

## PROJECT DESCRIPTION



<b>Date:</b>	December 1 <sup>st</sup> , 2022	<b>Project Name</b>	808 San Antonio
<b>To:</b>	Claire Raybould, AICP Senior Planner Planning and Development Services Department City of Palo Alto (650) 329-2116 <a href="mailto:claire.raybould@cityofpaloalto.org">claire.raybould@cityofpaloalto.org</a>	<b>Project No:</b>	21-041
		<b>Planning App No.</b>	22PLN-00129
<b>Subject:</b>	Project Description	<b>From:</b>	Jordan Rose, Senior PM

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Ms. Raybould,

Please find the following Project Description to accompany our Planning Application, drawing set, and other required supportive documents for the proposed project at 800 San Antonio Road in Palo Alto. Note that in some documents, such as the drawings, it is being referred to as 808 San Antonio, as that address is being considered for the project as well.

The project will consist of 76 condominium units, 144 parking spaces, 76 secure long-term bicycle parking spaces and 8 short term bicycle spaces, a gym, a clubhouse space, and over 11,860 SF of outdoor common space. The unit types include studios, 1-bedroom, and 2-bedroom units; and twenty one percent of the project's units will be dedicated for purchase to low-income families and individuals. The building is designed as a five-story building above grade, with four floors of Type V-A wood framing over one level of Type I-A concrete construction on grade, and two levels of concrete structured subterranean parking. The building's overall height will be 60' from average grade to the main roof parapet. Rooftop mechanical equipment will be shielded from public view.

The design will include various features to increase energy efficiency, reduce water use, and employ natural materials to reduce the carbon footprint, and will include on-site stormwater filtration using landscaped areas. The cladding systems include fiber cement paneling, insulated aluminum windows, and prefinished perforated metal shading fins. All upper-level units have private balconies with glass railings, and several of the ground floor units have private patios. A two-story height main lobby addressing the street forms the main entrance to the building and provides access to the amenity spaces as well as a view into the interior courtyard. The interior courtyard includes various features to provide an attractive and multi-purpose common space such as several seating areas, a green wall and surrounding ground cover, and an ornamental tree.

The location is currently designated as a CS district, but we will be employing the Planned Home Zoning designation in order to exceed the allowable height & FAR restrictions and thereby provide more units. The area immediately surrounding this parcel is currently largely industrial in nature, but the City of Palo Alto has been encouraging the development of more multi-family housing along the San Antonio corridor in the future. The increases requested as part of the PHZ designation would help this project to accomplish these goals. The project's frontage includes an enhanced setback to allow for possible plans the city has for this corridor.

If you have any questions or require additional information, please don't hesitate to contact me.

Thank you,

A handwritten signature in blue ink that reads "Jordan Rose". The signature is stylized, with the first name "Jordan" written in a cursive script and the last name "Rose" in a more upright, blocky script.

Jordan Rose  
Senior Project Manager  
Lowney Architecture  
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