

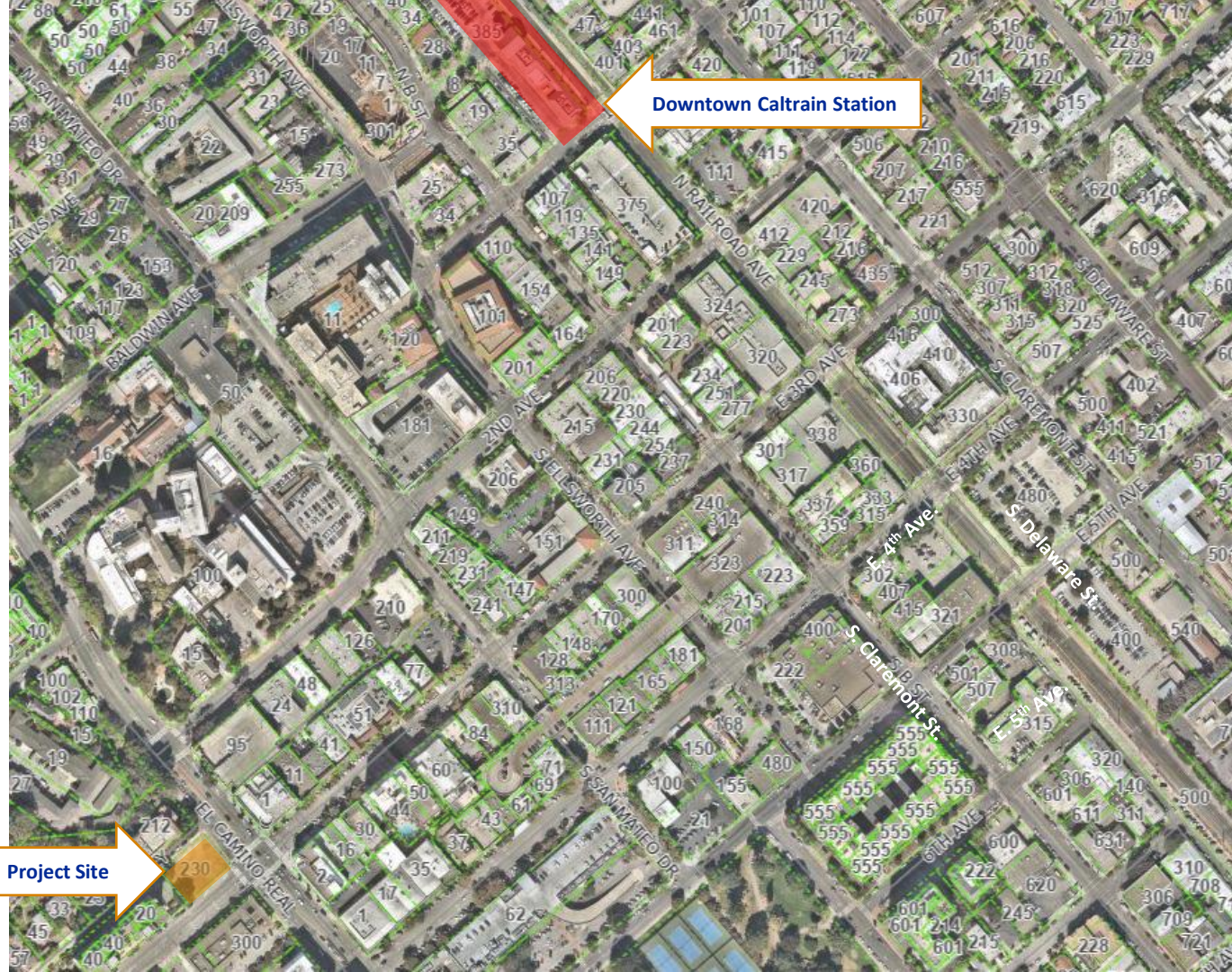


2 W. 3rd Avenue

Three-Story Office Building
Pre-Application
(PA-2023-054)

Planning Commission Study Session
January 23, 2024

Rendell Bustos, Senior Planner
Community Development Department



Downtown Caltrain Station

Project Site

PROJECT SITE

- (1) Existing parcel:
 - S. El Camino Real
 - W. 3rd Avenue
 - Arroyo Court
- 11,464 square-feet
- Executive Office/High Density Multi-Family
- E2-2/R5
- Vacant site, formerly gas station





Multi-Family Residential
(20 W. 3rd Ave.)

Multi-Family Residential
(Casa Baywood)

City Parking
Garage

Commercial
(Restaurant, Office)

Commercial
(Office)

Commercial
(Bank of America)

Arroyo Ct.

S. El Camino Real

W. 3rd Ave.

EXISTING SITE

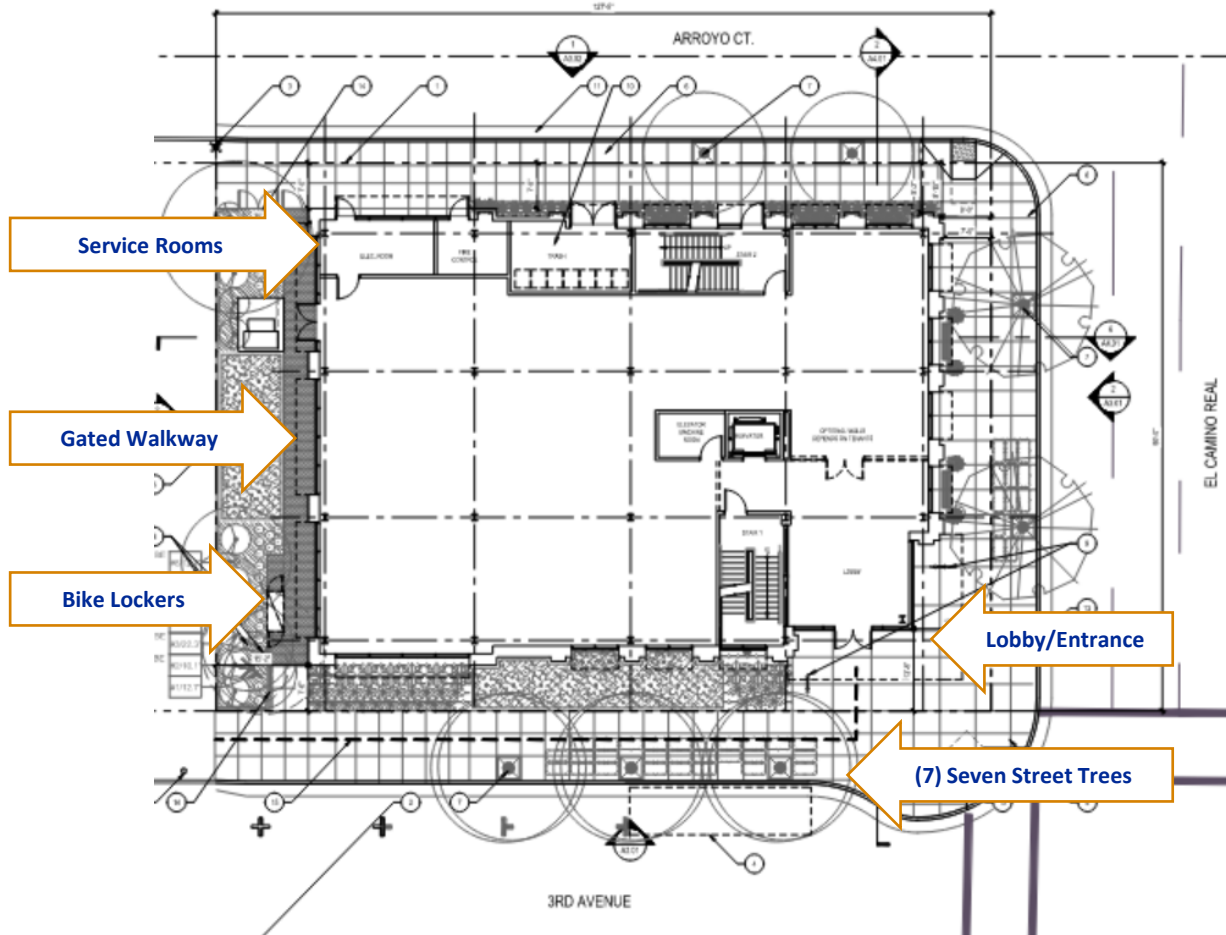




PROJECT DESCRIPTION

- Three-story office building
- 19,989 sq. ft. of floor area
- 44'-6" total building height
- No on-site parking proposed
- Removes (3) trees, plants (7) new street trees





July 2017: Approved
mixed-use project (PA-
2015-058)

August 2023:
Pre-Application Filed

November 2019:
Former Pre-Application
(PA-2019-012)

December 2023:
**Neighborhood
Meeting**

- (3) Attendees
- Opposition to office use
- Recommendation for other uses
- Concern for lack of on-site parking

APPLICATION HISTORY

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

- General Plan Land Use: Executive Office/High Density Multi-Family
- Zoning: E2-2/R5 (Executive Offices, Residential Overlay)

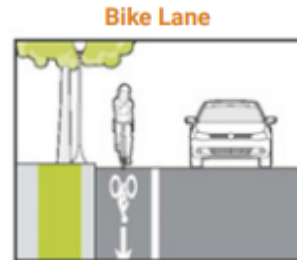
	Proposed	Maximum
Floor Area Ratio	1.74	2.0
Floor Area	19,989 sq. ft.	22,928 sq. ft.
Building Height	44'-6"	55'-0"
	Proposed	Minimum
Setbacks		
W. 3 rd Ave.	7'-6"	7'-6"
Arroyo Ct.	7'-6"	7'-6"
S. El Camino Real	7'-6"	7'-6"
Interior Property Line	15'-2"	15'-0"
Open Space	3,391 sq. ft. (28%)	1,146 sq. ft. (10%)

APPLICABLE CODES AND POLICIES

General Plan and Zoning Code

Local Plans

- **Downtown Area Plan**
 - West El Camino Sub-Area
 - Enhance pedestrian connections between El Camino Real and the Downtown Core
- **Pedestrian Master Plan**
 - Minimum sidewalk width of 14 feet
 - Zoning Code also requires setbacks along street frontages (7 feet, 6 inches)
- **Bicycle Master Plan**
 - “Class II” Bicycle Lane (W. 3rd Ave.)
 - Project shall not preclude future installation



DISCUSSION ITEMS

Proposed Land Use

Building Design

Other Aspects

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Proposed Land Use

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Other Aspects

- **Proposed Use**

- Office uses – complies with E2 zone

- **Public Input**

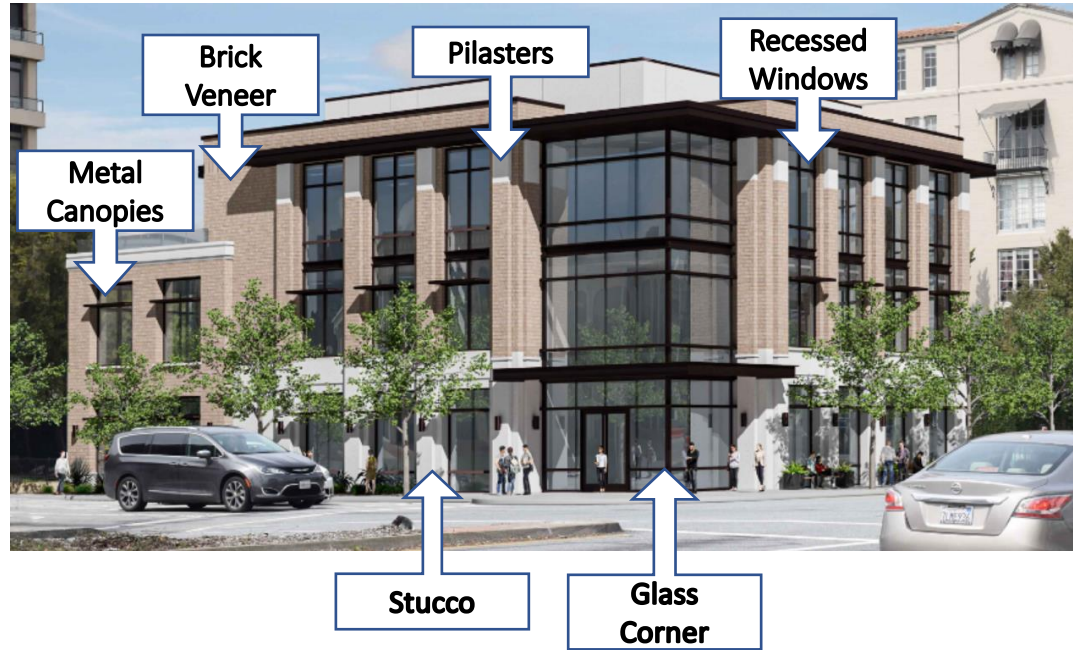
- Neighborhood Meeting: Concern for amount of office construction, recommendation for public park or retail use
- Public Comments: Recommendation for housing

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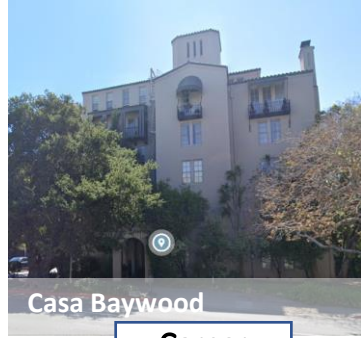
- **Staff Recommendations**

- Integrate architectural character of existing buildings
- Refine W. 3rd Ave./S. El Camino Real corner design



- **Questions for Planning Commission**

- Is the architectural style appropriate?
- Design treatments for primary corner?



DISCUSSION ITEMS

Proposed Land Use

Building Design

Other Aspects

- **Other aspects for the applicant's consideration in the formal Planning Application:**
 - Site Plan and Architectural Review (SPAR)
 - Site Development Planning Application (SDPA)
 - Environmental Review
- **Next Steps**
 - Revise based on Planning Commission and public input
 - File formal Planning Application (subject to Planning Commission approval)

DISCUSSION ITEMS

1. Proposed Land Use

2. Building Design

- a) Is the architectural style appropriate in the neighborhood context? Should a different style and/or other elements be considered?
- b) What design treatments could improve the 3rd/El Camino Real corner?

3. Other Aspects

DISCUSSION ITEMS

1. Proposed Land Use

2. Building Design

- a) Is the architectural style appropriate in the neighborhood context? Should a different style and/or other elements be considered?
- b) What design treatments could improve the 3rd/El Camino Real corner?

3. Other Aspects

