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## City Council Supplemental Report

**From: Claire Raybould, Principal Planner**  
**Meeting Date: May 6, 2024**

**Item Number: 15**  
Report #:2402-2668

### **TITLE**

Supplemental Report: PUBLIC HEARING / QUASI-JUDICIAL. 800 San Antonio Road [23PLN-00010]: Recommendation on Applicant's Request for a Rezone from Service Commercial to Planned Community/Planned Home Zoning (PC/PHZ). The Project Includes Construction of 75 Residential Condominium Ownership Units Including 15 Below-Market Rate Units (20% of the Units) in a Five Story Building with Two Levels of Subterranean Parking. A Subdivision Map will be Required. An Addendum to the Previously Certified Environmental Impact Report for the Housing Incentive Program Expansion and 788 San Antonio Mixed Use Project (SCH # 2019090070) was Prepared. Zoning District: CS (Commercial Service).

### **BACKGROUND**

This report recommends an additional condition of approval to require a public access easement across the subject property's front yard special 24-foot setback. The proposed condition, which is supported by the applicant with the understanding that it is not anticipated to impact the current design, reads as follows:

*Within 120 days of request by the City, the applicant shall dedicate a Public Access Easement over a portion of the 24-foot front yard special setback for multi-modal transportation improvements in a form acceptable to the Planning and Development Services Director, Public Works Director, and City Attorney. Any future easement within the special setback shall not unreasonably interfere with approved site improvements.*

While this concept has been discussed with the applicant and whose design has been influenced by early staff feedback concerning a future easement, this condition appropriately memorializes this understanding in the record of land use action.

The subject property is located within the project boundary of the forthcoming San Antonio Road Area Plan, which will look at land use alternatives and transportation solutions for improved, convenient access along this street based on anticipated future growth in this part of the City.

**APPROVED BY:** Jonathan Lait, Director of Planning and Development Services