



**800/808-814 San
Antonio Road**
Planned Home Zoning Rezoning

May 6, 2024

www.cityofpaloalto.org

PHZ Application

- Council authorized in 2020
- Essentially a Planned Community application
- Intended to promote housing and inform future zoning regulations
- Pre-established public benefit:
 - Net new housing units
 - 20% of the units are income restricted to average 80% AMI
 - For mixed-use projects, more net housing produced than needed to support commercial development
- Applicant allowed to seek modification to base-district design standards



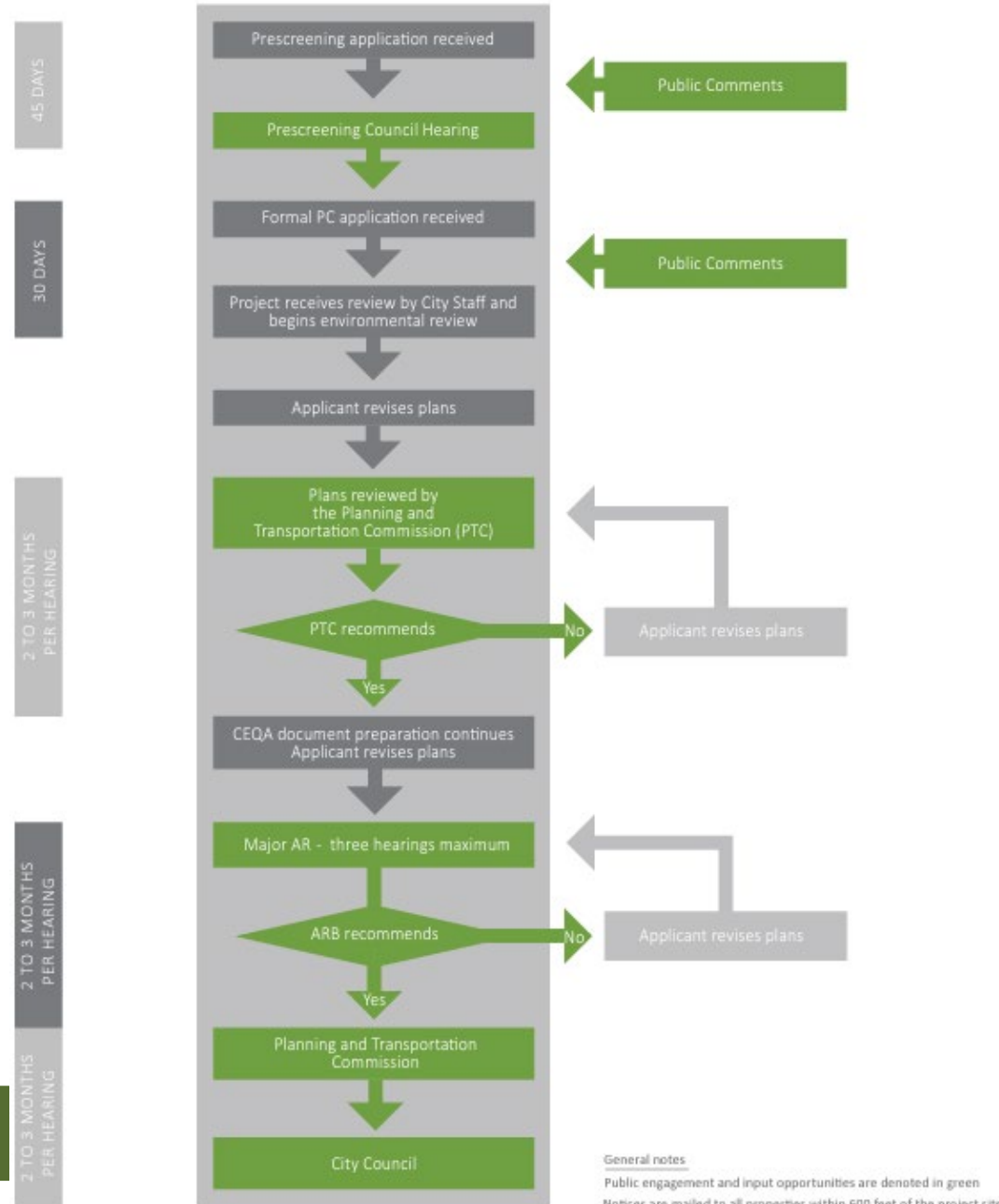


BACKGROUND / PROCESS

PHZ/PC Process

- Prescreening – August 2022
- Formal application – January 2023
- Initial PTC hearing – June 2023
- ARB hearing(s) – August 2023, March 2024
- ARB recommendation – Rec. Approval w/Ad Hoc
- PTC hearing – April 2024
- PTC recommendation – Rec. Approval
- **Council hearing – May 2024**

Public comments are accepted at all public hearings, and at any time throughout this process



ARB and PTC Review

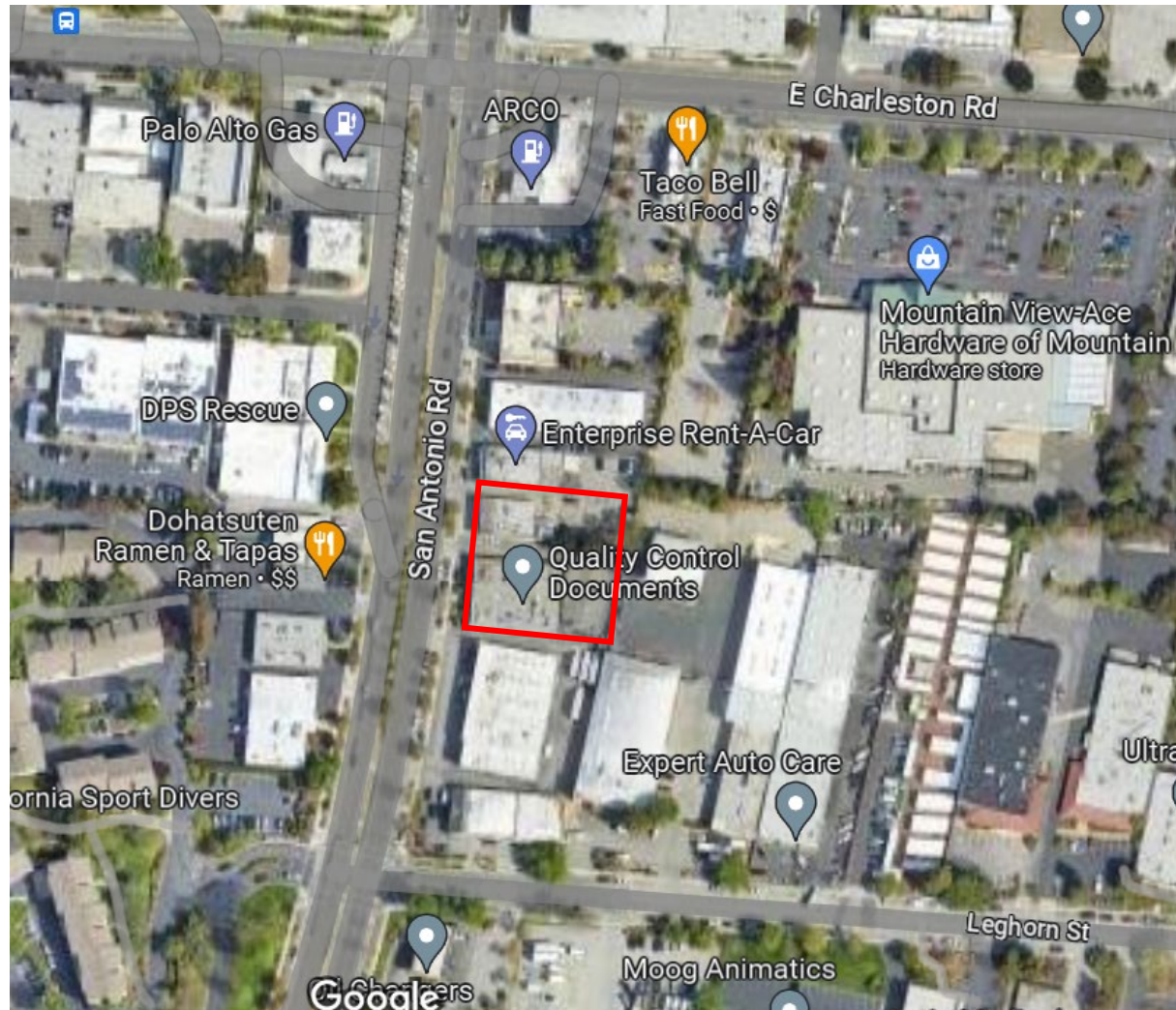
ARB 3/7/24

- Unanimously approved recommendation, with recommendations to ad hoc committee

PTC 4/10/24

- Unanimously approved recommendation, with condition to change a two bedroom BMR unit to a three bedroom BMR unit (completed)

PROJECT LOCATION



Location

- San Antonio Road near Leghorn Street
- In the Housing Incentive Program (HIP) area

Other nearby projects

- 788 San Antonio (approved HIP)
- 824 San Antonio (under review HIP)
- 3997 Fabian (SB 330 pre-app)
- 762 San Antonio (Builder's Remedy)

PROJECT OVERVIEW

A Planned Home Zoning (PHZ)/Planned Community rezoning to include:

- A new five-story building (60 feet) with 75 for-sale units, 20% (15) BMR units.
- The building includes two levels of below grade parking garage (148 total spaces)
- The project will require a Condominium Subdivision Map



PROJECT OVERVIEW

Requested Exceptions to CS Zoning Standards

- 3.0 FAR where 0.4-1.0 is allowed (2.0 for HIP)
- 65% Lot Coverage where 50% is allowed
- 60'8" height where 50 feet in height is allowed
- 1,078 sf of commercial use is proposed, where 1,500 sf is required
- Below grade garage projects into Special Setback
- Parkland Dedication in lieu fees, where land dedication is required



BELOW MARKET RATE ALLOCATION

Proposed Public Benefits

- 20% actual, 26.4% weighed affordable units
- Majority 2 and 3 bedroom family, ownership units
- Future potential for bike lane improvements

| 800 San Antonio Below Market Rate Unit Calculation | | | | | | |
|--|------------------------------|--------------------|----------------|-----------------|-------------------|------------|
| | Income Level | Area Median Income | Weighted Value | Number of Units | % of Actual Units | Weighted % |
| Below Market Rate Units | Very-low Income | 31-50% | 1.9 | 6 | 8.0% | 15% |
| | Low Income | 51-80% | 1.2 | 5 | 6.7% | 8% |
| | Moderate Income | 81-120% | 0.6 | 4 | 5.3% | 3% |
| Typical Units | Above Moderate & Market Rate | 121% + | 0 | 60 | | |
| Total | | | | 75 | 20.0% | 26.4% |

BELOW MARKET RATE ALLOCATION

Proposed BMR

- 20% actual, 26.4% weighted affordable units
- Two 1-bedroom (29%), ten 2-bedroom (19%), three 3-bedroom (19%)
- Evenly allocated between the floors

| Provided Below Market Rate Unit vs 20% Allocation | | | | |
|---|-------------|-----------|------------|---------|
| | Total Units | BMR Units | Provided % | 20% BMR |
| 1-bed | 7 | 2 | 29% | 1.4 |
| 2-bed | 52 | 10 | 19% | 10.4 |
| 3-bed | 16 | 3 | 19% | 3.2 |
| Total | 75 | 15 | 20% | 15 |

PROJECT RENDERINGS



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STREETSCAPE



HEIGHT

Height Summary

- 60'8" to top of parapet
- 64' to top of mechanical enclosure, roof deck amenity

Current Code Height

- 50 feet in CS Zone
- 12 ft allowance for roof deck in HIP
- 15 ft allowance for mechanical/elevator/etc.
- No Daylight Plane



POTENTIAL EASEMENT – AT PLACES MEMO

- In the PTC and ARB hearings, use of the Special Setback for future multi-modal improvements was discussed and supported
- Future need reflected on project plans
- Staff recommends adding a Condition of Approval to dedicate a Public Access Easement for this purpose, as drafted in the Supplemental Report

TREE REPLACEMENT

- There are 10 trees proposed for removal
- 7 trees proposed to be planted
- Equivalent of 24 trees will be paid in-lieu
- Urban Forestry's in-lieu rate is \$650/per tree, \$15,600 for this project

PARKLAND DEDICATION FEES

- The Municipal Code requires parkland dedication for ownership projects with more than 50 units.
- For 75 units, 27,450 sf, or 0.63 acres would be required.
- The project site is 38,194 or 0.88 acres
- No suitable land could be identified
- In Lieu fee estimated at over \$4.08 million

CEQA REVIEW

- The previously certified 788 San Antonio Road and Housing Incentive Program Expansion EIR analyzed high-density housing development at this site and on other nearby parcels along San Antonio Road.
- An Addendum has been prepared declaring that no new or more significant impacts would occur as a result of the project.
- Project shall comply with all adopted mitigation measures.

RECOMMENDED MOTION

Staff recommends that Council take the following actions:

1. Consider the Addendum to the previously adopted Environmental Impact Report
2. Adopt an Ordinance rezoning the subject site from Service Commercial to Planned Community/Planned Home Zoning as recommended by the Planning & Transportation Commission
3. Adopt the Record of Land Use Action approving the Architectural Review, based on findings and subject to conditions of approval as recommended by the Architectural Review Board





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ARB AD HOC REVIEW 4/4/24

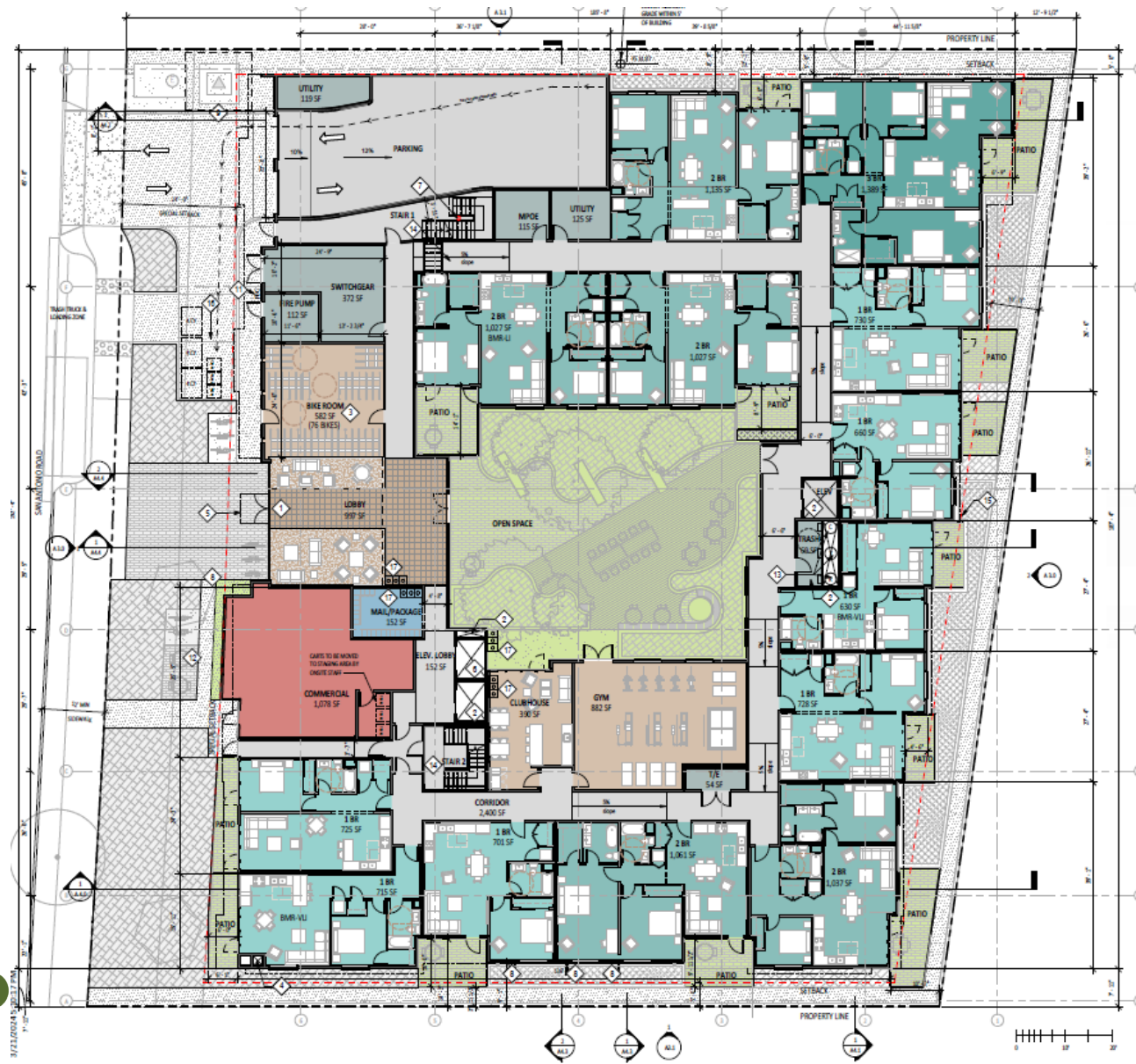
Changes Approved and Shown in Plans

- Increased FAR by 300 sf to improve hallway circulation
- Total open space provided meets 150 sf per unit requirement
- One private outdoor patio area no longer meets minimum dimensions, to maintain Special Setback
- Shared courtyard and roof deck design and circulation clarified
- Slim vertical obscured glazing windows added in the bicycle storage area

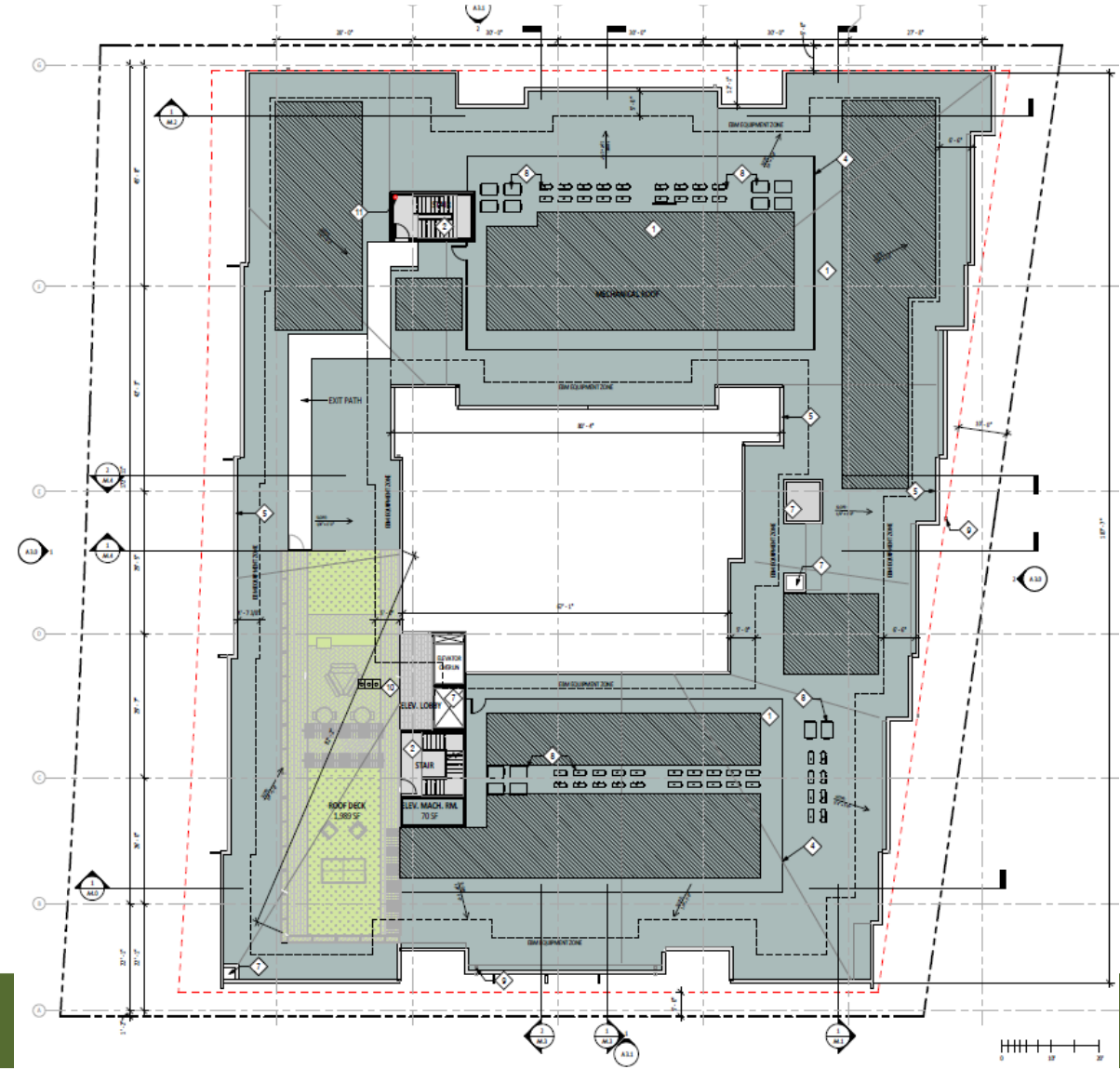
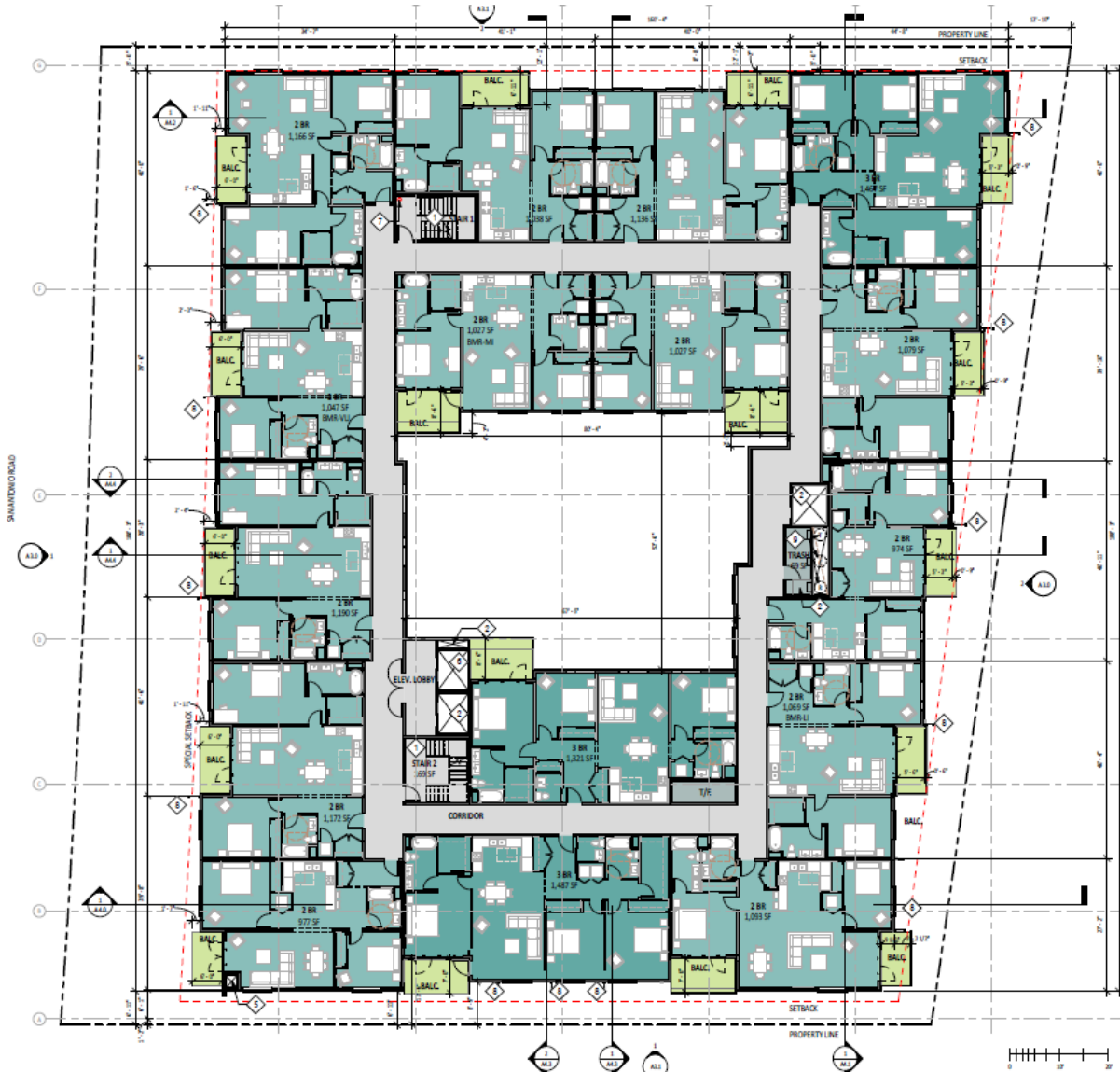
Still Under Review

- Alternatives to improve refuse circulation within the building
- Ensuring design of below grade parking allows for landscape planting above

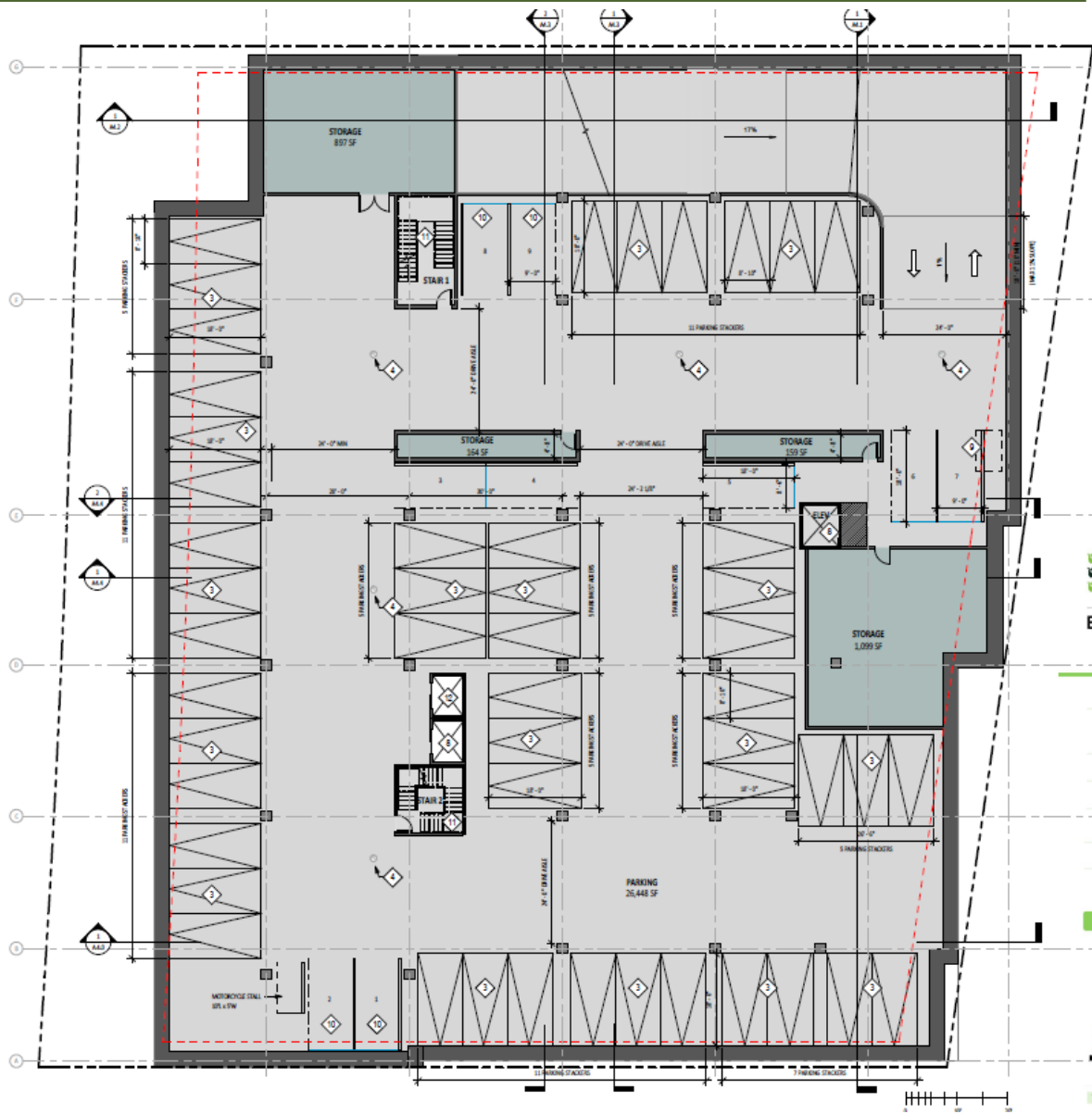
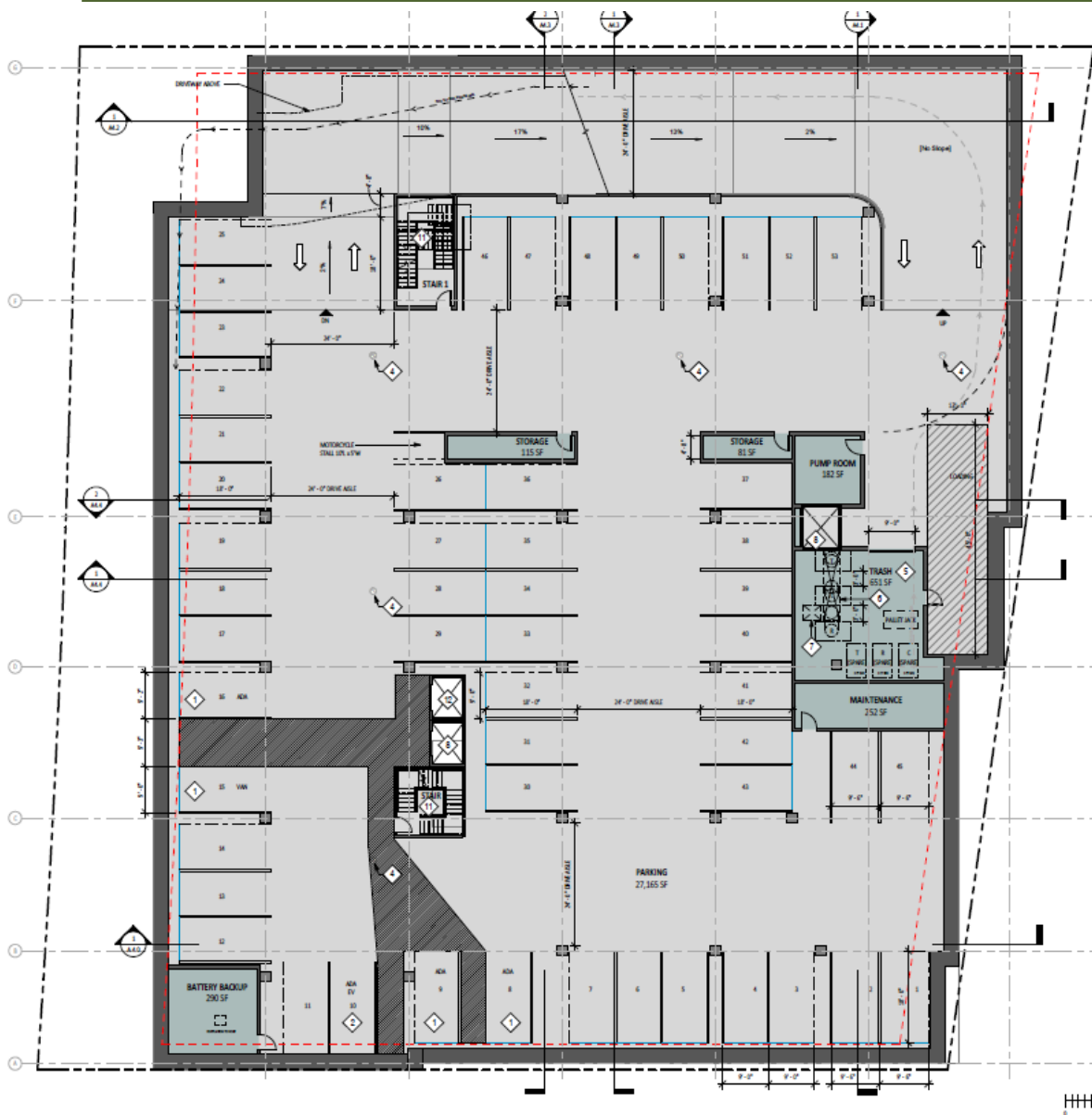
PROPOSED SITE PLAN



TYPICAL FLOOR PLAN AND ROOF PLAN



PARKING PLANS



ELEVATIONS

Front



Rear



ELEVATIONS

Right



Left



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