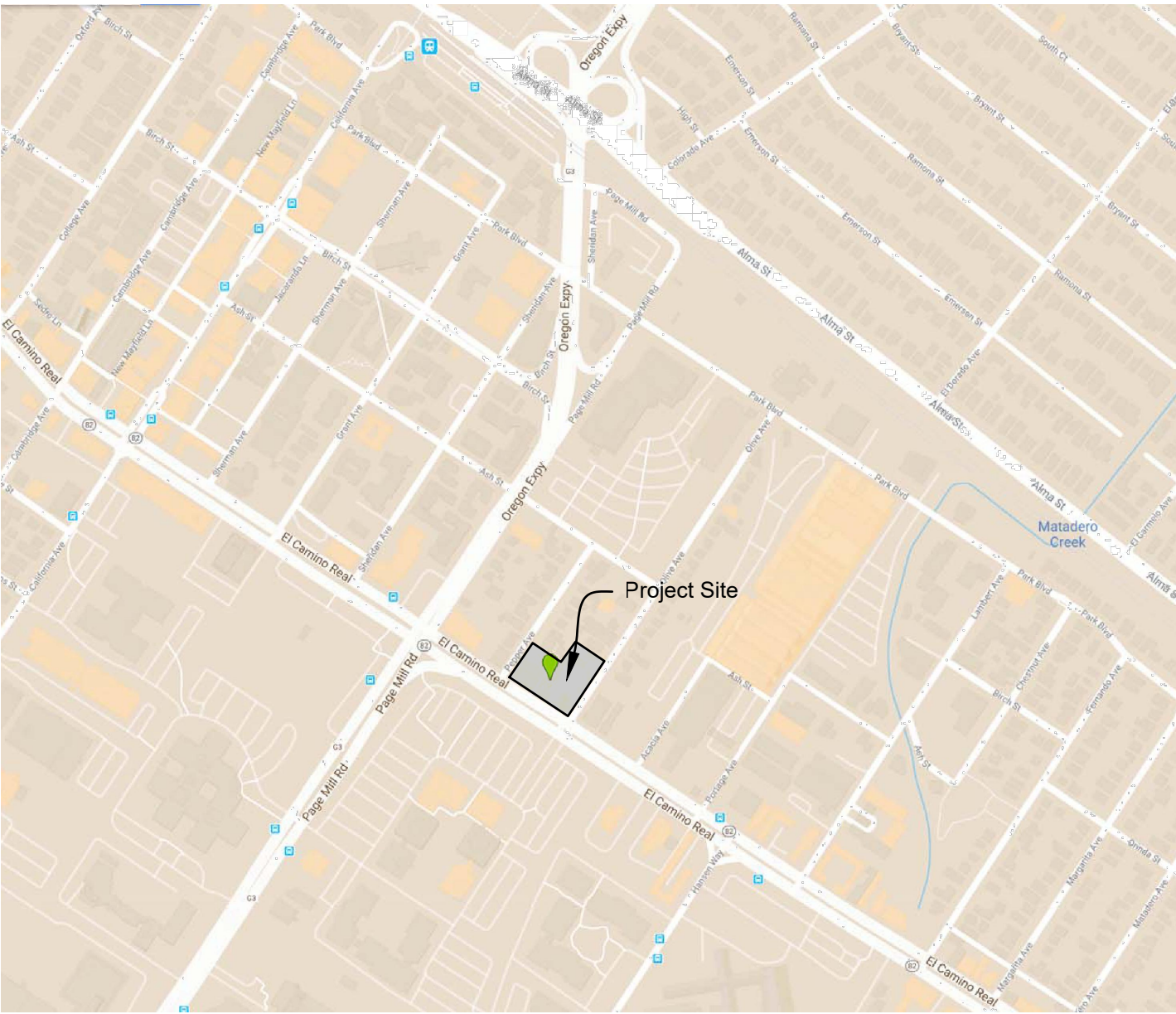




2951 EL CAMINO REAL

PRELIMINARY WORKGROUP SUBMITTAL - OCTOBER 23, 2020

VICINITY MAP:



PROJECT DESCRIPTION:

THIS NEW MIXED-USE DEVELOPMENT WILL PROVIDE 113 NEW RESIDENCES WHILE RETAINING THE EXISTING SMALL OFFICE AND RETAIL USES ON SITE. AN UNDERGROUND PARKING GARAGE PRESERVES THE STREET LEVEL FOR ACTIVE USES AND LANDSCAPING. THE EXISTING PROPERTIES INCLUDE APPROXIMATELY 1,000 SF RETAIL AND 5,000 SF OFFICE WHICH WILL BE RETAINED ALONG EL CAMINO REAL, INCREASING THEIR VISIBILITY WHILE BUFFERING THE NEW RESIDENCES FROM BUSY TRAFFIC AND STREET NOISE. THE RESIDENTIAL UNITS ARE TERRACED IN 2-5 STORIES ORIENTED AROUND A COURTYARD AND ALONG QUIETER SIDE STREETS.

TO RESPECT THE MASSING AND ZONING OF ADJACENT SINGLE FAMILY HOMES, THE BUILDING HEIGHT VARIES FROM TWO STORIES DIRECTLY ADJACENT TO R-1 TO FIVE STORIES ALONG EL CAMINO REAL. THE 5TH FLOOR ALONG EL CAMINO REAL EXTENDS ABOVE THE 50' HEIGHT LIMIT WITH VARYING ROOF HEIGHTS TO COMPLY WITH A 53'-8" HEIGHT LIMIT. THE MAJORITY OF THE 5TH FLOOR IS SETBACK AN ADDITIONAL 6' ALONG THE STREET FRONTAGES TO MINIMIZE THE VISUAL IMPACT AND ACCENTUATE THE LOWER 4 STORY HEIGHT.

THE PROPOSAL COMPLIES WITH CS SETBACK REQUIREMENTS WITH A 12' MINIMUM SIDEWALK WIDTH AT EL CAMINO REAL AND A MINIMUM 5' SIDE SETBACK ALONG OLIVE AND PEPPER AVENUES. AT 470 AND 456 OLIVE, THE SETBACK IS INCREASED TO 20' CONSISTENT WITH R-1 ZONING. THE TWO AND THREE STORY HEIGHT AND INCREASED SETBACKS ALONG OLIVE CREATE A TOWNHOUSE SCALE TO REFLECT THE ADJACENT SINGLE FAMILY HOMES.

IN ADDITION TO COMPLYING WITH THE SETBACKS DESCRIBED ABOVE, THE PROPOSAL WILL COMPLY WITH PARKING AND OPEN SPACE REQUIREMENTS. THE PROJECT SPONSOR WOULD LIKE THE CITY COUNCIL TO CONSIDER THE FOLLOWING ADJUSTMENTS TO CURRENT ZONING:

- ADDITIONAL HEIGHT ON CS PARCELS (50' MODIFIED TO 53'-8")
- ADDITIONAL HEIGHT ON R-1 PARCELS (30' MODIFIED TO 34')
- INCREASED FAR (1.5 MODIFIED TO 2.55)
- INCREASED RESIDENTIAL DENSITY (MODIFIED TO 103 DU/AC)

THESE ZONING MODIFICATIONS WILL CONTRIBUTE TO A VIBRANT, MIXED-USE COMMUNITY BY PRESERVING EXISTING GROUND FLOOR RETAIL AND ADDING UP TO 23 AFFORDABLE RESIDENTIAL UNITS.

PROJECT ADDRESS - APN

APN	Address	Zone	Lot Area	Existing FAR
132-37-033	(2905 ECR)	CS	14,361 sf	NA / FAR
132-37-052	(2951 ECR)	CS	14,358 sf	NA / FAR
132-37-030	(2999 ECR)	CS	7,179 sf	NA / FAR
132-37-029	(470 Olive)	R-1	5,983 sf	2,545 SF FAR
132-37-027	(456 Olive)	R-1	5,938 sf	2,545 SF FAR

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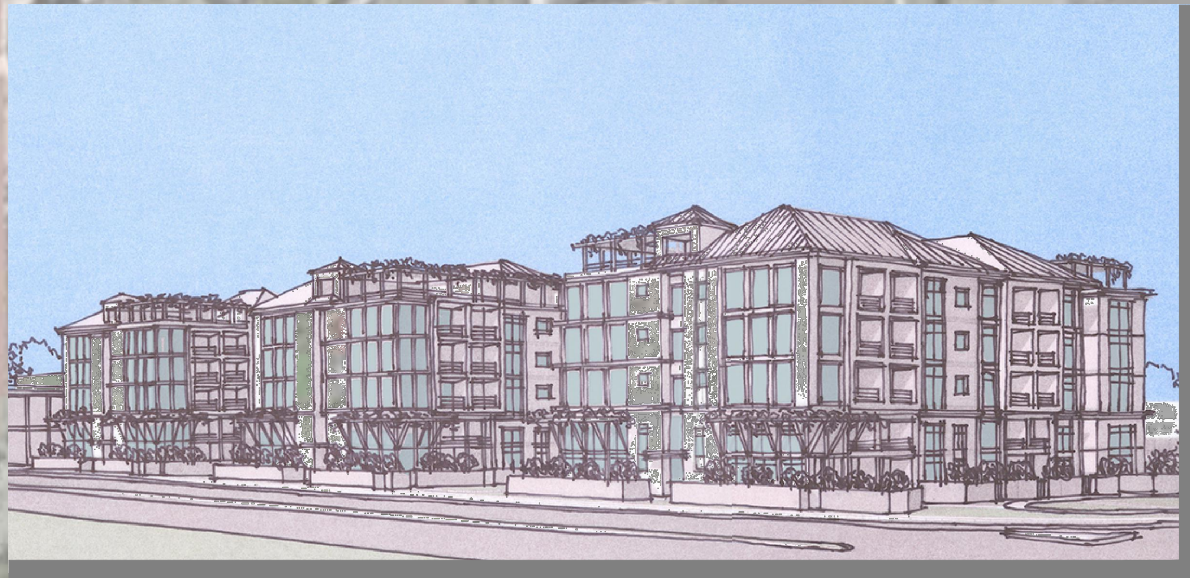
VIEW - EL CAMINO REAL AT PEPPER AVE.



VIEW - EL CAMINO REAL AT OLIVE AVE.



VIEW ALONG OLIVE AVENUE TO EL CAMINO REAL



2755 EL CAMINO
4 STORY
RESIDENTIAL
(PROPOSED)

PROJECT SITE
2951 EL CAMINO

3001 EL CAMINO
4 STORY
RESIDENTIAL AND RETAIL
(PROPOSED)

3300 EL CAMINO
5 STORY
RESIDENTIAL
(PROPOSED)

PALO ALTO SQUARE
10 STORIES COMMERCIAL

GARAGE PARKING DATA:

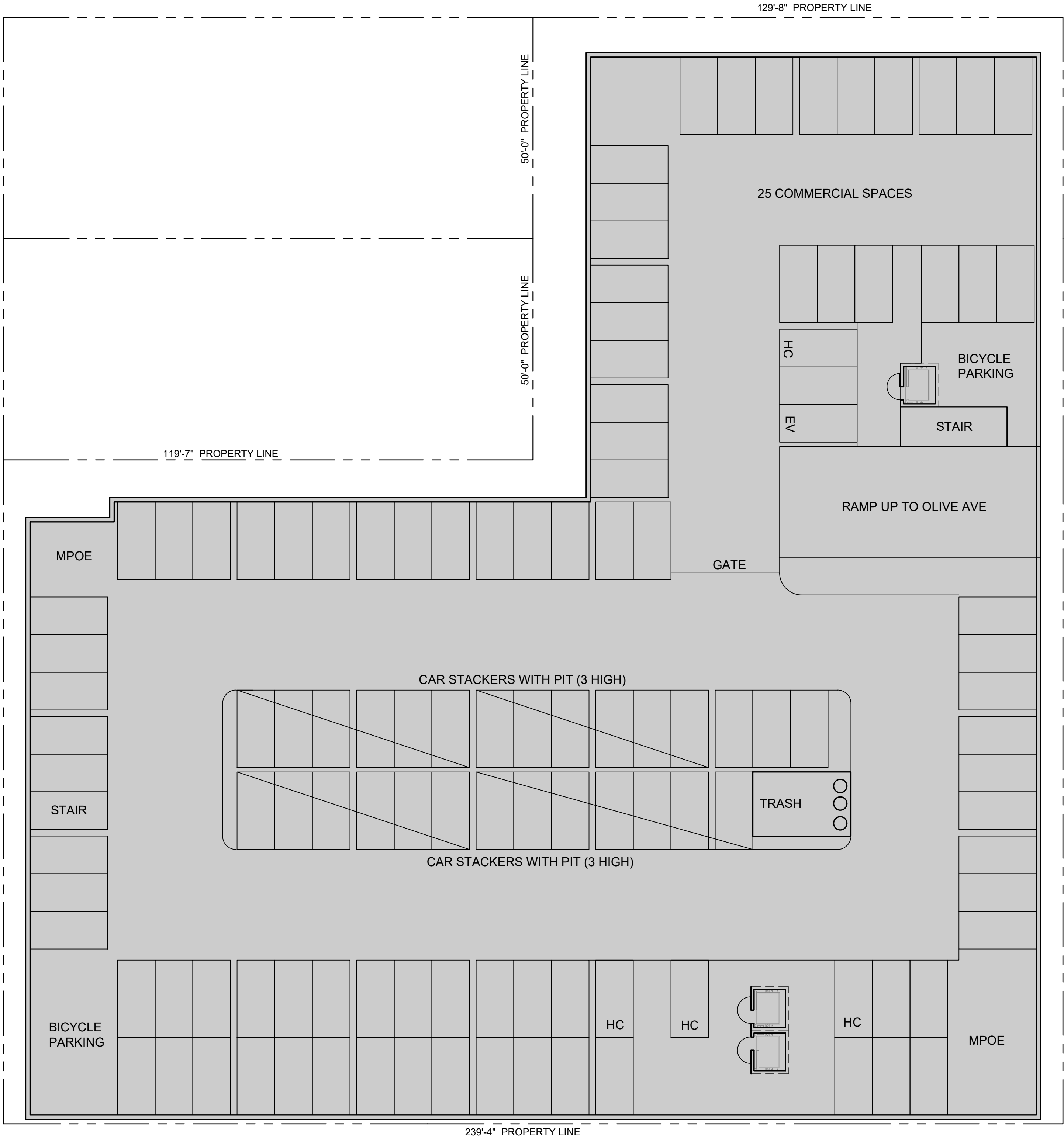
PARKING REQUIRED:

89	1 PER (89) 1 BEDROOM OR STUDIO
48	2 PER (24) 2 BEDROOM UNITS
137	RESIDENTIAL SPACES REQUIRED (INCLUDES 3 HC SPACES)
5	RETAIL (1/200 SF)
20	OFFICE (1/250SF 1HC+1EV INC.)
25	COMMERCIAL SPACES REQUIRED

PARKING PROVIDED:

48	RES STANDARD
70	RES. STACKERS
16	RES. TANDEM
3	RES. HC SPACES
137	TOTAL RESIDENTIAL
23	COMMERCIAL STANDARD
1	COMERCIAL HC SPACE
1	E.V. CHARGING SPACE
25	TOTAL COMMERCIAL

PEPPER AVENUE



OLIVE AVENUE

EL CAMINO REAL

REQUIREMENTS LISTED FOR CS ZONING

SETBACKS REQUIRED:

FRONT	12' SIDEWALK AT ECR
SIDE STREET	5'
ADJACENT TO R-1	10'
REAR AT R-1	20'

HEIGHT: 50' FOR SITES ALONG EL CAMINO
35' MAX WITHIN 150' OF R-1

OPEN SPACE REQUIRED:

150 SF/UNIT REQUIRED 16,950 SF / 113 UNITS

MAXIMUM LOT COVERAGE: 50% (23,931 SF)

MAXIMUM FAR: 1.5:1 (71,798 SF)

TOTAL LOT AREA : 47,865 SF (1.1 ACRES)

RESIDENTIAL DENSITY: 113 DU / 1.1 ACRES = 103 DU/AC

GROSS BUILDING AREA:

30126 SQ. FT. LEVEL 1*
24523 SQ. FT. LEVEL 2
27315 SQ. FT. LEVEL 3
23167 SQ. FT. LEVEL 4
17002 SQ. FT. LEVEL 5
122,258 SF TOTAL

*LEVEL 1 INCLUDES 1,000 SF RETAIL AND 5,000 SF OFFICE
SPACE TO REPLACE EXISTING USES ON SITE.

SETBACKS PROVIDED:

FRONT	12' SIDEWALK AT ECR
SIDE STREET	5' MIN., 20' AT 2 STORIES
ADJACENT TO R-1	11'-6" AT OLIVE, 14' AT PEPPER
REAR AT R-1	29'

HEIGHT: VARIES

53'-8" AT 5 STORIES ALONG CAMINO
34'-0" AT 3 STORIES ALONG OLIVE AND PEPPER
24'-0" AT 2 STORIES ALONG OLIVE AND PEPPER

OPEN SPACE PROVIDED:

GROUND LEVEL COMMON SPACE	13,296 SF
PROVIDED AT PRIVATE BALCONIES	3,700 SF
TOTAL OPEN SPACE PROVIDED	16,996 SF

LOT COVERAGE PROVIDED: 63% (30,216 SF)

PROPOSED FAR: 2.55:1 (122,258 SF)

UNIT MIX - REVISED TO 55' HEIGHT LIMIT:

LEVEL	STUDIO	1 BED	2 BED	TOTAL
LEVEL 1	4	13	3	20
LEVEL 2	4	16	4	24
LEVEL 3	6	14	7	27
LEVEL 4	5	12	6	23
LEVEL 5	5	10	4	19
	24	65	24	113
	21.2%	57.5%	21.2%	100%









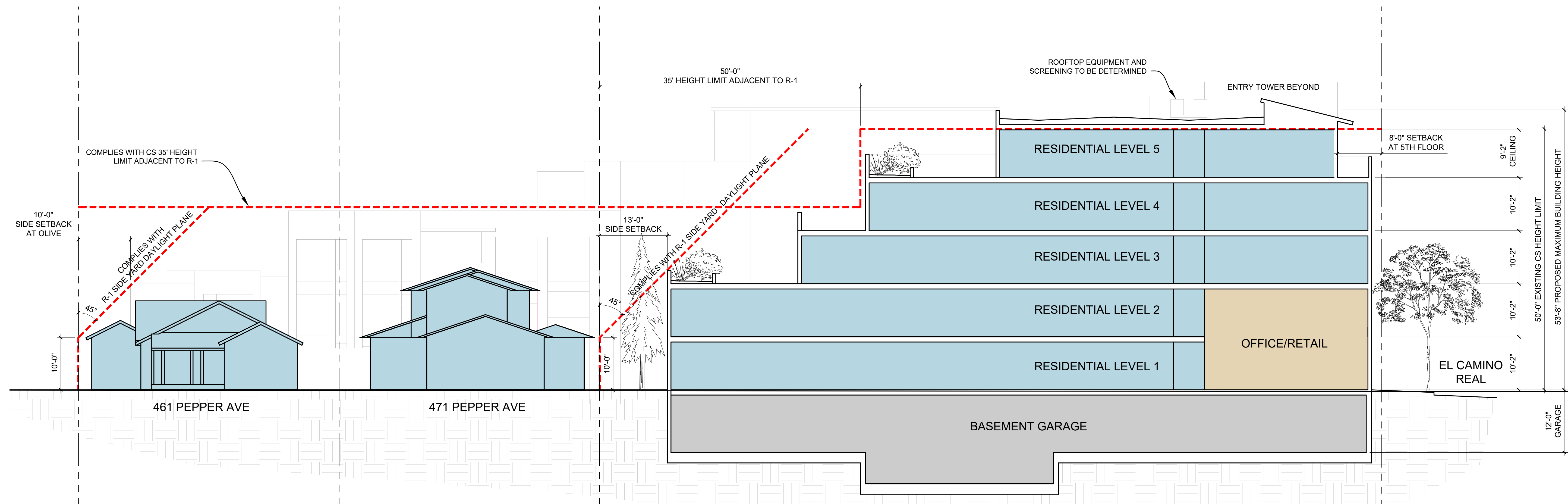
STREET ELEVATION - EL CAMINO REAL



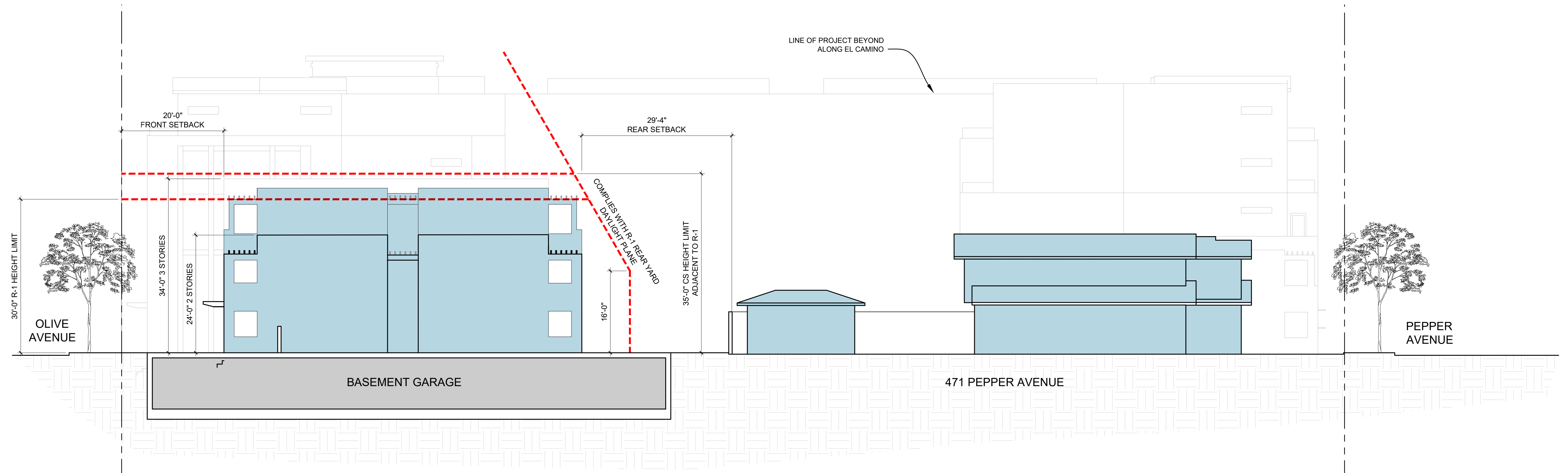
STREET ELEVATION - PEPPER AVENUE



STREET ELEVATION - OLIVE AVENUE



BUILDING SECTION - NORTH / SOUTH



BUILDING SECTION - EAST/WEST