



**800/808-814 San  
Antonio Road  
Planned Community (PC)  
Rezoning/PHZ**

**March 7, 2024**

**[www.cityofpaloalto.org](http://www.cityofpaloalto.org)**

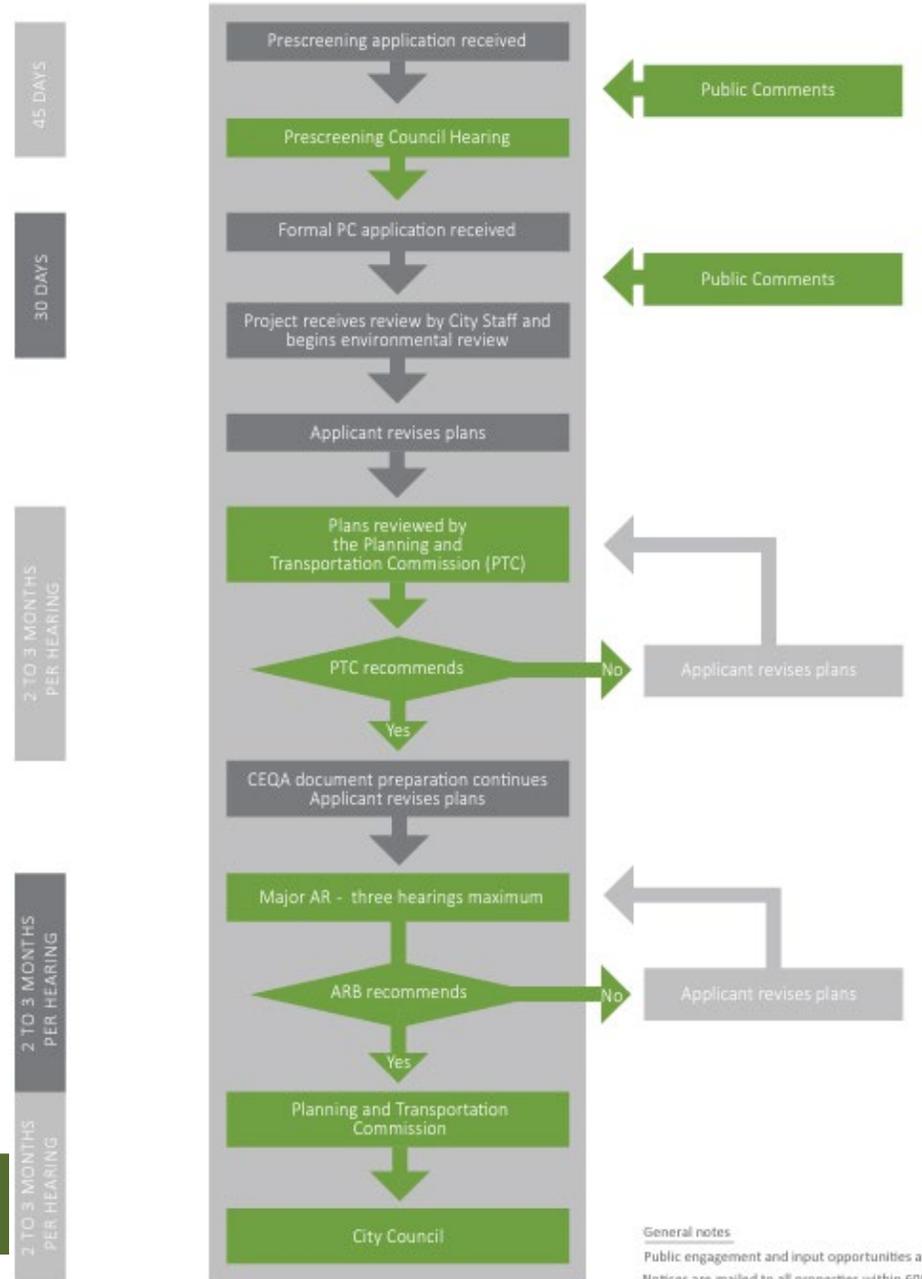


# BACKGROUND / PROCESS

## PHZ/PC Process

- Prescreening – August 2022
- Formal application
- Staff review – ongoing
- Initial PTC hearing – June 2023
- **ARB hearing(s) – August 2023, March 2024**
- ARB recommendation
- PTC recommendation
- Council decision

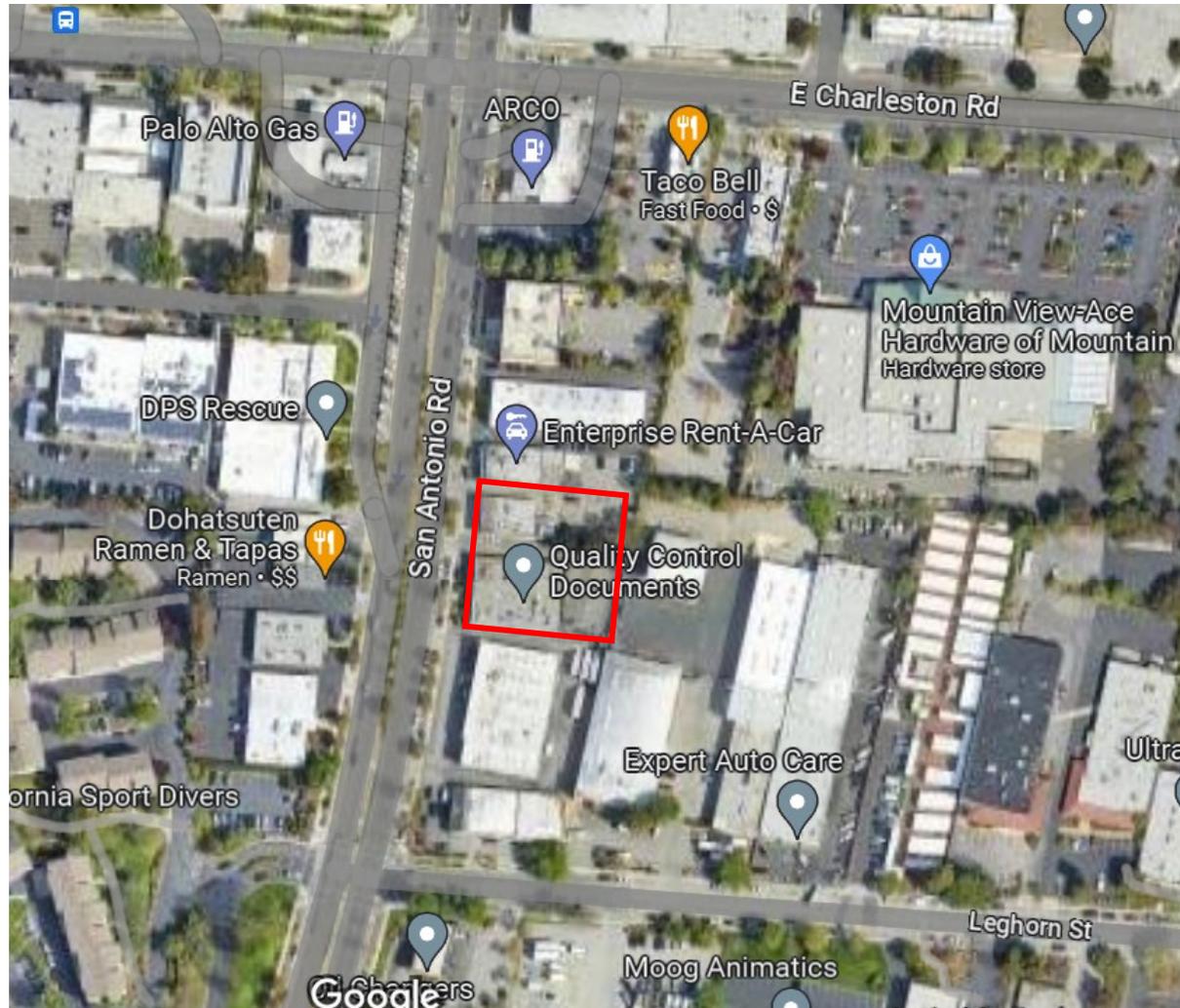
**Public comments are accepted at all public hearings, and at any time throughout this process**



General notes  
 Public engagement and input opportunities are denoted in green  
 Notices are mailed to all properties within 600 feet of the project site



# PROJECT LOCATION



## Location

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

## Other nearby projects

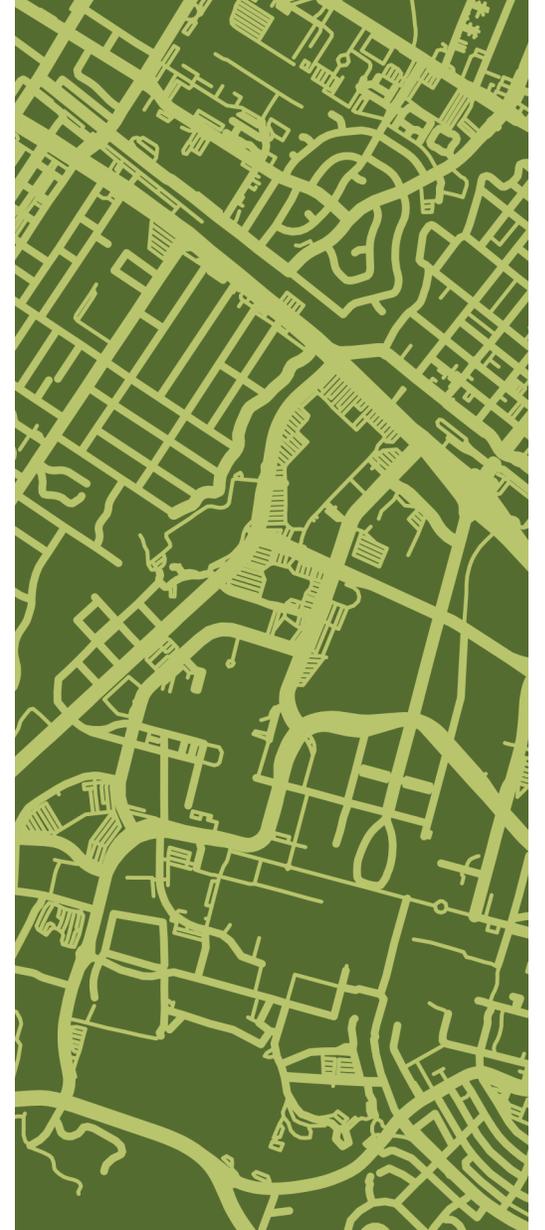
- 788 San Antonio
- 824 San Antonio
- 3997 Fabian

# PROJECT OVERVIEW

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

- A new five-story exclusively residential building (60 feet) with 75 for-sale units, 21% (16 units) of which will be affordable to a range of income levels (very low, low, and moderate). The building includes two levels of below grade parking garage (148 total spaces)
- The project will require a Vesting Tentative Map to merge two existing parcels and for a condominium subdivision



# PROJECT OVERVIEW

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## **Requested Exceptions to Development Standards**

- 2.99 FAR where 0.4-1.0 is allowed
- 65% Lot Coverage where 50% is allowed
- 60'8" height where 50 feet in height is allowed
- 1,078 sf of retail/commercial use is proposed, where 1,500 sf is required
- Reduced on-site open space requirements for some units
- Some balconies project 6 inches into Special Setback

# PROJECT OVERVIEW

## Proposed Public Benefits

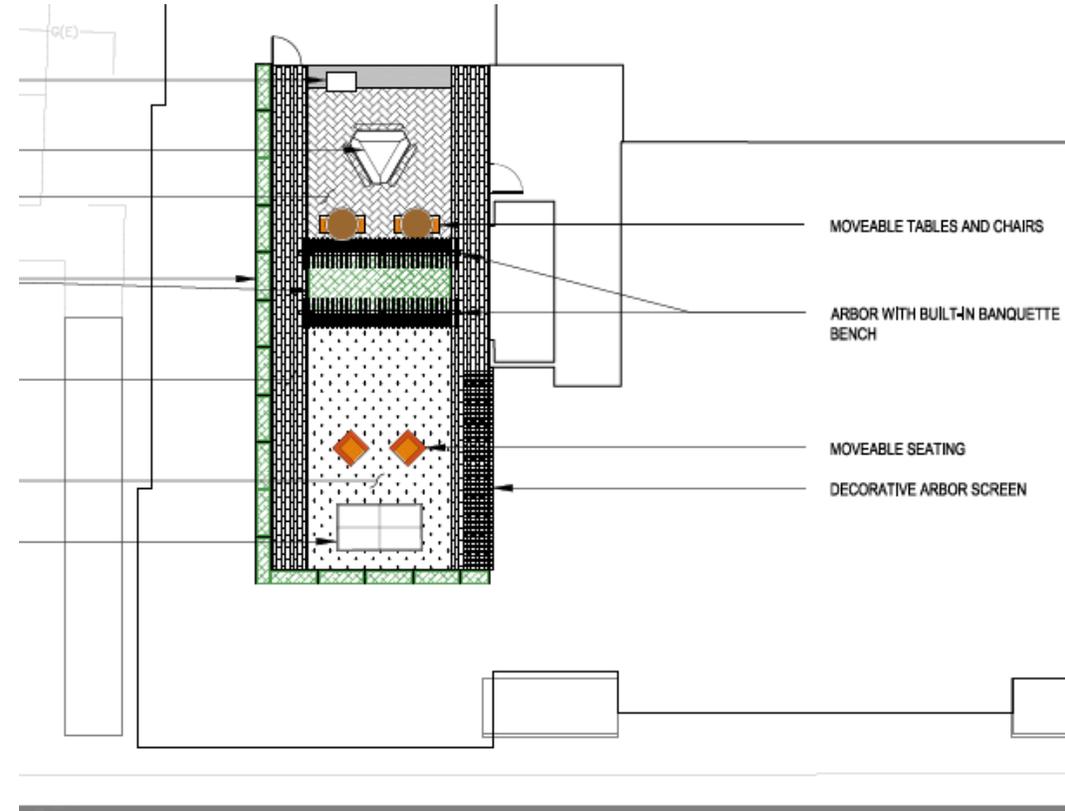
- 21% actual, 28.9% weighed affordable units
- Majority 2 and 3 bedroom family, ownership units

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	7	9.3%	18%
	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	59	-	-
<b>Total</b>				<b>75</b>	<b>21.3%</b>	<b>28.9%</b>





# PROPOSED LANDSCAPING



# ELEVATIONS

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## Proposed Materials

- Fiber cement panels
- Metal panels
- Metal trim
- Glass windows and railings

## Major Changes

- Refined front entry
- Added warm toned ground floor elements
- Added roof overhangs to 5<sup>th</sup> floor
- Added roof deck

# ELEVATIONS

## Previous



1 WEST ELEVATION  
1" = 10'-0"



2 EAST ELEVATION  
1" = 10'-0"

## Revised



1 WEST ELEVATION  
1" = 10'-0"



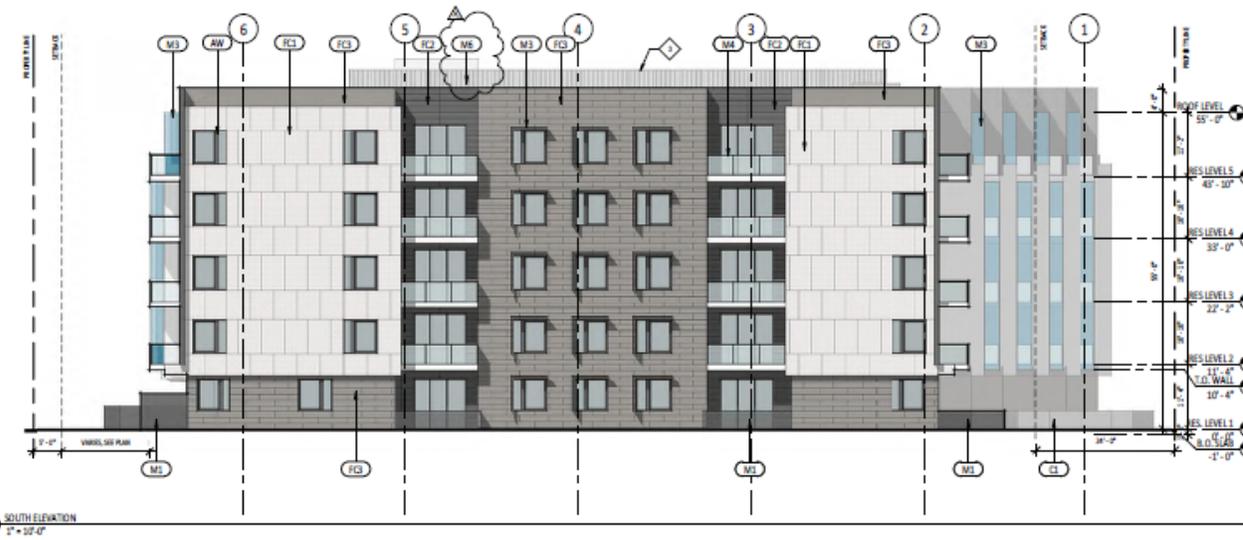
2 EAST ELEVATION  
1" = 10'-0"

# SIDE ELEVATIONS

Previous



Revised



# 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
- 15 ft allowance for mechanical/elevator/etc.
- No Daylight Plane requirement



# OPEN SPACE

## Proposed

- All units have private open space, median 90 sf
- All now meet 6' min
- Useable space of shared courtyard
- Roof deck 1,342 sf
- Setback areas are not programmed as useable

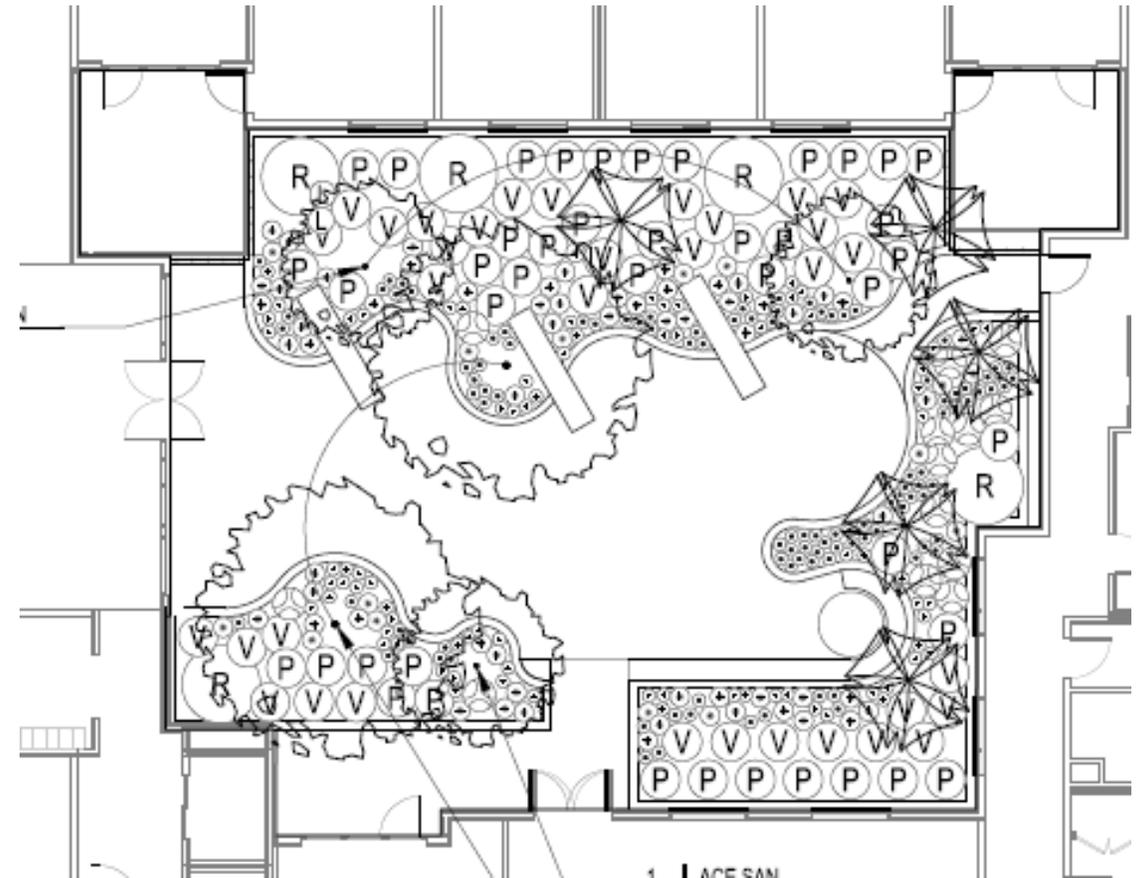
## Code Requirements

- 150 sf per unit (private + common)
- Min 6ft dimension for private open space
- Min 40 ft dimension for courtyard



# COURTYARD

- Dimensions vary, typical width is 52'6"
- Typical length is 61'9"
- Upper floors are stepped back to achieve 72-80 ft of airspace at widest location
- Includes a combination of hardscaped and landscaped areas
- Also includes green wall vertical garden feature
- Outdoor furniture

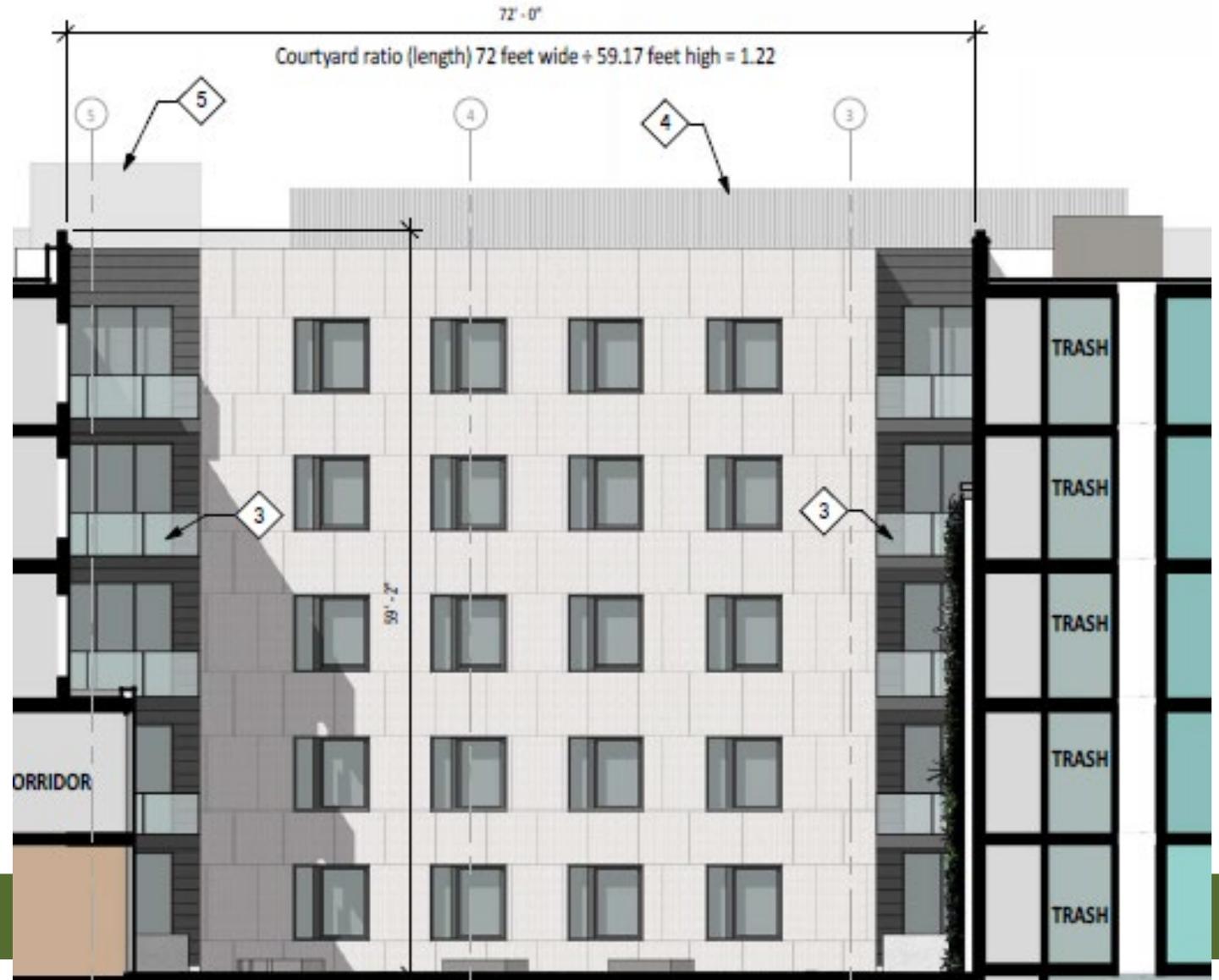


# COURTYARD

Courtyard ratio (width) 56 feet wide + 58.5 feet high = 0.96



72'-0"  
Courtyard ratio (length) 72 feet wide + 59.17 feet high = 1.22



# TREE REPLACEMENT

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- There are 10 trees proposed for removal
- 7 trees proposed to be planted
- Equivalent of 24 trees will be paid in-lieu

# CEQA REVIEW

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- 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.
- Must comply with all adopted mitigation measures

# RECOMMENDED MOTION

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Staff recommends the Architectural Review Board (ARB) recommend approval of the project to Council.





CITY OF  
**PALO  
ALTO**

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