

4350 El Camino Real City Council hearing

By Radha Hayagreev, Consulting Senior Planner



September 6, 2022

Project Team



City of Los Altos

- **Nick Zornes** – Development Services Director
- **Steve Golden** – Interim Planning Services Manager
- **Radha Hayagreev** – Consulting Senior Planner

Applicant / Project Sponsor Team

Developer/Owner

- **Angela Galatolo**
- **Gregory Galatolo**

Environmental Consultants

(David J Powers & Associates)

- **Carolyn Neer**
- **Demetri Loukas**
- **Transportation Consultant – Hexagon**

Architect

- **Seidel Architects – Alex Seidel**

Planner

- **David Kornfield**



Design Review Permit, Conditional Use Permit and Tentative Map Permit



Site plan





3D rendering of proposal



3D rendering of proposal

- New multi-family residential development
- 47 for-sale condominium units – total 90 bedrooms.
- Five-story tall building
- 2 levels of underground parking
- Common open space in the rear
- 7 affordable units (~15%)



Project Overview – 4350 El Camino Real





STREETSCAPE PRECEDENT IMAGES



ENTRY PAVERS



COURTYARD PAVERS



COURTYARD PRECEDENT IMAGES



COURTYARD SEATING PEBBLES



FIRE FEATURE



WOOD DECK



Site Plan showing landscape features

Discussion from April 7th public hearing

PC Continued the application and gave specific direction to applicant:

- Address Design Review Deficiencies
 - Vertical and horizontal articulation of building massing
 - ped and vehicular entrances
 - use of architectural elements to reduce bulk
 - Detailing and design articulation
 - Signage and rooftop mechanical screening
- Address Density Bonus Deficiencies.
 - Discrepancy between unit sizes
 - exclusion of 3-bed typology
 - Distribution of the affordable units across project.



Discussion from July 21st public hearing

Planning Commission unanimously recommends approval of the revised proposal and adopting the Mitigated Negative Declaration pursuant to CEQA to the City Council

- Appreciated design improvements based on April 7 feedback
- Accepted and recommends 88 percent density bonus, similar to previously approved projects along El Camino Real



Project Revisions – 4350 El Camino Real

April 7th proposal

- 10 one-bedroom
- 32 two-bedroom
- 5 three-bedroom units.

Total – 47

July 21st proposal

- 10 one-bedroom
- 31 two-bedroom
- 6 three-bedroom units.

Total - 47 units

Bedroom size remains unchanged

One-bedroom size - 580 to 774 sq. ft.

Two-bedroom size - 767 to 1,449 sq. ft.

Three-bedroom units - 1,023 to 1,675 sq. ft.



BMR distribution – 4350 El Camino Real

Staff recommended, and applicant accepted that there be two additional 2-bedroom units in the VLI mix and one additional 2-bed in the MI mix since 66% of the overall project is 2-bedroom units.

	Applicant proposal		Staff recommendation	
	1 bed	3	2 bed	2
Very Low Income (VLI)	1 bed	3	2 bed	2
			1 bed	1
Moderate income (MI)	1-bed	1	2-bed	3
	2-bed	2	3-bed	1
	3-bed	1		
Total		7		7



Project constants from April 7th



Discretionary Density Bonus – 4350 El Camino Real

Density Bonus

Under the State’s density bonus regulations (Section 65915 of the California Government Code) and the City’s Affordable Housing Ordinance, the project qualifies for a density bonus based on very-low-income units if it provides at least five percent very-low-income units.

With three affordable units at the very-low-income level (12 percent), the project qualifies for a density bonus of 38.75% bonus.

The applicant is requesting an 88% bonus

Project Density

Lot Size	28,562 square feet, or 0.656 acres
General Plan	Thoroughfare Commercial (38 units per acre)
Zoning	Commercial Thoroughfare (38 units per acre)
Allowed Density	Base Density 25 units
Affordable Housing Requirement	(15%) 4 units
Affordable Housing Provided	7 units (4 Moderate Income, 3 Very-Low Income)
Eligible State Density Bonus	38.75% =9.69 ~ 10 units
Eligible Gross Density	35 units
Additional Density Bonus Units Proposed	12 units (discretionary units above the State Density bonus)
Total Number Dwelling Units Proposed	47 units
Percent Density Bonus Requested	88%



Similarly approved projects along El Camino Real

4898 El Camino Real

Five-story
28-unit multiple-family building
two levels of underground parking.

The project included

- Six affordable units (40 percent of base density with 2 very low, 2 low, and 2 moderate rate)
- Received an 87 percent density bonus,
- An incentive for increased height and a waiver to allow for a taller elevator tower.

The City Council approved this project on October 1, 2019

4856 El Camino Real

Five-story
52-unit multiple-family building
Two levels of underground parking.

The project included

- 10 affordable units (35.7 percent of base density with 6 very low, 1 low, and 2 moderate rate)
- Received an 82.5 percent density bonus, incentives for
- Increased height and a reduced rear yard setback, and;
- A waiver for a 17-foot-tall elevator tower.

The project was approved by the City Council on November 27, 2018.



Concessions

Since the project dedicates 12 percent of affordable units to very-low-income level units, pursuant to Chapter 14.28.040 of LAMC and Government Code section 65915 (2) (B), if approved the project would qualify for up **to two concessions**

The applicant seeks two concessions, no waivers



Concessions

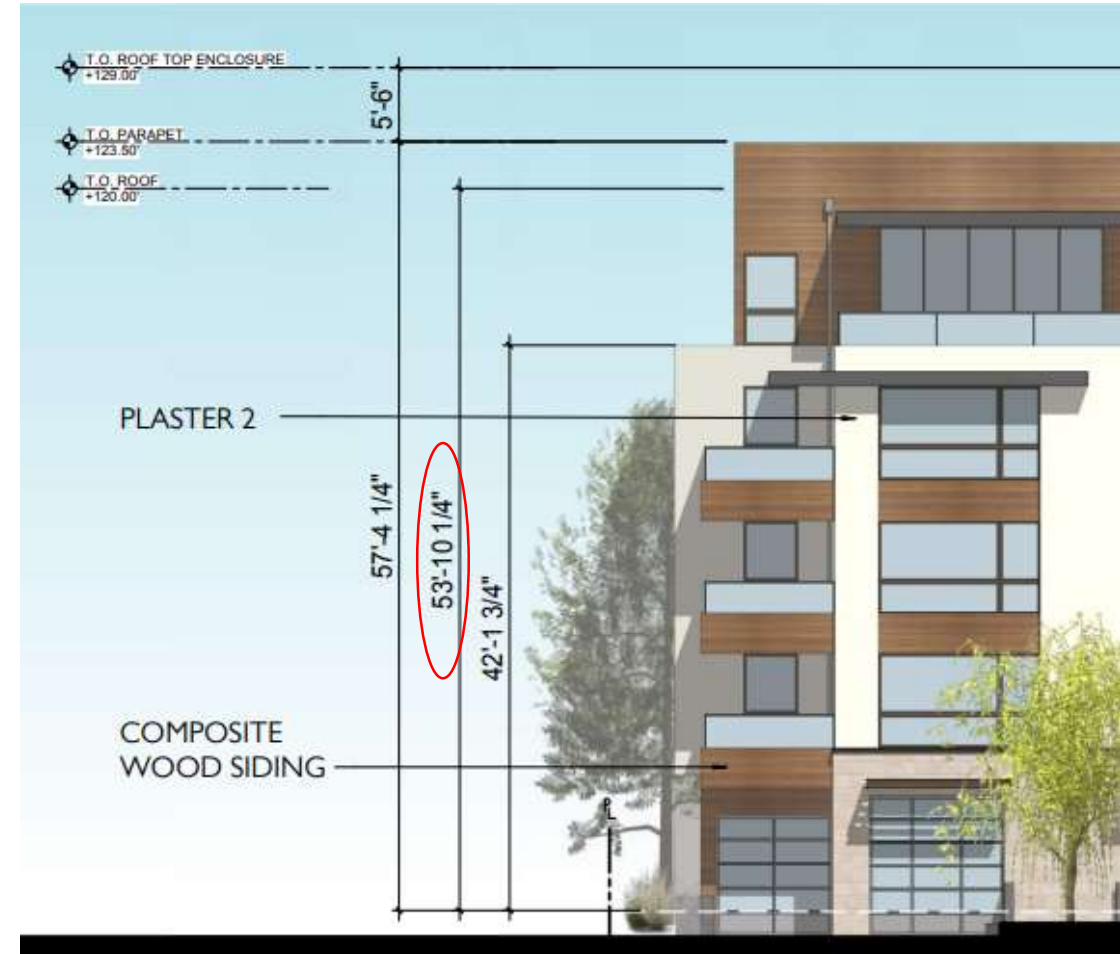
Concession-1: Height

The maximum allowable height in the CT Zone is 45ft.

The maximum height of the proposed project structure is 53.84 feet to the top of the roof

Per chapter 14.28.040 F 1. (d) of the LAMC, the request for height increase is an on-menu concession.

The height increase is within the max. allowed on-menu concession of 11ft increase as approved by the Council.

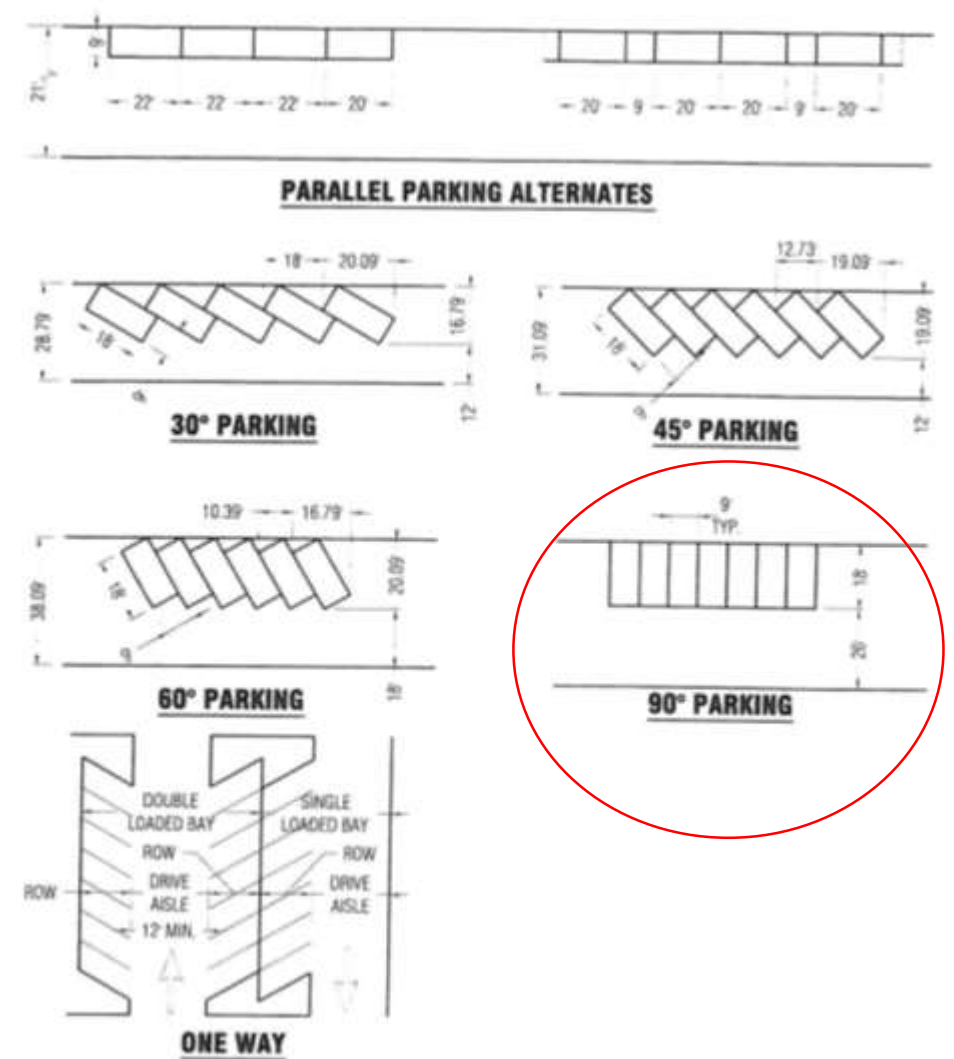


Concessions

Concession-2: Parking Aisle Reduction

The applicant requests a concession for a reduced parking aisle width of 24 feet whereas the standard parking aisle drive width for a 90-degree parking stall is 26 feet as shown in Figure-1 above, per the off-street parking standards in LAMC Appendix-A.

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/parking_standards_exhibit_a.pdf



Parking

The parking spaces normally required in the Zoning Code are shown in the table above are for reference purposes only. Projects that qualify for a density bonus are entitled to the parking ratios in the Density Bonus Law, which are set forth in the table above.

Using those ratios, the project is required to provide only 66 spaces, compared to the 84 spaces provided.

Each parking space is 9 feet by 18 feet, which conforms to the off-street parking code requirement.

Table-5 Required Residential Parking

Type of unit	Units	Bedroom Count	Required Parking Ratio per Zoning Code 14.74.080	Required Parking Spaces Per Zoning Code	State Law Density Bonus reduced Parking Ratio	Required Parking Spaces Per Density Bonus	Proposed parking
Three Bedrooms	5	15	2/unit	10	1.5/unit	7.5	
Two Bedrooms	32	64	2/unit	64	1.5 /unit	48	
One Bedroom	10	10	1.5/unit	15	1 /unit	10	
Guest Parking			1 per 4 units	12	None	-	
Total Parking:				101		65.5 (66)	84



Staff Recommendation

Adopt the Mitigated Negative Declaration pursuant to California Environmental Quality Act provisions;

Approve the density bonus requests including concessions, and the requested 88 percent discretionary density bonus;

Approve the design review permit, conditional use permit, and tentative subdivision map for the proposed five-story, 47-unit multiple family residential development project at 4350 El Camino Real.



Presentation by applicant

- Followed by Q/A

