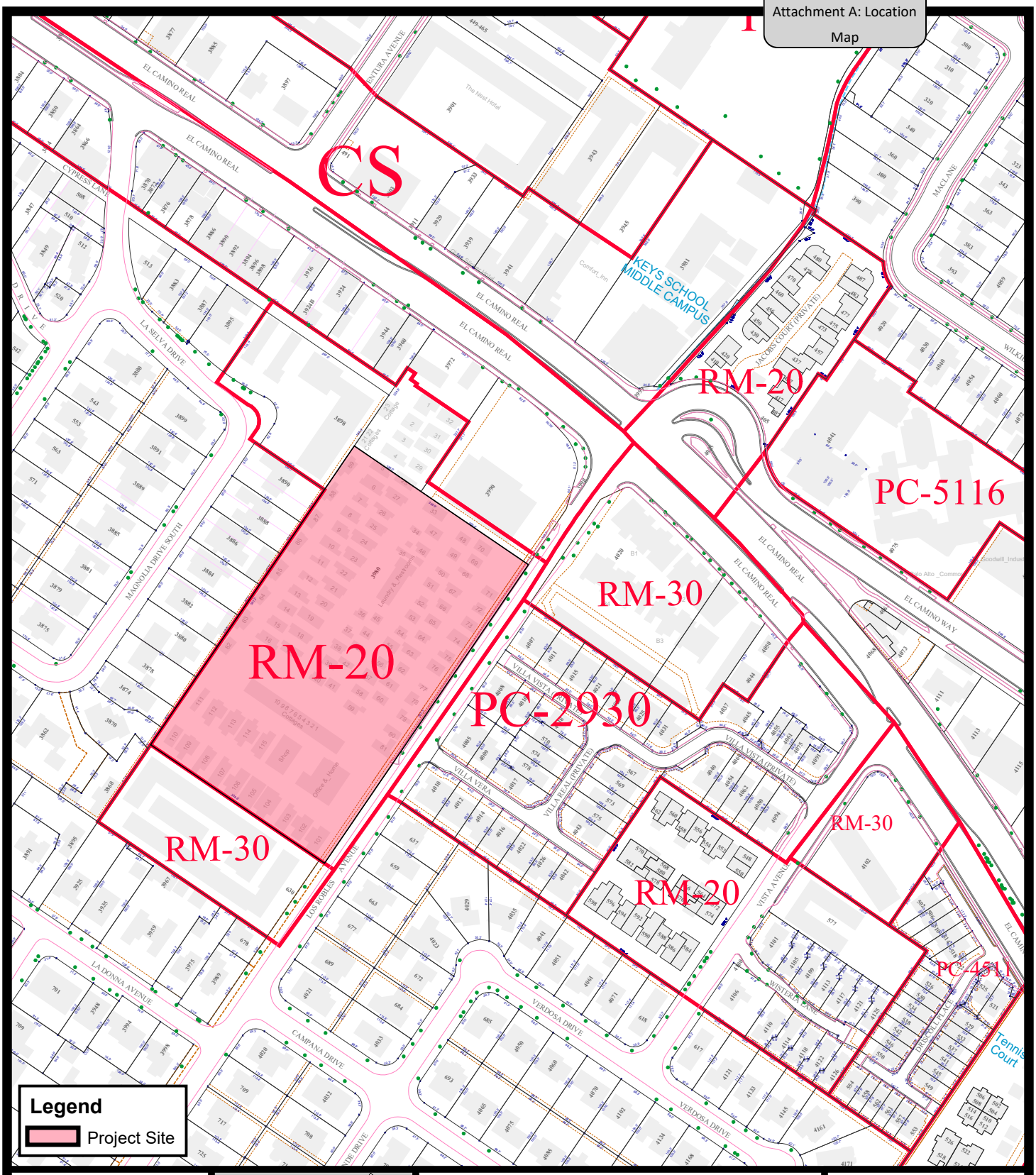
Attachment A: Location Map
Attachment B: Streamlined Housing Development Findings
Attachment C: Zoning Consistency Analysis
Attachment D: Objective Design Standards Comparison Checklist
Attachment E: Applicant’s Project Description and Requested Waivers and Concessions
Attachment F: Project Plans

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[2] Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

Item 2
Attachment A: Location Map



The City of Palo Alto

Attachment A:
Location Map

This map is a product of the City of Palo Alto GIS

219'

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ATTACHMENT B
ARB FINDINGS FOR APPROVAL

In order for the ARB to make a future recommendation of approval, the project must comply with the following Findings for Architectural Review as required in Chapter 18.76.020 of the PAMC.

Finding #1: *The application complies with all applicable and objective standards in the Comprehensive Plan, the Palo Alto Municipal Code, and other City plans or policies.*

Finding #2: Approving the application will not result in a specific, adverse, impact upon the public health or safety, which cannot feasibly be mitigated or avoided in a satisfactory manner. As used in this Section, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

ATTACHMENT C
ZONING CONSISTENCY ANALYSIS
3980 El Camino Real, 24PLN-00041

Table 1: COMPARISON WITH CHAPTER 18.13 (RM-20 DISTRICT)		
Regulation	**Required**	**Proposed**
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70-foot width, 100-foot depth	Irregular ~338.65 feet L X ~219.74 feet W 73,711 sf (1.69 acre)
Minimum Front Yard	20 feet	30 feet
Rear Yard	10 feet	70 feet, 8 inches
Street Side Yard	16 feet	Not Applicable
Interior Side Yard (for lots greater than 70 feet in width)	10 feet	35 feet, 4 inches from east side 72 feet, 8 inches from west side
Max. Building Height	30 feet	**36 feet** **Concession Requested**
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle	Complies
Rear Yard Daylight Plane	10 feet at rear setback line then 45-degree angle	Complies
Max. Site Coverage	35% (plus an additional 5% for covered patios or overhangs) (8,294 sf)	28% (20,373 sf)
Max. Total Floor Area Ratio	0.5:1 (36,855 sf)	**0.86:1 (63,291 sf)** **Concession requested**
Residential Density	11 to 20 units per acre (19 to 34 units)	**61 DU on 1.69 acre = 36 units per acre** **Complies with State Density Bonus Law**
Minimum landscape/ Site Open Space	35% (5,847 sf)	**24% (17677 sf**) **Waiver Requested**
Minimum Usable Open Space	150 sf per unit	150.4 sf per unit
Minimum Common Open Space	75 sf per unit	5,463 sf (89.5 sf per unit)
Minimum Private Open Space	50 sf per unit	**None** **Waiver Requested**

Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking) for Multiple-Family Residential		
Type	**Required**	**Proposed**
Vehicle Parking	1 per studio unit 1 per 1-bedroom unit 1.5 per 2-bedroom or larger unit(1) =77 Spaces Tandem parking is permitted for multiple-family and two-family uses at a maximum of 25% of the units(1)	79 – 3-bedroom units; 24 spaces 0% tandem
Loading Area	Residential and mixed-use structures with fifty (50) or more dwelling units shall provide at least one (1) on-site, short-term loading space for passenger vehicles, to be used by taxicabs and similar transportation and delivery services	**None Proposed**
Bicycle Parking	One (1) Long-term bicycle parking space per unit=61 spaces One (1) short-term bicycle parking space per 10% of units=6 spaces	72 LT spaces; sixe (6) ST spaces

(1) In accordance with state density bonus law, only 1.5 parking spaces is required, and all units may have tandem parking. Therefore, although this requirement does not meet the city's local code requirements, this allowance is provided per state law without the need for an additional waiver/concession.

Regulation	**Required**	**Proposed**
Parking lot Design	5-foot planting strip	Complies
	Minimum required interior landscaping=7.5%	9.3%
	Landscape islands minimum 5x5	Minimum 6x18
	Landscape islands every 10 spaces in a row	Complies
	Minimum 1 tree per 6 parking stalls Number of parking spaces: 79 Number of tree required: 13	Number of trees in landscape islands: 8 Number of trees on perimeter: 13 Total number of trees counted: 21

	Tree plantings should shade 50% of the parking lot surface areas in 15 years Tree Canopy area required: 11,829(50%)	**Tree canopy area provided: 7,833 (33%)**

Objective Design Standards Checklist

The Objective Design Standards Checklist is a tool to evaluate a project's compliance with the Zoning Ordinance (Chapter 18.24). The Checklist is not the Zoning Ordinance. Applicants shall be responsible for meeting the standards in the Zoning Ordinance. To simplify evaluation of the Zoning Ordinance, language in the Checklist may vary from the Zoning Ordinance. (Note: sf = square feet)

If a standard is not applicable to applicant's project, please write N/A in Applicant's Justification column.

18.24.020 Public Realm/Sidewalk Character

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Sidewalk Widths			
☐	(A) In the following districts, public sidewalk width (curb to back of walk) is at least: • Commercial Mixed-Use District: CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD: **10 ft** • El Camino Real: **12 ft** • San Antonio Road, from Middlefield Road to East Charleston Road: **12 ft** And consists of:		Does not apply (RM-30 Zone District and not any of these streets (despite the address, frontage is on Los Robles)
	Pedestrian clear path width of 8 foot minimum: _____ feet		
	Landscape or furniture area width of 2 foot minimum: _____ feet		
☐	If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided.		
☐	(B) Public sidewalks or walkways connecting through a development parcel (e.g. on a through lot with a public access easement, leading to a commercial entry) must be at least 6 feet wide.		*Not applicable; not a through Lot*
☒	(C) The width of walkways designed to provide bicycle access (e.g. pathway to bike racks/lockers) must be at least 12 feet wide, consisting of:		*Complies*
	Pedestrian clear path width (8 feet min.): 8'2"		
	Clear space/buffer – (2 feet min. on each side of path): 3'11"ft & 4' ft	*A1.10A*	*Walkways meeting requirement provided from sidewalk to bike racks*

City of Palo Alto Objective Design Standards: Checklist

Check		Standard	Sheet #	Applicant's Justification
(B)(2) Street Trees				
☒		1. One street tree provided for every 30 linear feet of public sidewalk length and located within six feet of the sidewalk.	*L0.03*	Sufficient number of trees provided along Los Robles streetscape
		a. Length of parcel frontage/public sidewalk length: 581' 4"ft		
		b. Street Trees required (i.e. frontage/30 feet): 19 trees		
		c. Street Trees provided: 22 trees		
(B)(3) Accent Paving				
☐		Parcels abutting University Avenue between Alma Street and Webster include accent paving along the project frontages, as indicated below:		Not Application
		• Brick paving at corners		
		• Brick trim mid-block		
☐		Parcel abutting California Avenue between El Camino Real and Park Blvd include decorative glass accent paving along project frontages		Not Applicable
(B)(4) Mobility Infrastructure				
Pick One	☒	(A) On-site micromobility infrastructure (e.g. bike racks/lockers) is located within 30 feet of the primary building entry **and/or** on a path leading to the primary building entry; **OR**	*A0.11*	Proposed short-term bike racks are within a path leading to the primary building entry
	☐	Existing micromobility infrastructure (e.g. bike racks/lockers) is already located within 50 feet of project site and located in a public right-of-way.		
Pick One	☒	**(B)** Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. On arterials (see Map T-5), except Downtown, seating areas or benches shall not be located between the sidewalk and the curb; OR	A2.10	Courtyard seating is located wihin 30 feet of the path leading to the primary building entry
	☐	Existing seating areas or benches that are already located in the public right-of-way within 50 feet of the building entry.		

18.24.030 Site Access

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Through Lot Connections			
☐	Through lots located more than 300 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible sidewalk or pedestrian walkway (with public access easements) connecting the two streets.		Not Applicable, not a through lot
(b)(2) Building Entries			
☐	Primary Building Entries shall be located from a public right-of-way. If there is no public right-of-way adjacent to the building, entries shall be located from a private street or Pedestrian Walkway.	*A1.10A*	Primary building entry accessed from a short walkways leading from the public ROW
(b)(3) Vehicle Access			
☐	(A) Vehicle access shall be located on alleys or side streets when they abut the property.		Not Applicable, no alleys adjacent site
☐	(B) Except for driveway access and short-term loading spaces (e.g. taxi), off-street parking, off-street vehicle loading (delivery trucks), and vehicular circulation areas are prohibited between the building and primary building frontage.	*A1.10*	No parking or circulation area is located between the building frontage and street.
(b)(4) Loading Docks and Service Areas			
Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows:			
☒	(A) Loading docks and service areas shall be located on façades that do not face a primary building frontage	*A0.13*	Trash staffing area is located at the rear of the building, with trash pickup planned along an internal street
☒	(B) Loading docks and service areas located within setback areas shall be screened by a solid fence, or wall, or dense landscaping and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement/safety.	*A0.13*	There are no loading docks or service area located within setback areas. Trash is at the rear of the building.

18.24.040 Building Orientation and Setbacks

Check		Standard	Sheet #	Applicant's Justification
(b)(1) Building Corner Elements (less than 40 feet in height)				
Corner buildings less than 40 feet in height and end units of townhouses (all end units) or other attached housing products that face the street shall include <u>all of the following</u> features on their secondary building frontage (where B is the primary frontage):				
Check All	☐	(A) height and width of corner element shall have a ratio greater than 1.2:1.	*A3.10*	Complies
		a. Secondary building frontage height: 36 feet		
		b. Secondary building frontage length: 22 feet		
		c. Secondary building frontage height to width ratio: ~28		
	☐	(B) minimum of 15 percent fenestration area.		
		a. Total secondary building frontage façade area: 6286 sf		
		b. Secondary building frontage façade fenestration area: 1532sf		
		c. Percent of fenestration area __24.4___ %		
	☐	(C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet.		
(b)(2)(A) & (B) Treatment of Buildings Corners on Corner Lots (40+ feet in height)				
Corner Buildings 40 feet or taller in height shall include <u>at least one</u> of the following special features:				
Check One or More within A or B		A. Street wall is located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet on both facades meeting at the corner and includes **<u>one or more</u>** of the following building features:		Not Applicable, less than 40 feet in height
	☐	i. An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building.		
	☐	ii. A different material application and/or fenestration pattern from the rest of the façade.		
	☐	iii. A change in height of at least 4 feet greater or less than the height of the adjacent/abutting primary façade.		
Check On		B. An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be <u>at least one</u> of the following		

City of Palo Alto Objective Design Standards: Checklist

	☐	i. A publicly accessible open space/plaza.		
	☐	ii. A space used for outdoor seating for public dining.		
	☐	iii. A residential Common Open Space adjacent to a common interior space (i.e. lobby, retail, etc.) and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% open/transparent.		
(b)(3) Primary Building Entry				
The primary building entry meets <u>at least one</u> of the following standards:				
Check One or More	☐	A. Faces a public right-of-way.		
	☒	B. Faces a publicly accessible pedestrian walkway.	*A0.14*	Primary building entry faces a publicly accessible pedestrian walkway connected to the sidewalk
	☐	C. Is visible from a public right-of-way through a forecourt or front porch that meets the following standards:		
		i. For residential buildings with **<u>fewer than seven units</u>**, building entry forecourts or front porch minimum dimensions of (min. 36 sf and min. dimension of 6 feet required): ___ sf and ___ ft. min. dimension		
		ii. For commercial buildings or residential buildings with **<u>seven or more units</u>**, building entry forecourts or front porch minimum dimensions of (min. 100 sf and a min. width of 8 feet required): 100 sf and 8'2" min. width	*A0.14*	Primary building entry is located off of a forecourt of the specified size
(b)(4) Ground Floor Residential Units				
A. Finished Floor Height for Ground Floor Units				
☐	The finished floor of ground floor residential units, when adjacent to a public right-of-way, must be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2a and 2b of the Zoning Ordinance. Calculate minimum ground floor finished floor height:		*A0.14*	0 feet required
Check	☐	Setback adjacent to public right of way: 20 feet		

City of Palo Alto Objective Design Standards: Checklist

	☐	Minimum ground floor finished floor height: 0_ feet $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3}$ *where* x = setback length from back of walk, in feet *and* y = ground floor finished floor height, in feet		
	☐	Sites with slopes greater than 2% along building façade – Average height of finished floor: _____ feet		
	☐	Sites located in flood zones – the minimum ground floor finished floor height shall be defined by FEMA, less flood zone elevation: _____ feet		
B. Setback Trees				
☐	Ground floor units with a setback greater than 15 feet must have at minimum an average of one tree per 40 linear feet of facade length, within the setback area.		*A1.10*	One tree provided in setback area at los robles avenue along the single ground floor 2BR frontage
	Setback length: 30 feet			
	Amount of linear frontage: 25 feet			
	Trees required: 1 tree			
	Trees provided: 1 tree			
C and D. Front Setback				
Pick One	☒	C. Ground floor residential entries are setback a minimum of 10 feet from the back of public sidewalk; **OR**	*A1.10A*	Building setback 30 feet; no ground floor entries facing the street
	☐	D. Where no minimum building setback is required, all ground floor residential units must be set back a minimum 5 feet from back of public sidewalk.		
Check	Standard		Sheet #	Applicant's Justification
E. Unit Entry				
☐	A minimum 80% of ground floor residential units that face a public right-of-way or publicly accessible path, or open space shall have a unit entry with direct access to the sidewalk, path, or open space for minimum.			Concession requested under state density bonus law
		a. Total number of ground floor residential units facing a public right-of-way, publicly accessible path, or open space: 0 units		

		b. 80% of total units in (a): ____ units		
		c. Subset of number of units in (a) that have a unit entry with direct access to the sidewalk, path, or open space: ____ entries		
(b)(5) Front Yard Setback Character				
Required setbacks provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space and meet the following:				
Check All that Apply	☒	(A). Ground-floor retail or retail like uses have a minimum of 10% of the required setback as landscape or planters.	*A0.14*	Property management office is the only retail-like use at the ground floor along the street frontage
		i. Minimum setback area (setback x frontage x 10%): 66.5 sf		
		ii. Landscape or planter area in required setback: 359.4 sf		
	☒	(B). Ground-floor residential uses have a minimum of 60% landscaped area in the required setback area.	A0.14	Only one ground floor unit has street frontage along Los Robles Avenue
		i. Minimum setback area (setback x frontage x 60%): 375 sf		
		ii. Landscape area in required setback: 500 sf		
(A) Each detached dwelling unit shall have at least one usable side yard, at least six feet wide, between the house and fence or other structure, to provide outdoor passage between the front and rear yards.				Not Applicable

18.24.050 Building Massing

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Upper Floor Step Backs and Daylight Planes			

City of Palo Alto Objective Design Standards: Checklist

	☐	(A) When the height of the subject building is more than 20 feet above the average height (i.e. average of low and high roof elevations) of an adjacent building(s), an upper floor step back shall start within two vertical feet of the average height of the adjacent building. The step back shall be a minimum depth of six feet along both the façade on the primary building frontage and the façade facing the adjacent building, and the step shall occur for a minimum of 70% of each façade length.		Not applicable since the subject building is not 20 feet taller than the average height of the adjacent building
		i. Proposed building height: _____ feet		
		ii. Average building height of the adjacent building(s): _____ feet		
		iii. Building height where upper floor step back begins: ____ feet		
	☐	(B) Notwithstanding, subsection (A), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.		
	☐	(C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. This daylight plane is required if all of these criteria are met: i. The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and ii. The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building(s); and iii. The project abuts residential units in the side or rear yard.		Daylight plane requirement as per zoning only applies to rear property line and interior side yard property line
(b)(2) Privacy and Transitions to Residential Uses				
When a building abuts a residential use on an interior side and/or rear property line, the building shall break down the abutting façade and maintain privacy by meeting all of the following:				
Check All	☐	(A) Landscape Screening. A landscape screen that includes a row of trees with a minimum one tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.	*L4.11, L4.12*	Continuous planting area shown along interior side and rear property lines. 16 trees currently shown at the side property line (14 required), and 9 along the rear property line (7 required)

City of Palo Alto Objective Design Standards: Checklist

	☐	(B) Façade Breaks. A minimum façade break of 4 feet in width, 2 feet in depth, and 32 square feet of area (i.e. 8 ft tall minimum) for every 36 to 40 feet of façade length		Concession requested under state density bonus law
	☐	(C) Maximum Amount of Transparent Windows. Within 40 feet of an abutting structure, no more than 15% of the facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if fixed and fully obscured		Not applicable, no part of the building is within 20 feet of facing residential windows
	☐	(D) Windows. Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an adjacent residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least five feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below five feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from the adjacent privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and eight+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity.		Not applicable. No part of the building is within 30 feet of facing residential windows
	☐	(E). Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an adjacent residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines to the adjacent property window or open space are permitted within five feet above the balcony or deck flooring and a 45-degree angle downward from balcony railing. (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space. (iii) Provide balcony/deck design measure which may include: a. Minimum 85% solid railing b. Obscure glass railing c. Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)		Not applicable since proposed building has no balconies

City of Palo Alto Objective Design Standards: Checklist

	(b)(3)(A) & (B) Maximum Façade Length facing a street or public path			
Pick One Category	Buildings 70 feet in length or greater and greater than 25 feet in height			
☐	For building facades 70 feet in length or greater **and** facing a public street, right-of-way, or publicly accessible path shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, of at least 2 feet in depth		*A3.10*	Continuous facades annotated in south elevation
		façade length featuring continuous plane: 27 feet, 7 inches		
		Total Façade length: 123 feet		
		Percent of façade length without upper floor modulation (a/b) (maximum 70%): 22.4%		
	Buildings 250 feet in length or greater			
☐	(A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth			Not applicable since street elevation is 123 feet
		a. Total Building length: _____ feet		
		b. Number of vertical façade breaks: ___ breaks add width, depth, area		
	Buildings between 150 feet and 250 feet in length			
☐	(B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.			Not applicable since street elevation is 123 feet
		a. Total Building length: _____ feet		
		b. Number of vertical façade breaks: ___ breaks, add width, depth, area		

Check	Standard	Sheet #	Applicant's Justification
(b)(4) Special Conditions: Railroad Frontages			
	All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting façade(s):		Not applicable, does not abut railroad ROW

Check All	☐	(A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.		
	☐	(B) For portions of a building 20 feet or greater in height shall not have a continuous façade length that exceeds 60 feet.		
(b)(5) Diversity of Housing Types				
☐		**A diversity of housing types (e.g. detached units, attached rowhouses/townhouses, condominiums or apartments, mixed use) are required for projects on large lots:** • Less than one acre lots: minimum 1 housing types • 1 to 2-acre lots: minimum 2 housing types; or • More than 2-acre lots: minimum 3 housing types	*A1.10*	The apartment site is 1.69 acres and features an apartment building with multiple unit types. The complete development (4.5 acres) features multiple housing types- apartments, RV trailers, and manufactured homes

18.24.060 Façade Design

Check Two or More		Standard	Sheet #	Applicant's Justification
(c)(1) Base-Middle-Top				
☐		Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of **three or more of the following four** techniques:		
☐		i. Variation in Building Modulation: Building modulation shall extend for a minimum 80% of the façade length feet, and shall include **one or more** of the following building features.		
Check one or more if selected	☐	a. **Horizontal shifts**. Changes in floor plates that protrude and/or recess with a minimum dimension of 2 feet from the primary facade.		
	☐	b. **Upper floor step backs.** A horizontal step back of upper-floor façades with a minimum 5 foot stepback from the primary façade for a minimum of 80% of the length of the façade		

City of Palo Alto Objective Design Standards: Checklist

	☐	c. **Ground floor step back.** A horizontal shift of the ground floor facade with a minimum depth of 2 feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated		
☒	ii. Variation in Façade Articulation: Façade articulation modulation shall include **one or more** of the following building features.			
Check one or more if selected	☐	a. **Horizontal and/or Vertical Recesses or Projections**. Recesses or projections such as a pattern of recessed grouping of windows, recessed panels, bay windows or similar strategies. The recess or projection shall be a minimum 4 inches in depth.	A3.10-A3.12	Pattern of recessed and projections, coupled with window groupings shown on each façade. However, the projections are not a minimum of 4 feet in depth; therefore also complies with datum lines
	☐	b. **Horizontal and/or Vertical Projections**. Projections such as shading, weather protection devices, decorative architectural details, or similar strategies.		
	☒	c. **Datum Lines**. Datum lines that continue the length of the building, such as parapets or cornices, with a minimum 4 inches in height **or** a minimum 2 inches in depth **and** include a change in material		Façade design includes a box-like framing feature of a different material/color that acts as a datum line.
☒	iii. Variation in **two** of the following:			
Check two if selected	☒	a. Fenestration Size	A0.14	Variety of fenestration size and projection shown
	☐	b. Fenestration Proportion		
	☐	c. Fenestration Pattern		
	☒	d. Fenestration Depth **or** Projection		
☒	iv. Variation in **two** of the following:			
Check two if selected	☒	a. Façade Material	A0.14	Variety of materials and colors shown
	☐	b. Facade Material Size		

City of Palo Alto Objective Design Standards: Checklist

	☐	c. Façade Texture and Pattern		
	☒	d. Façade Color		

(c)(2) Façade Composition

Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of three of the following façade articulation strategies to create visual interest:

Check Three or More	☒	A. Vertical and horizontal recesses such as a pattern of recessed grouping of windows or recessed panels. The recess shall be a minimum 4 inches in depth.	*A3.10-A3.12*	Pattern of recesses and projections, coupled with window groupings shown on each façade
	☐	B. Vertical and horizontal projections such as shading and weather protection devices or decorative architectural details. Projections shall be a minimum 4 inches in depth.		
	☒	C. Datum lines that continue the length of the building, such as cornices, with a minimum 4 inches in depth, or a minimum 2 inches in depth and include a change in material.	*A3.10-A3.12*	Façade design includes a box-like framing feature of a different material/color that acts as a datum line
	☐	D. Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum 4 inches in depth.		
	☒	E. Screening devices such as lattices, louvers, shading devices, or perforated metal screens.	*A3.11, A3.14*	Perforated metal sunshades shown along the West Elevation
	☒	F. Use of fine-grained building materials, such as brick or wood shingles, not to exceed 8 inches in either height or width.	*A3.14*	One of the proposed materials-cement fiber board lap siding is a fine-grain material, with exposure less than 8 inches
	☒	G. Incorporate a minimum of three colors, materials, and/or textures across the whole building.	*A3.14*	Multiple color and materials shown

(c)(3) Compatible Rhythm and Pattern

(A) Buildings shall express a vertical rhythm and pattern that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented façades (height greater than the width of the façade), façade articulation and fenestration repetitive vertically oriented patterns. Depending on the length of the façade, the following standards apply:

City of Palo Alto Objective Design Standards: Checklist

☐	i. For continuous façades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration.	-	Not applicable since no façade is less than 100 feet in length
	ii. For continuous façades 100 feet or greater in length, the façade shall include either:		
Check One ☐	a. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm between 20 to 50 feet in width; **OR**		The façade articulation employs a pattern of projections and recesses to highlight the rhythm of housing units
☐	b. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm between 10 to 16 feet in width		
(B) Residential mixed-use buildings			
Check One or More ☐	i. Vertical Patterns and Modulation: Façades shall use vertical patterns of building modulation, façade articulation, and fenestration.		Does not apply, exclusively residential
☐	ii. Horizontal Patterns and Modulation: Façades that use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum 4 feet wide and 2 feet deep vertical shift in modulation at least once every 50 feet of façade length.		
(C) Storefronts			
☐	Storefront uses shall express a vertical rhythm not to exceed 30 to 50 feet in width.		Doesn't apply, exclusively residential
(c)(4) Emphasize Building Elements & Massing			
(A)(i) Building Entries within Façade Design. Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and façade plane shall meet the following minimum dimensions:			
Check All ☐	a. Individual residential entries: 5 feet in width		
☐	b. Shared residential entry, such as mixed-use buildings: 8 feet in width		
☐	c. Commercial building entry: 20 feet in width		
☐	d. Storefront entry: 6 feet in width		

City of Palo Alto Objective Design Standards: Checklist

(ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following:				
Check One or More	☒	a. Recess or projection from the primary façade plane (minimum 2 feet).	*A0.14*	Primary building entry is recessed over 8 feet
	☒	b. Weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods	*A0.14*	Upper floor overhang provides weather protection at the main entry
(c)(5) Storefront/Retail Ground Floors				
☐	A. Ground floor height shall be a minimum 14 feet floor-to-floor **OR** shall maintain a 2nd floor datum line of an abutting building.			Not Applicable, no retail proposed
		a. Ground floor height (minimum 14 feet): _____ feet; **OR**		
		b. Height of 2nd floor datum line of abutting building: _____ feet		
☐	B. Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.			
		a. Façade area between 2 feet and 10 feet: _____ square feet		
		b. Transparent glazing area between 2 feet and 10 feet: _____ square feet		
		c. Percentage of transparent glazing (minimum 60%): _____ %		
☐	C. If provided, bulkheads and solid base walls measure between 12 and 30 inches from finished grade			
☐	D. Primary entries shall include weather protection by recessing the entry, providing an awning or using a combination of these methods.			
		a. Weather protection width (minimum 6 feet): _____ feet		
		b. Weather protection depth (minimum 4 feet): _____ feet		
☐	E. Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. (ii) Awnings may be fixed or retractable			
(c)(6) Other Non-Residential Ground Floors				
☐	(A) Ground floor height must be a minimum 14 feet floor-to-floor **OR** match the 2nd floor datum line of an abutting building			Project is 100% residential

City of Palo Alto Objective Design Standards: Checklist

Pick One				
	☐	Ground floor height (minimum 14 feet): _____ feet; **OR**		
	☐	Height of 2nd floor datum line of abutting building: _____ feet		
☐	(B) Minimum of 50% transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space			
		Façade area between 4 feet and 10 feet: _____ square feet		
		Transparent glazing area: _____ square feet		
		Percentage of transparent glazing (minimum 50%): _____ %		
☐	(C) Primary entries include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.			
		Weather protection width (minimum 6 feet): _____ feet		
		Weather protection depth (minimum 4 feet): _____ feet		
(c)(7) Parking/Loading/Utilities				
(A) Entry Size				
☐	No more than 25% of the site frontage facing a street shall be devoted to garage openings, carports, surface parking, loading entries, or utilities access. On sites with less than 100 feet of frontage, no more than 25 feet.			Concession requested in accordance with state density bonus law
		Site frontage: 228 feet		
		Frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access: 129'7"		
		Percent of frontage devoted to garage openings, carports, surface parking, loading entries, or utilities access _____ %		
(B) Above Ground Structured Parking				
☐	Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, must be lined with commercial or habitable uses with a minimum depth of 20 feet			No above ground parking proposed
(C)&(D) Partially Sub-Grade Structured Parking				
☐	Partially sub-grade parking must not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.			No sub-grade parking proposed

☐	Partially sub-grade parking must be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be located within 10 feet of the sub-grade parking.		

18.24.070 Residential Entries

Pick One or More (A – E)		Standard	Sheet #	Applicant's Justification
(b)(1) Ground Floor Unit Entries				
Where ground floor residential unit entries are required, <u>one or more</u> of the following entry types shall be provided:				
☐	**(A) Stoop**			
Check All if Selected	☐	(i) Stoops provide entry access for a maximum of two ground floor units.		Not Applicable, ground floor residential unit entries not required
	☐	(ii) Stoop heights are within one step of finished floor height of adjacent unit.		
	☐	(iii) Stoop entry landings are a minimum 5 feet in depth		
	☐	(iv) The maximum stoop height from the back of sidewalk grade is 5 feet.		
☐	**(B) Porch**			
Check All if Selected	☐	(i) Porches provide entry access for a maximum of one ground floor unit.		Not Applicable, ground floor residential unit entries not required
	☐	(ii) Porch heights are within one step of finished floor height of adjacent unit.		
	☐	(iii) Porches are large enough so a 6-foot by 6-foot square can fit inside		
	☐	(iv) The maximum porch height from the back of sidewalk grade is 5 feet.		
☐	**(C) Patio Entry**			
Check All if Selected	☐	(i) Patio entries provide access for a maximum of two ground floor units.		Not Applicable, ground floor residential unit entries not required
	☐	(ii) Patio entries are large enough so a 5-foot by 5-foot square can fit inside of the patio for each unit		
	☐	(iii) The patio shall include **<u>at least one</u>** of the following features to define the transition between public and private space:		
	Pick One ☐	a. **Row of shrubs:** not exceeding 42 inches in height located between the sidewalk and the patio. One gallon size and max 3 feet on center		

		☐	b. **Fence:** not to exceed 36 inches in height located between the sidewalk and the patio with a gate or fence opening to provide access		
		☐	c. **Metal, Wood, or Stone Wall:** not to exceed 36 inches in height located between the sidewalk and the patio with gate or opening, **AND** a minimum 18-inch landscape strip is located between the wall and the abutting pedestrian way and entirely landscaped		
☐	**(D) Terrace**				
Check All if Selected	☐		(i) Terraces provide entry access for multiple ground floor units.		Not Applicable, ground floor residential unit entries not required
	☐		(ii) Terraces are a maximum height of 30 inches above the grade of the back of the adjacent sidewalk or accessway.		
	☐		(iii) Walls, fences and hedges on Terraces are a maximum of 42 inches tall and have a minimum transparency of 40 percent.		
☐	**(E) Frontage Court**				
Check All if Selected	☐		(i) Frontage courts provide entry access for multiple ground floor units.		Not Applicable, ground floor residential unit entries not required
	☐		(ii) The minimum frontage court width along a primary frontage is 25 feet.		
	☐		(iii) The maximum frontage court width along a primary frontage is 50% of the facade length or 80 feet, whichever is less.		
	☐		(iv) The minimum Frontage Court depth is 25 feet.		
	☐		(v) The maximum Frontage Court depth is 50 feet or a ratio not to exceed 2:1 depth to width.		

18.24.080 Open Space

Check	Standard	Sheet #	Applicant's Justification
(b)(1) Private Open Space			
☐	(A) Floor area includes clear space with a minimum dimension of a circle with a six-foot diameter.		Not Applicable, no private open space proposed in accordance with waiver
☐	(B) Minimum clear height dimension of 8'-6" feet.		
☐	(C) Directly accessible from a residential unit.		

☐	(D) Balconies are not located within the daylight plane.		
(b)(1)(E) Private Open Space - Ground Floor Patios			
☐	(i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is 8 feet for at least 75% of the area.		
☐	(ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is 6 feet for at least 75% of the area		
☐	(iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)		
(b)(2) Common Open Space			
☐	(A)&(B) Minimum 200 square feet of area. Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.	A0.04	Overall common open space has an area of 5,463 sf; area can accommodate an 10' circle
☐	(C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features allowed	A1.10A	420 sf of the common open space is covered by a trellis, leaving 92.3% open to sky
☐	(D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25		Not Applicable, courtyard if not enclosed
☐	(E) Common open space provides seating.	L1.11-L.1-13	Variety of seating shown
☐	(F) Common open space has a minimum 20% of landscaping.	A0.04	Façade design also includes a box-like framing feature of a different material/color that acts as a datum line.
☐	(G) Planting in above grade courtyards has minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.	–	Not Applicable

18.24.090 Materials

Check	Standard	Sheet #	Applicant's Justification

☐	(b)(1) Primary, secondary, and accent materials are allowed or prohibited as in the Residential and Residential Mixed-use Material List, which may be updated from time to time by the Director of Planning with a recommendation by the ARB. See webpage for list - https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/Multifamily-Mixed-Use-Objective-Standards	*A3.14*	Materials comply

18.24.100 Sustainability and Green Building Code

Check	Standard	Sheet #	Applicant's Justification
☐	(b) See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.	*A0.07*	Project complies with GalGreen Tier 2 and is proposed to be all electric

1. Introduction

a. Project Description

Buena Vista Commons is the apartment component of a larger redevelopment occurring at the Buena Vista Mobile Home Park (Park), Palo Alto's only mobile home park, located at 3980 El Camino Real, in the Barron Park neighborhood. Buena Vista Commons is proposed as a 61-unit apartment building, which occupies 1.69 acres of the existing 4.5 acre property. The location has been used for housing since at least the 1950s, when Buena Vista first converted from a car camp along El Camino Real to a mobile home park with spaces and hook-ups for homes. It eventually became a critical part of natural affordable housing stock in Palo Alto. Buena Vista Mobile Home Park had its last substantial renovation in 1970. As a result, the infrastructure is outdated and insufficient, the Park is overcrowded, and many homes require replacement. Buena Vista Commons is a critical part of the redevelopment that is necessary to address overcrowding at the Park and to achieve other project goals that are shared between the City, County and Housing Authority: to make substantial physical improvements, ensure financial sustainability, and maintain over 100 affordable homes.

Buena Vista Commons will be deed-restricted as 100% affordable housing. The apartment will serve existing renters who live at the Buena Vista Mobile Home Park, and it will increase affordable housing opportunities to more families in Palo Alto. Among the current resident population of the Park, a 2023 income recertification found that 90% of all current households are low-income (below 80% AMI and over half of households are very low-income (below 50% AMI). The average affordability level for each home at Buena Vista Commons is expected to be below 42% of AMI. The proposed project preserves affordable housing among the Park community and helps meet the larger community need for more affordable housing in Palo Alto.



Aerial illustration of Buena Vista Commons- the proposed 3-story apartment building

The location for Buena Vista Commons is an important one for more housing. It sits in the Barron Park neighborhood, which is an area that is rich in resources for families. It is less than a half-mile away from an elementary school, grocery store, public transit, and other restaurants, parks and cafes. In addition, housing costs throughout the Bay Area, including Palo Alto, have continued to skyrocket over time. Projects such as ours are critical to preserve and expand affordable housing opportunities in Palo Alto, helping maintain and increase socioeconomic and racial diversity. Immediately adjacent land uses to this site are another affordable housing property (Oak Manor Townhouses) to the west, commercial businesses to the east, and single family residential to the north.

Through its design features, Buena Vista Commons will bring energy efficiency, community cohesion, and curb appeal. It will also use materials that are intended to maintain well over time. For energy efficiency, Buena Vista Commons will be all-electric, use natural flooring, use Energy Star appliances, have bicycle parking, and will be setup to accommodate electric vehicle charging. For the resident community, it will have a barbecue area, teen room, community room, and resident services offices. And compared to the built structures at Buena Vista Mobile Home Park today, the apartment will have playful angles, fresh colors, and new trees that will make it attractive to passers-by in the Palo Alto community.



Barron Park neighborhood



Barron Park Elementary School



Adjacent building: Oak Manor Townhouses by Alta Housing



Adjacent commercial building along El Camino Real

b. Project Team

- **Santa Clara County Housing Authority (SCCHA):** Is the project developer. SCCHA is a public agency whose mission is to provide and inspire affordable housing solutions to enable low-income people and families in Santa Clara County to achieve financial stability and self-reliance.
- **The John Stewart Company:** The John Stewart Company has been Property Manager at Buena Vista Mobile Home Park since 2020 and will remain property manager for Buena Vista Commons. They are experienced with affordable housing compliance requirements, such as annual income recertifications.
- **Burke, Williams & Sorensen, LLP:** Real estate and land use attorneys.
- **Van Meter Williams Pollack LLP:** Architect.
- **Sandis Civil Engineers:** Civil Engineer.
- **Associated Right of Way Services, Inc.:** Relocation consultant.

c. About the Santa Clara County Housing Authority (SCCHA)

Santa Clara County Housing Authority is a public agency whose mission is to provide and inspire affordable housing solutions to enable low-income people and families in Santa Clara County to achieve financial stability and self-reliance. It is one of the original 39 Moving to Work agencies (out of 3,200 nationwide public housing authorities), which gives it a special designation to make strategic program and policy changes.

The Housing Authority was established in 1967. One of its functions is as a developer and asset manager for affordable housing. It currently owns nearly 3,500 homes throughout Santa Clara County. It has an active development pipeline of over 1,200 homes, which is through large master-plan projects, smaller development sites, and deeply mission driven developments like Buena Vista. Currently, Bellarmino Place, Alvarado Park, and the Pavilion Inn are under construction and will provide 257 affordable homes for seniors, families , and transitional aged youth in San Jose when they are completed in 2024 and 2025. Our projects have utilized various different funding sources, including private and public sources such as Low-Income Housing Tax Credits (LIHTC) and conventional loans.

In addition to housing development and ownership, the Housing Authority administers federal rental assistance to over 19,000 households through the Housing Choice voucher program.

2. Community Engagement

To date, we have conducted a robust community and resident engagement process, going as far back as July 2017. Community and resident engagement has been organized into three distinct phases.

Phase 1 was Listening and Learning with Buena Vista residents, which took place from July 2017 through October 2022. During this phase there were town hall meetings, design exercises and surveys. The goal at that stage was to understand resident questions and needs, gather stakeholder preferences and information. Questions during this phase were things such as: “What do you love about Buena Vista today?” and “What are your hopes for the future?” The responses to those questions helped inform the initial concepts and ideas before design began in earnest.

Phase 2 was Formal Community Design Engagement, which took place from October 2022 to December 2023. This is the main component of community and resident engagement that informed design. The Community Engagement Report included in the Supplemental Documents section of this Project Description further outlines this period of the engagement process. The activities that took places were town hall style meetings, small group meetings, bus tours, various written communication and other activities. Residents were informed about what changes their feedback resulted in.

Phase 3 is Post-Entitlements and Construction Outreach. This phase has not yet begun, but it is part of ongoing engagement where we will continue to provide information on the development process to impacted households, inform leaders and elected officials about the development timeline, and be available for community stakeholder input.









Photos from various townhalls

3. Project Details

a. Site

The project site, 3980 El Camino Real is currently the Buena Vista Mobile Home Park. The overall site has a gross area of 4.5 Acres and is situated alongside the commercial corridor of El Camino Real. Today is contains a variety of housing types- including RVs, park model RVs, mobile homes, cottages, and a single-family home. The site also includes an amenity building comprising laundry and shower rooms, as well as a small office area.

The site is located in the Barron Park neighborhood of Palo Alto, and has one street frontage along Los Robles Ave. It can also be accessed from El Camino real via an access easement on the adjacent property. Immediately north-east of the site is a multi-tenant commercial building and a Valero gas station. On the south-west side, the site is adjacent to another affordable housing property (Oak Manor Townhouses). The site abuts lower density housing developments on the north-east and across Los Robles.

The site is not located in a special flood hazard area as determined by FEMA. It is located in a liquefaction zone, but not in a delineated earthquake fault zone as identified by the California Geologic Surveys regulatory Zone map of Earthquake Zones.

To create the new apartment building Buena Vista Commons, the existing site will require a parcel split. The resultant 1.69 Ac parcel to the south-west is proposed as the site for the apartment building. The remainder is envisioned to continue being mobile home park- with upgraded units and new utilities.

The site is currently owned by the Santa Clara County Housing Authority (SCCHA), through the subsidiary entity of Poco Way HDC. SCCHA acquired the Park in 2017, with financial contributions made by the City of Palo Alto and County of Santa Clara.



Vicinity Map showing the overall site and proposed parcel split

b. Design

In early 2019, SCCHA began working with Van Meter Williams Pollack LLP (VMWP) on the redesign and renovation of the Buena Vista Mobile Home Park. Through a series of evolving design challenges and iterations, the design program for the redevelopment ultimately landed on a hybrid model- including a new apartment building and a mobile home park as well as infrastructure upgrades and new amenities.



Concept view of Buena Vista Commons

Buena Vista Commons is the new apartment building piece of the redevelopment. It is currently envisioned as a 3-story building with a single street frontage along Los Robles Ave. It comprises 61 units ranging from Junior 1-BRs to 1-, 2- and 3-BR units. The apartment site also includes an internal street known as Main Street, that provides access to the mobile home park from Los Robles Ave. This will be shared between the two sites via a future access easement.

The building is configured as a C-shaped building with a courtyard in the middle. The 2 wings and the courtyard help it connect to the adjacent mobile home park and create a welcoming space with amenities that will be shared by residents of both developments. The courtyard also connects across the internal Main street to proposed recreation areas in the mobile home park. This configuration is a result of multiple design iterations and incorporating resident and stakeholder feedback- the massing was flipped around to open up to the mobile home park. The building maintains a generous 60-70' setback from the existing property lines to the side and rear. The adjacent properties to the rear are lower density residential, and the setback is buffered with surface parking and a planting area.

The ground floor includes a lobby and 2 office suites- one for onsite Property Management and another for Resident Services. The Lobby and Property Management offices are located at the entry corner at Main Street and Los Robles. This helps to address resident concerns over safety and access to the site.

The ground floor also includes a spacious Teen Room that will house the Homework Club. Homework Club is an important part of the Buena Vista community and supports the kids who currently live here. There is also a Community Room located off the central courtyard. Both the Community Room and Teen Room are intended to be shared by residents of the apartment building as well as the residents of the upgraded mobile home park. Other resident amenities in the apartment building include a laundry room, bike room and a storage room.

The apartment building site will also include 79 surface parking spaces at the side and rear. Approx. 61% of these spaces are planned to have EV charging equipment installed at the outset, with the remaining spaces planned to be EV-ready. Rooftop solar panels are also being planned for the building.

The overall redevelopment plan has a thoughtful landscape design that incorporates resident feedback received over time. It aims to create communal spaces and respite areas across the site. The apartment site includes a courtyard with an outdoor BBQ area and shaded seating. In response to stakeholder feedback about the lack of trees at Buena Vista currently, plenty of planting areas with trees and planned biotreatment are shown throughout the site.

In addition to incorporating feedback from residents and stakeholders, the project has been designed to respond to the City of Palo Alto's Objective Design Standards.

This entitlements package also includes the streetscape design for the complete site along Los Robles Ave. The current design shows a new sidewalk, new street parking, and planting bulb-outs, all while retaining existing underground and overhead utilities along Los Robles. New utilities serving the apartment building and the mobile home park are planned to be located along Los Robles.

c. Sustainability

Sustainability is integral to the design of Buena Vista Commons. Green building principles are a key to environmental responsibility and also help us create comfortable, high quality living spaces for future residents- many of whom will be relocating from the current mobile home park. Sustainable design will help to keep the building's operating costs low, while also helping to keep monthly utility bills manageable for the residents.

Buena Vista Commons will be designed to meet the City of Palo Alto's Green building ordinance. For new multifamily construction, this entails CALGreen Mandatory Plus Tier 2 with local amendments. The project is also currently aiming to meet LEED for Homes- which promotes the design and construction of high-performance green homes. A combination of these two rating systems will ensure a comprehensive approach to green design that translates across design disciplines.

Planned features at this time include: rooftop solar panels, EV charging, low-flow water fixtures, Energy Star appliances and biotreatment areas spread across the site.

d. Affordability

Buena Vista Commons will provide 61 rental apartments comprised of a mix of studio/junior one-bedroom (with an embedded bedroom), one-bedroom, two-bedroom, and three-bedroom apartments.

The apartments will have affordability restrictions at or below lower income levels, defined as 80% of the area median income. In practice, it is our intention and plan to provide the affordable units at lower income levels as determined by multiple regulatory agreements that will be held on the property including those held with the California Tax Credit Allocation Committee (CTCAC) and the tri-party regulatory agreement that is held between the City of Palo Alto, County of Santa Clara, and Santa Clara County Housing Authority. A development goal of Buena Vista is to maintain it as an affordable housing asset for the long-term, while preventing the displacement of all existing households. To that aim, any households currently residing at the Buena Vista site who are moderate or high-income will be allowed to remain, however, those units will be made available to lower income households at affordable rents after the returning households voluntarily vacate their units. This provision is codified in the tri-party regulatory agreement.

The tables below show the current income limits of eligible households, based on household size, as determined by the CTCAC. The 80% of AMI incomes affording to California Department of Housing and Community Development (HCD) are included for reference, as these figures are what the City of Palo Alto uses to define "low income."

2023 CTCAC Income Limits					
	30% Income Level	50% Income Level	60% Income Level	80% Income Level	HCD 80% Income Level (For reference only)
1 Person Household	$ 31,080	$ 51,800	$ 62,160	$ 82,880	$ 96,000
2 Person Household	$ 35,520	$ 59,200	$ 71,040	$ 94,720	$ 109,700
3 Person Household	$ 39,960	$ 66,600	$ 79,920	$ 106,560	$ 123,400
4 Person Household	$ 44,370	$ 73,950	$ 88,740	$ 118,320	$ 137,100
5 Person Household	$ 47,940	$ 79,900	$ 95,880	$ 127,840	$ 148,100
6 Person Household	$ 51,480	$ 85,800	$ 102,960	$ 137,280	$ 159,050
7 Person Household	$ 55,020	$ 91,700	$ 110,040	$ 146,720	$ 170,050
8 Person Household	$ 58,590	$ 97,650	$ 117,180	$ 156,240	$ 181,000

The project's monthly rents are determined by the CTCAC to ensure that rents are affordable to the lower-income residents earning between 30% to 80% of AMI. The following table shows the range of net rents (after utilities) currently projected to be charged to residents during the first year of operations based on CTCAC's currently published rents. We note that if the project were to receive project-based rental assistance, the rents paid by residents could be even lower, as they would only need to pay 30% of their income towards rent.

PROPOSED MONTHLY RENTS	
Unit Type	**Monthly Rent**
Junior 1-Bedroom Apartment	$829-2,677
1-Bedroom Apartment	$882-2,677
2-Bedroom Apartment	$595-3,212
3-Bedroom Apartment	$1,203-3,711

The following table summarizes the income and rent restrictions that will apply to this project to receive the state density bonus.

Unit Type	Number of Units	Unit Square Footage (approx.)	Maximum Affordability Restriction*
Junior 1-BR	2	490 SF	80% of AMI
1-BR Apartment	27	470-490 SF	80% of AMI
2-BR Apartment	16	700-780 SF	80% of AMI
3-BR Apartment	15	920-990 SF	80% of AMI
Total Restricted Units	**60**		
Total Non-Restricted Units (Manager)	1 (2-BR Unit)		
TOTAL PROJECT UNITS	**61**		

*Existing tenants at the property will be allowed to return to the apartment regardless of whether they income qualify at move-in. Those units are considered as restricted low-income units because the tri-party regulatory agreement requires that future units will be made available to lower income households at affordable rents after any initial moderate or high-income households voluntarily vacate their units. After any initial moderate or high-income households vacate their units, those units will continue be restricted as low-income units with affordable rents for at least an additional 55 years or greater.

4. Zoning and Development Standards

a. Comprehensive Plan and Zoning Code

The 2030 Comprehensive Plan land-use designation for the site is "Multi-Family Residential", and the site is currently zoned "RM-20". As per PAMC 18.13.010:
RM-20 is a low-density multiple-family residence district is intended to create, preserve and enhance areas for a mixture of single-family and multiple-family housing which is compatible with lower density and residential districts nearby, including single-family residence districts. The RM-20 residence district also serves as a transition to moderate density multiple-family districts or districts with nonresidential uses. Permitted densities in the RM-20 residence district range from eight to twenty dwelling units per acre.

ZONING INFORMATION	
COMPREHENSIVE PLAN	Multi-Family Residential
Allowed Uses	Commercial and Retail uses that serve the immediate neighborhood, Mixed-use (housing+retail)
CURRENT ZONING	Zoning District: RM-20
Allowed Uses	Multi-family housing compatible with lower density and residential districts nearby, including single-family residence districts [transition district].
Height Limit	30'
Max Density	20 du/ac
Setbacks	Front yard: 20' Interior Side yard: 10' Interior Rear yard: 10' Street Side and Rear yards: 16'
Site open space	35% min.
Usable open space	150 sq ft per unit min.
Common open space	75 sq ft per unit min.
Private open space	50 sq ft per unit min.
Max FAR	0.5
Parking (Multi-family residential)	1 per micro/studio unit, 1 per 1-bedroom unit, 2 per 2-bedroom or larger unit (at least one covered). Tandem parking allowed for any unit requiring two spaces, up to a maximum of 25% of total required spaces. 1 bike parking space per unit (100% long-term)

b. Eligibility for Streamlining

The project uses The Housing Crisis Act (SB 330) and the California State Density Bonus Law (AB 1763). The eligibility for both laws is as described:

The project meets eligibility criteria under SB 330 because it complies with the following provisions:

1. The project will replace all existing or demolished protected units.
2. The project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existing on the project site within the last five years.
3. Existing residents are allowed to occupy their units until six months before the start of construction.
4. The developer agrees to provide the affordable rental unit occupants relocation benefits and a right of first refusal for units available in the new development at an affordable rent for the household.

The project meets eligibility criteria under AB 1763 because it complies with the following provisions:

1. One hundred percent of the total units are for lower income households except that 20 percent of the total units may be for moderate-income households.
2. The applicant agrees and ensures the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years.
3. For a one hundred percent affordable project, rent for 20 percent of the units shall be set at affordable rent using definitions in the Health and Safety Code, and rent for the remaining units may be regulated using rents and incomes as determined by CTCAC regulations.

c. Regulatory Agreement

Currently, there is a tri-party regulatory agreement held by the City, County, and Housing Authority. It restricts all units under an affordability covenant for 75 years from 2017. It is expected that this regulatory agreement will be amended and recast by the time of construction start, starting a new 75 year term to ensure the long-term affordability for 100% of units.

Attachment F

Project Plans

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Board members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

Directions to review Project plans online

1. Go to: bit.ly/PApendingprojects
2. Scroll down to find "3980 El Camino Real" and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage

3980 El Camino Real – City of Palo Alto, CA