



824 San Antonio Road Mixed-Use Building

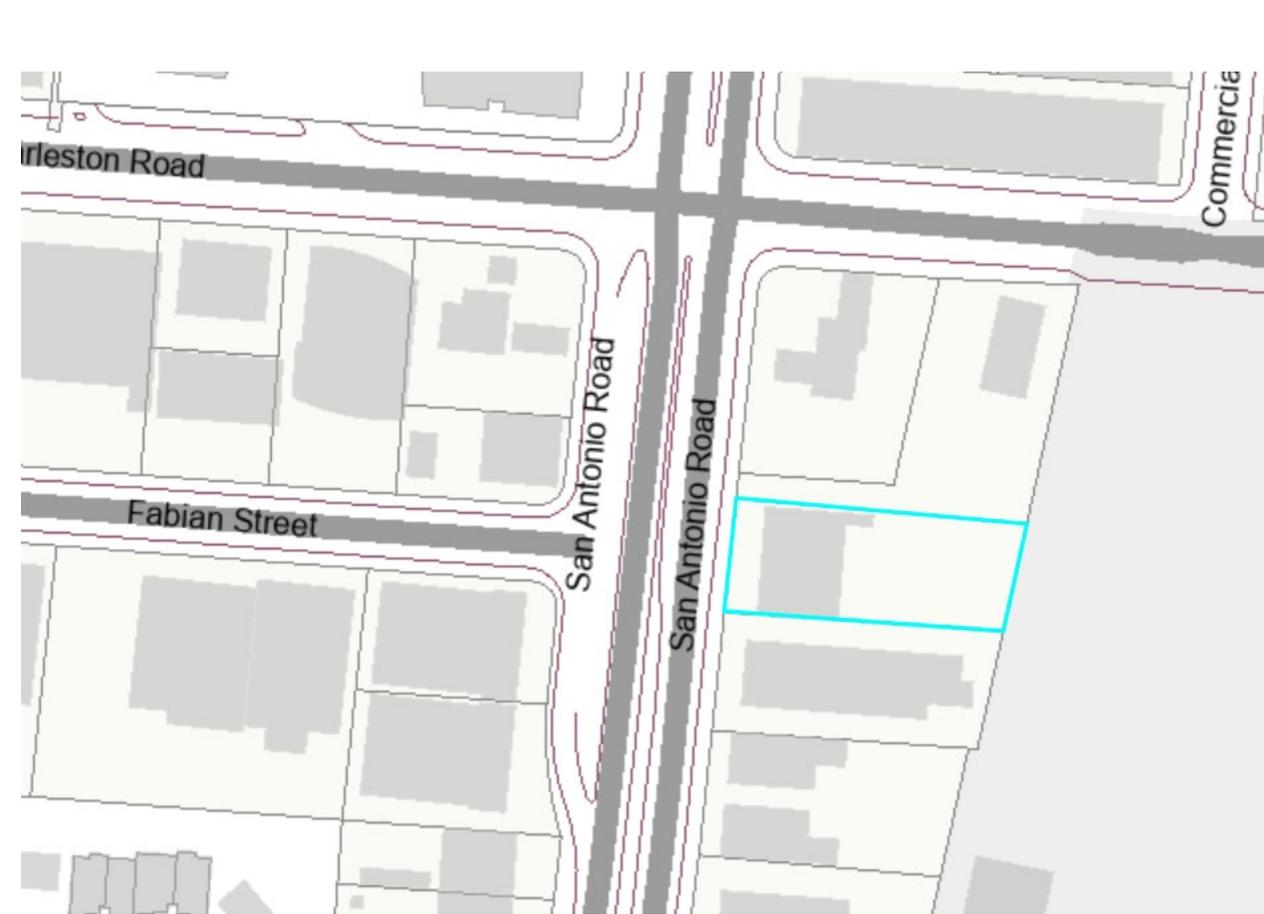
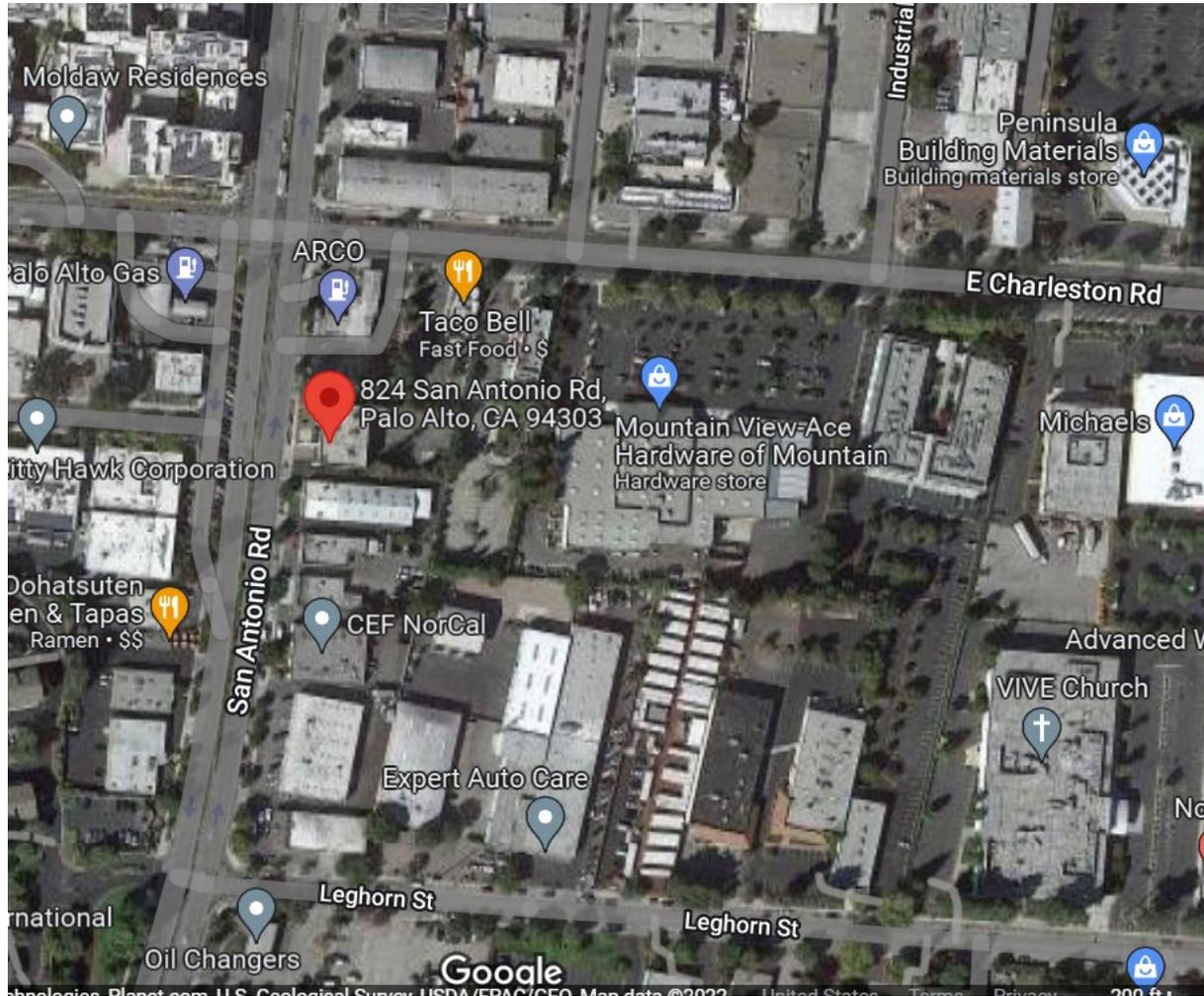
December 21, 2023

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

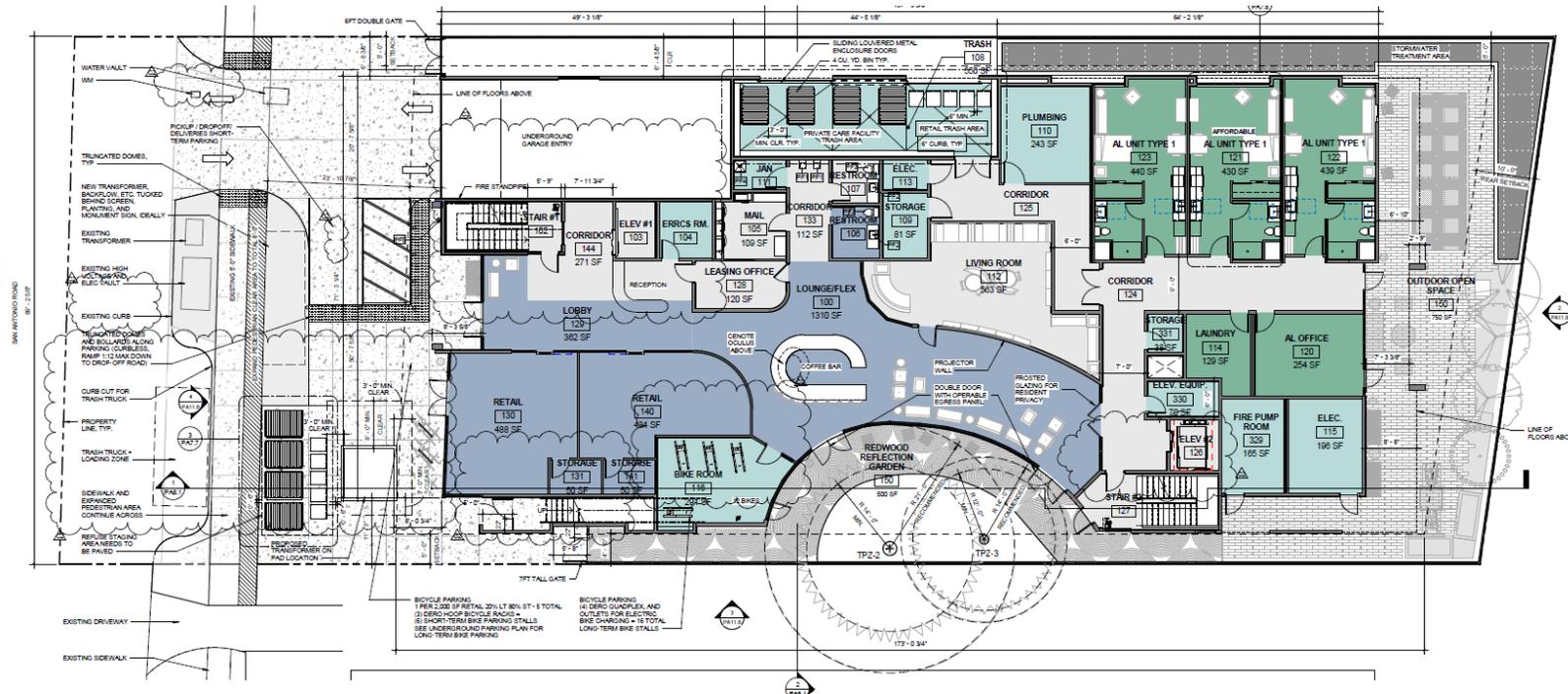


EXISTING CONDITIONS



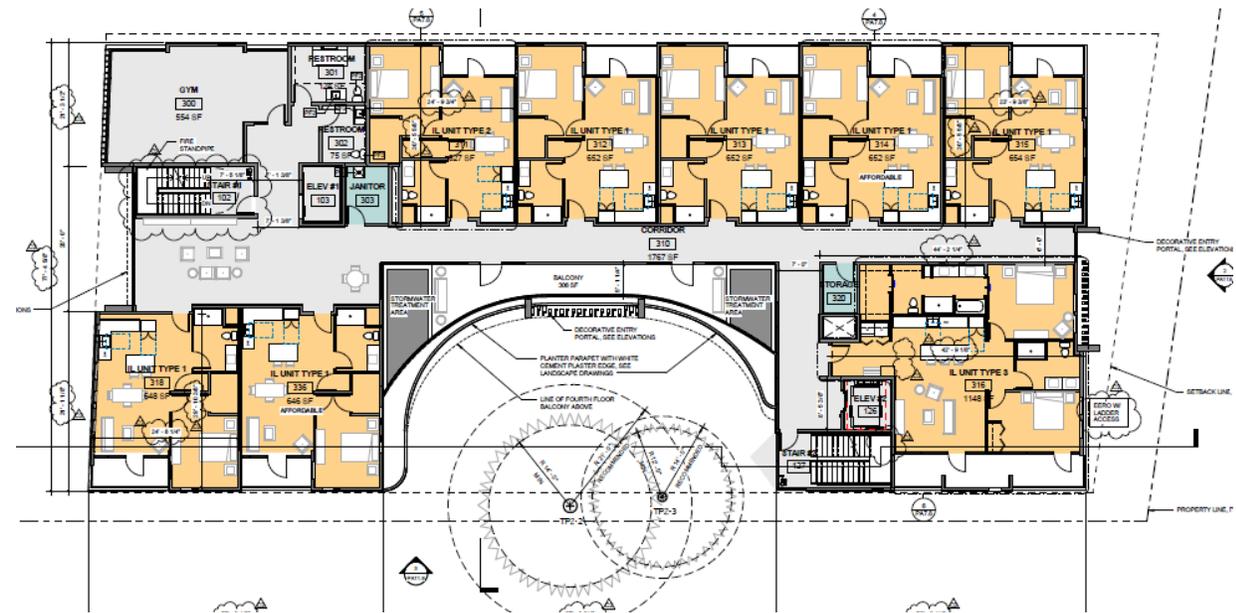
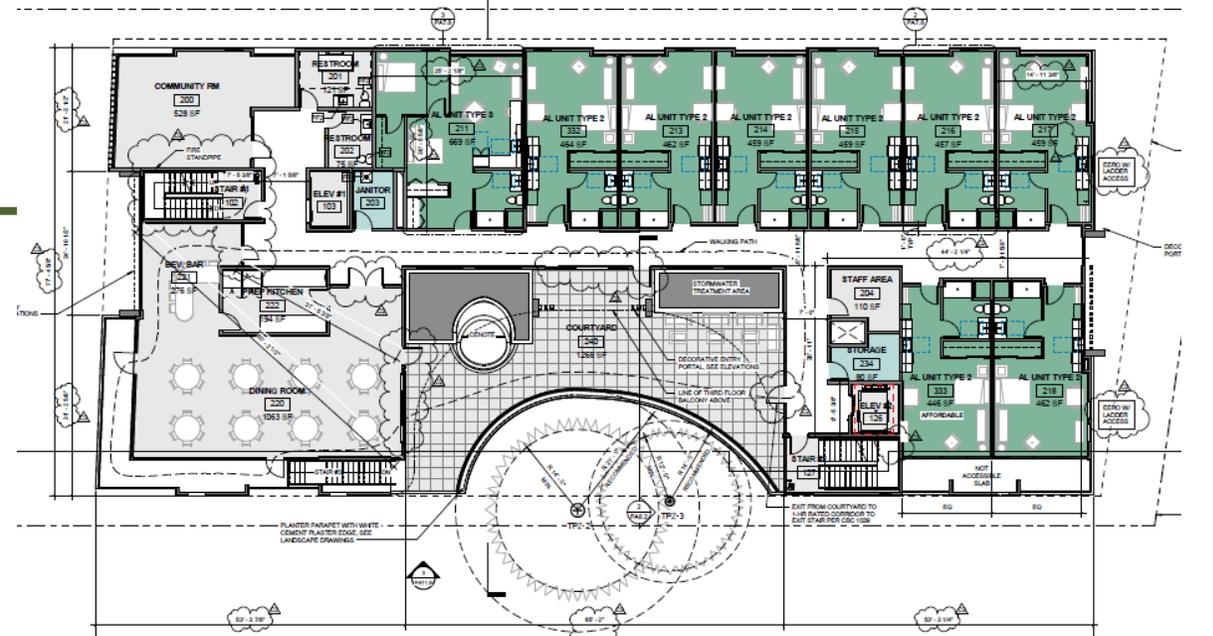
PROJECT OVERVIEW

- 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



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

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

M1

M1

W2

M2

W1

WV1

W1

FP1

M1

FP1

PT1

M1

M1

M1. ALUMINUM STOREFRONT SYSTEM AND DECORATIVE METAL PANEL AND TRIM
DARK BRONZE
KAWNEER

M2. METAL FIN PANELS
WHITE
KAWNEER

FP1. FIBER CEMENT PANELS
CHALK LT90 - LINEA
EQUITONE

VW1. VINYL WINDOW
MIDNIGHT (DARK BRONZE)
WILLAMETTE WINDOWS

W1. VERTICAL TONGUE AND GROOVE SIDING & SOFFIT
ROOSEWOOD
GEOLAM - SIDING & SOFFIT

W2. WOOD SHADE SCREEN
ROOSEWOOD
GEOLAM - ARCHITECTURAL ELEMENT

PT1. SMOOTH PAINTED CEMENT PLASTER
ZURICH WHITE - SW 7626
SHERWIN WILLIAMS

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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