



824 San Antonio Road Mixed-Use Building

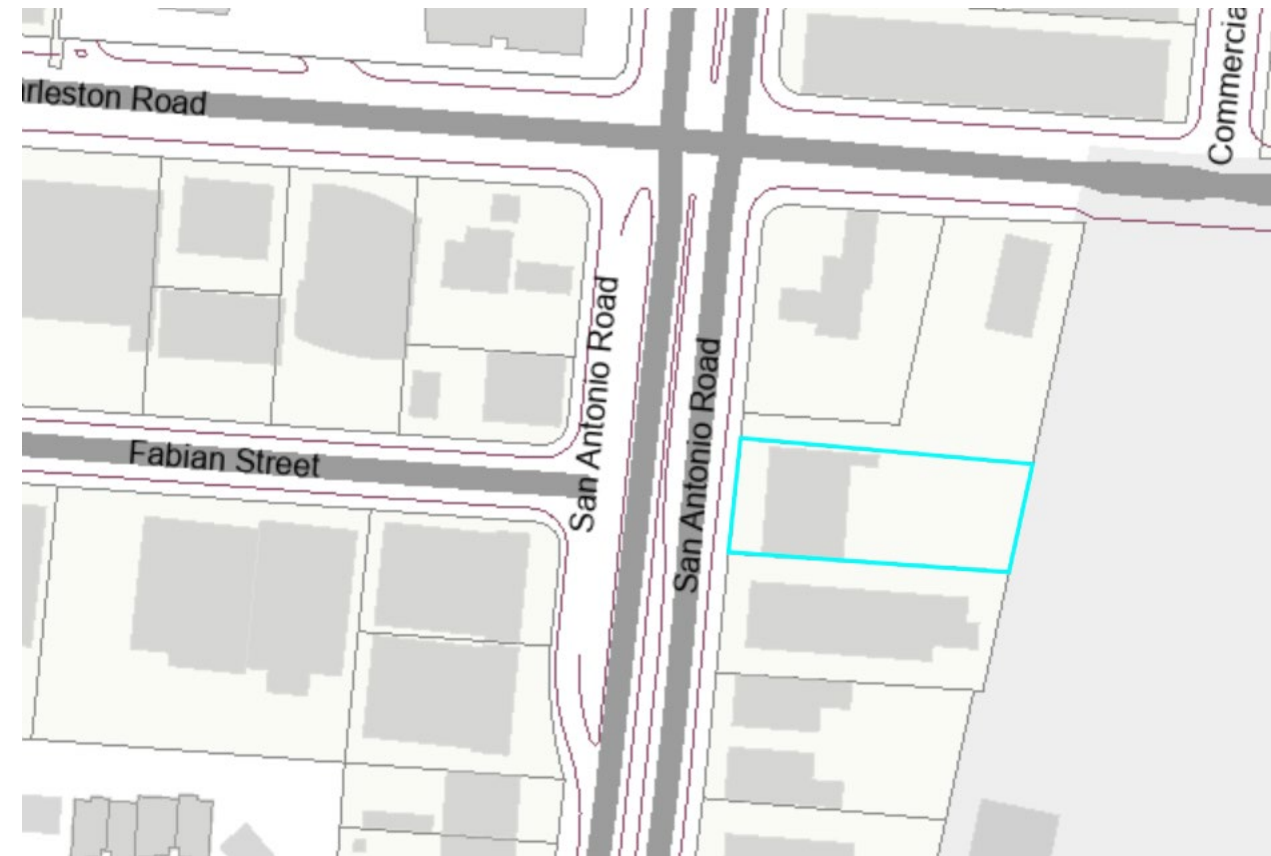
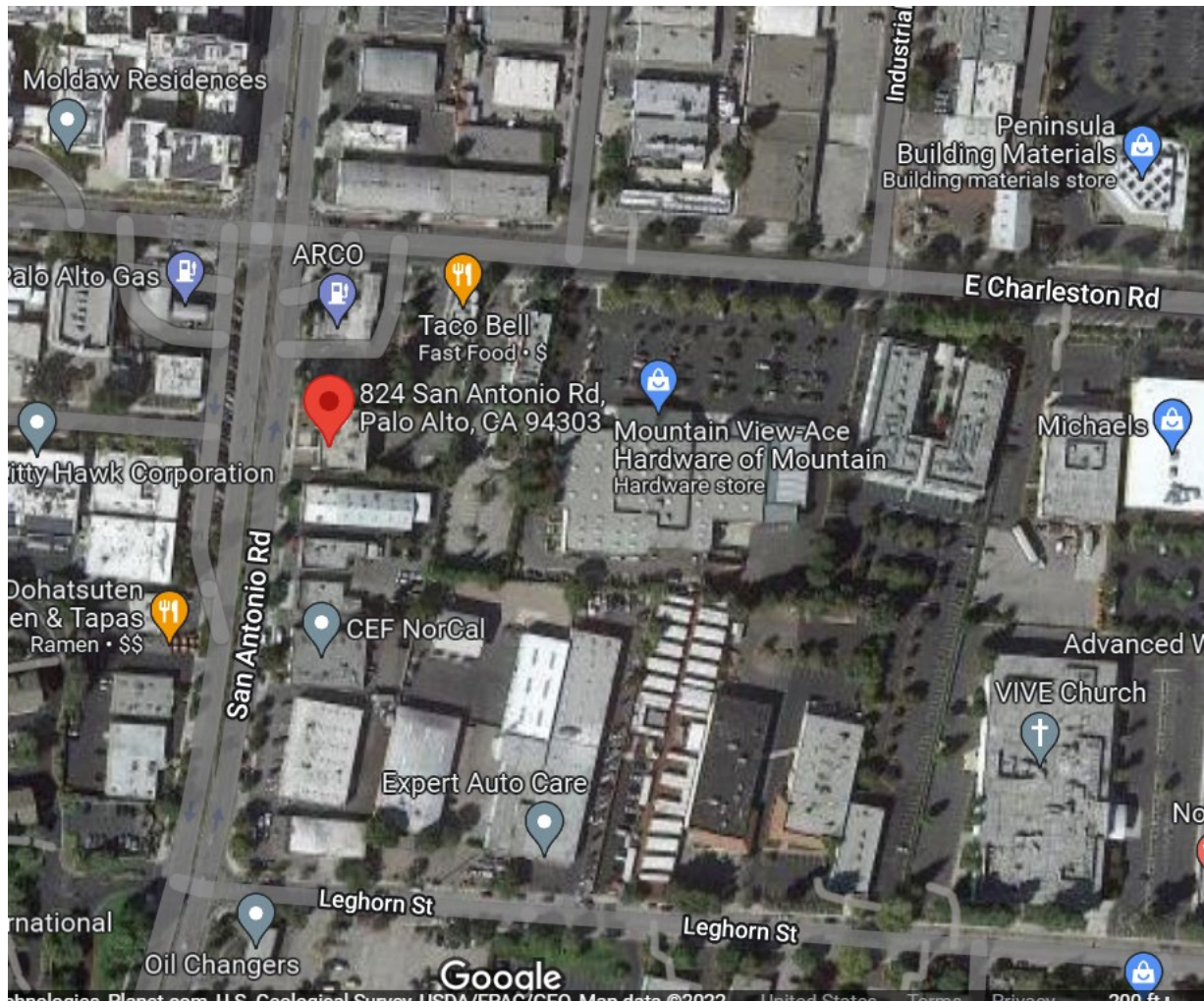
December 21, 2023

www.cityofpaloalto.org

PROCESS OVERVIEW

- Major Architectural Review application a 4-story mixed-use building with 28 dwelling units and 2,694 sf of retail space.
 - 15 units independent senior living,
 - 12 units assisted senior living
 - 1 owner's unit.
 - Project is using the Housing Incentive Program (HIP)
 - Anticipated to be compliant with the Contextual Design Criteria
- This is the 1st ARB hearing, to gain early feedback. There are outstanding department comments and the project is not ready for approval at this time.
- Had Preliminary ARB on 9/15/22

PROJECT LOCATION

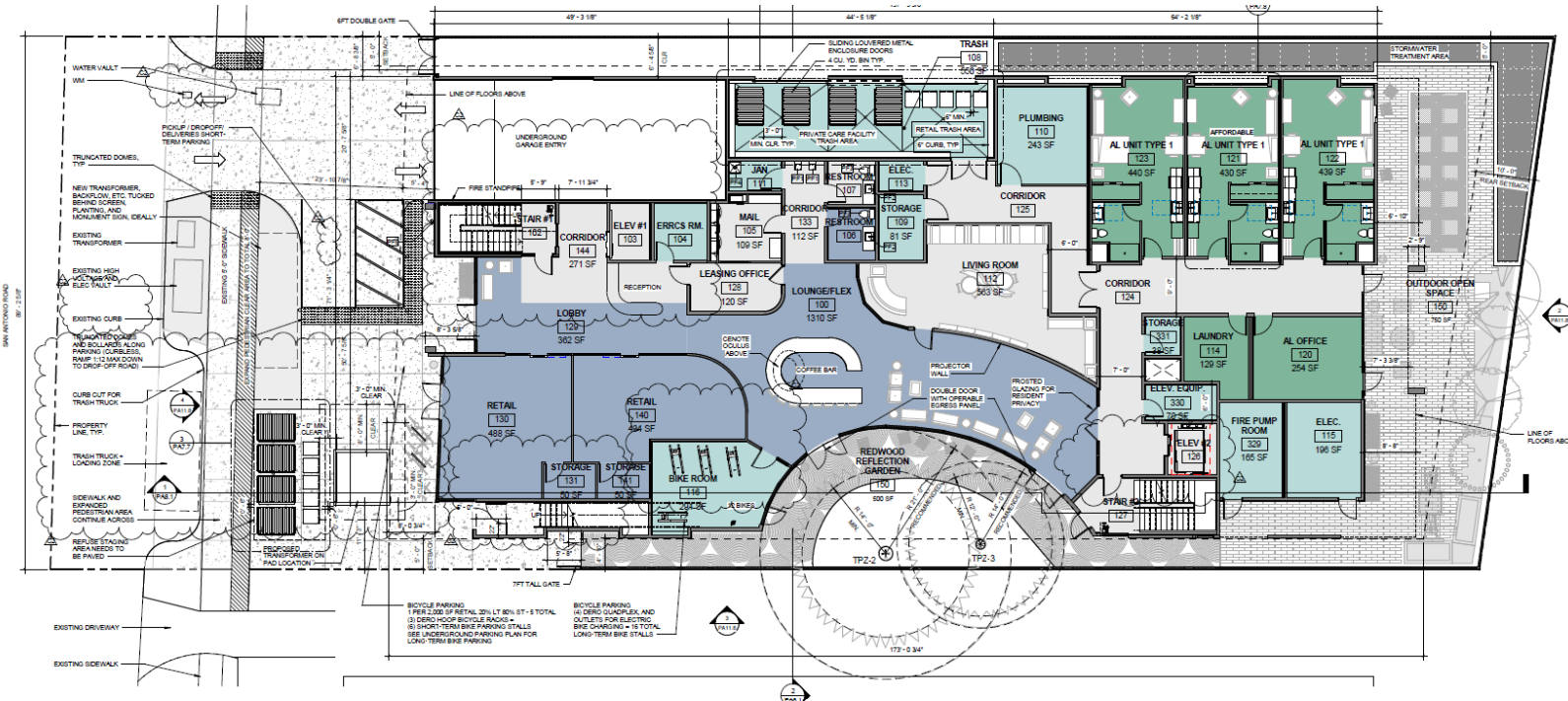


EXISTING CONDITIONS



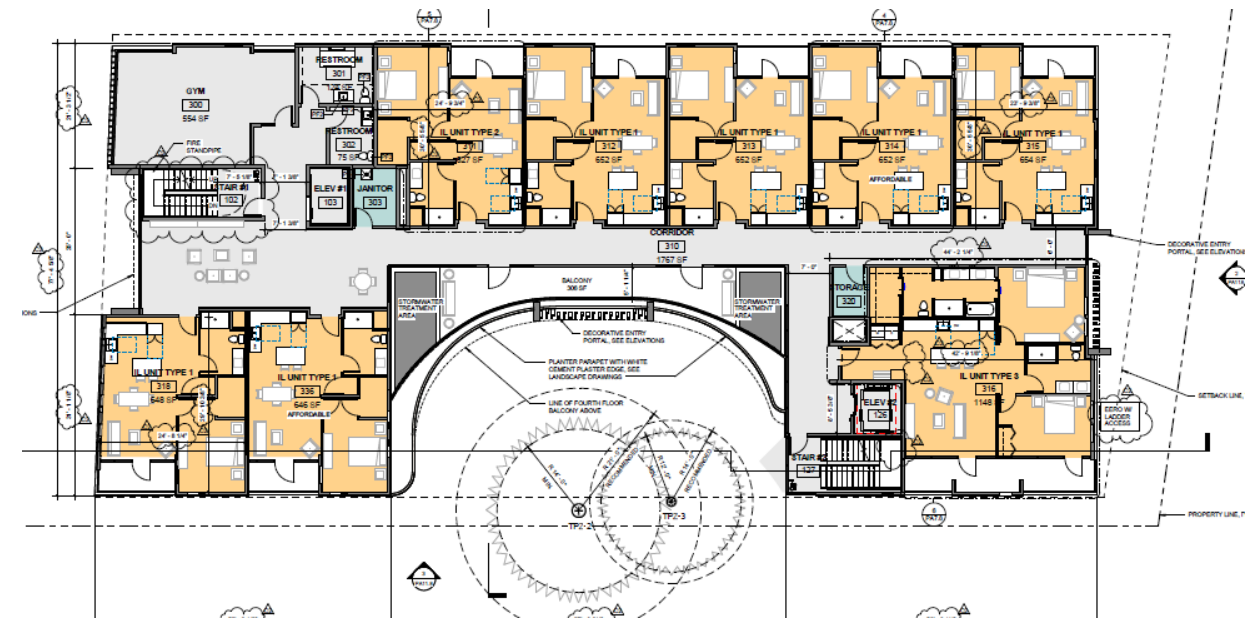
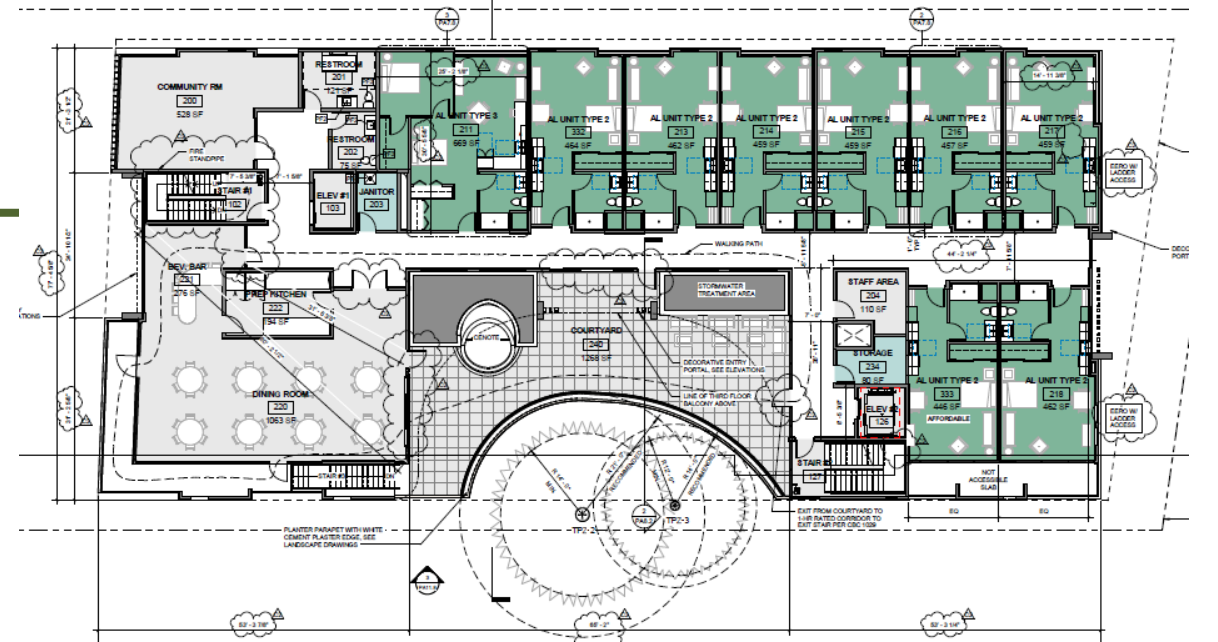
PROJECT OVERVIEW

- 19,412 sf site, CS zoning
- Contains two large redwood trees to be preserved
- Proposes 15 (5 protected) trees for removal with replacement
- Retail in 2 store spaces, plus lobby café
- 29 parking spaces provided in below grade garage
- 52 bike parking spaces



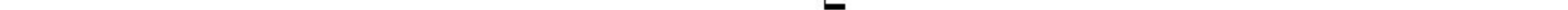
PROJECT OVERVIEW

- This project is choosing to utilize the HIP incentives for increased floor area and lot coverage
 - Allows a max commercial FAR of .4, and a max total FAR of 2.0
- Residential amenities include dining and community spaces, the redwood courtyard, rear yard, and rooftop garden



PROJECT ELEVATIONS – Proposed and Preliminary





PROJECT ELEVATIONS



PROJECT ELEVATIONS



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY CONSIDERATIONS

Open Space

- Balconies are only provided for independent living units. Assisted living open space requirement will be met through common open spaces.
 - Balconies as shown do not meet minimum 6ft required
- Rooftop garden is allowed but cannot be used to meet required open space minimum
- Street trees will be required

KEY CONSIDERATIONS

Materials

- Compared to the preliminary review, colors have been lightened
- White fiber cement boards, white plaster
- White and dark bronze metal elements
- Wood siding and wood shade screen



KEY CONSIDERATIONS

Retail Space

- Mixed use with at least 2,913 sf of commercial use is required
- Proposed includes 2 retail spaces and a lobby coffee shop
- Parking for the retail component is not sufficiently detailed, but a shared parking agreement may be considered

CEQA

- Staff is reviewing the project for consistency with the previously certified Housing Incentive Program Expansion and 788 San Antonio Mixed-Use Project EIR (SCH #2019090070).
- The project would be subject to all relevant mitigation measures in accordance with the adopted EIR.

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) take the following action:

- Consider the proposed project, provide comments, and continue to a date uncertain.



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