



# Architectural Review Board

## Staff Report (ID # 14592)

**Report Type:** Study Session **Meeting Date:** 9/15/2022

**Summary Title:** 824 San Antonio: Preliminary Review

**Title:** PUBLIC HEARING/QUASI-JUDICIAL. 824 San Antonio Rd. [21PLN-00339]. Request for Preliminary Architectural Review to Allow the Demolition of an Existing Commercial Building and Construction of a Four-Story, Approximately 30,746 Square Foot Private Residential Care Facility With 15 Independent Senior Dwelling Units, 1 Private Owner's Unit, 9 Assisted Living Units, and an 8-bed Skilled Nursing Facility, With Underground Parking and Ground-Level Resident Amenities, Plus Approximately 6,268 SF Ground-Floor Commercial Space. Environmental Assessment: Not a Project. The Formal Application Will be Subject to California Environmental Quality Act (CEQA) Review. Zoning District: CS (Commercial Service).

**From:** Jonathan Lait

### Recommendation

Staff recommends the Architectural Review Board (ARB):

1. Review and provide informal comments. No formal action is requested.

### Report Summary

The subject application is a request for preliminary review. No formal direction is provided to the applicant and Boardmembers should refrain from forming and expressing opinions either in support or against the project.

As a preliminary review application, the Planning and Development Services Department has only performed a cursory review of the project for compliance with the zoning code. A comprehensive review of a future project to applicable codes, including context-based design criteria and other standards, would follow the submittal of a formal application. Accordingly, there may be aspects of this preliminary review application that do not comply with municipal regulations or require additional discretionary applications beyond architectural review.

City of Palo Alto  
 Planning & Development Services  
 250 Hamilton Avenue  
 Palo Alto, CA 94301  
 (650) 329-2442

The purpose of this meeting is to provide an applicant an opportunity to present a conceptual project to the Board and receive initial comments. Board members may identify aspects of the project that are appropriate given the neighborhood context and consistent with city policies or areas of concern that the applicant may want to reconsider in a formal submittal. Community members are also encouraged to provide early input to the project.

## Background

### Project Information

Owner: Rachelle Cagampan, LLC

Architect: Leah Bayer, Architects FORA

Representative: N/A

Legal Counsel: N/A

### Property Information

Address: 824 San Antonio Road

Neighborhood: Charleston Gardens

Lot Dimensions & Area: Approximately 90 feet wide, 240-250 feet long, 21,780 SF

Housing Inventory Site: Yes, a realistic build-out of 9 units

Located w/in a Plume: No

Protected/Heritage Trees: Yes, various including Redwood trees

Historic Resource(s): No

Existing Improvement(s): Approximately 8,787 sf, two stories, built 1986

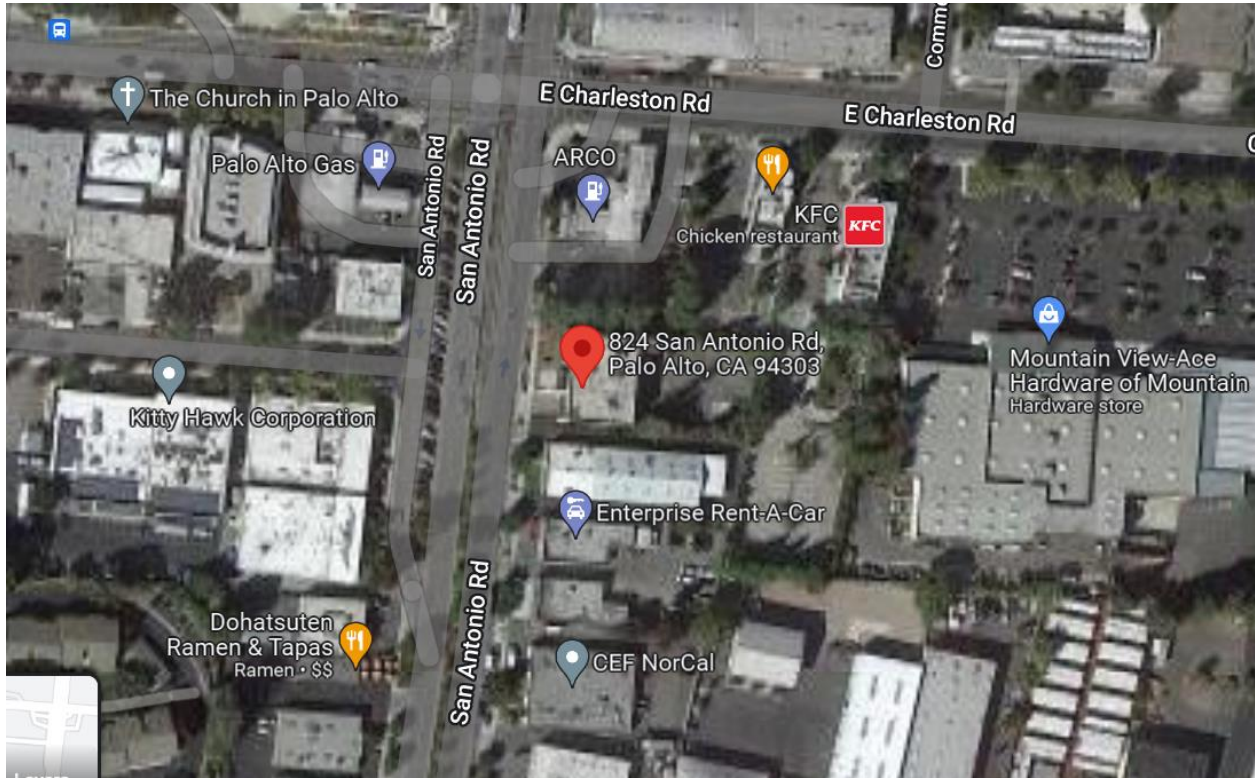
Existing Land Use(s): Boxing Gym

Adjacent Land Uses & Zoning: North: Gas Station (CS)

West: Office (GM)

East: Restaurant (City of Mountain View); South: Car Rental (CS)

Aerial View of Property:



Source: Google

Land Use Designation & Applicable Plans

Zoning Designation:	Commercial Service (CS)
Comp. Plan Designation:	Service Commercial (CS)
Context-Based Design Criteria:	Yes
Downtown Urban Design Guide:	N/A
South of Forest Avenue Coordinated Area Plan:	N/A
Baylands Master Plan:	N/A
El Camino Real Design Guidelines (1976 / 2002):	N/A
Proximity to Residential Uses or Districts (150'):	N/A
Located w/in Airport Influence Area:	N/A

Prior City Reviews & Action

City Council:	None
PTC:	None
HRB:	None
ARB:	None

## Project Description

The proposed project includes 15 independent senior units, nine assisted living units, one owner's unit, and an eight-bed nursing facility in a four-story building. The ground floor includes residential amenities and 936 sf of retail. A drop-off zone would be provided on the ground level with parking provided in a below-grade garage. Several trees located along the side and rear of the property would be maintained, and a courtyard would face two significant redwood trees. Additional project details are provided in the Zoning Comparison Table (Attachment B).

### Anticipated Entitlements:

The following discretionary applications are anticipated:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board's recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any of the findings requires project redesign or denial.

## Discussion

Preliminary review applications receive a cursory review for compliance with zoning regulations and consistency with the comprehensive plan or other applicable policy documents. This information was previously transmitted to the applicant. A more comprehensive review will occur upon formal submittal, which may reveal other code or policy concerns.

At this point in project development, the ARB is encouraged to provide objective feedback to the applicant on the preliminary drawings. The Board may want to consider comments that relate to:

- The Objective Design Standards
- Scale and mass
- Transitions in scale to adjacent properties
- Relationship to the neighborhood setting and context
- Pedestrian orientation and design
- Access to the site
- Consideration of any applicable policy documents (Background Section)
- Architectural design, theme, cohesiveness, and quality of materials
- Preservation of existing native or mature landscaping or features if any

### Floor Area Ratio

This project was designed to take advantage of the Housing Incentive Program (HIP). Therefore, the allowable floor area ratio (FAR) of 2.0:1 is higher than typically allowed in the CS zoning district.

### Build-to-Line

The project as currently proposed does not meet the built-to-line requirement. If the applicant would like to keep the drive-through loading area, then the upper floors should be extended over the driveway to meet the built-to-line (24 foot special setback) and thus would meet this requirement.

### Objective Design Standards

The applicants also considered and incorporated requirements from the recently adopted Objective Design Standards. One development standard the current design does not meet is the step-backs from adjacent one-story buildings; this approach was taken to maximize housing density.

### **Next Steps**

There is no further action required by the ARB after its discussion. The applicant may elect to file a formal application.

### **Environmental Review**

The subject review involves no discretionary action and is therefore not a project and not subject to review pursuant to the California Environmental Quality Act (CEQA). If a formal application is filed, an analysis of the project to CEQA will be performed.

#### **Report Author & Contact Information**

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#### **ARB<sup>1</sup> Liaison & Contact Information**

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 (650) 329-2575

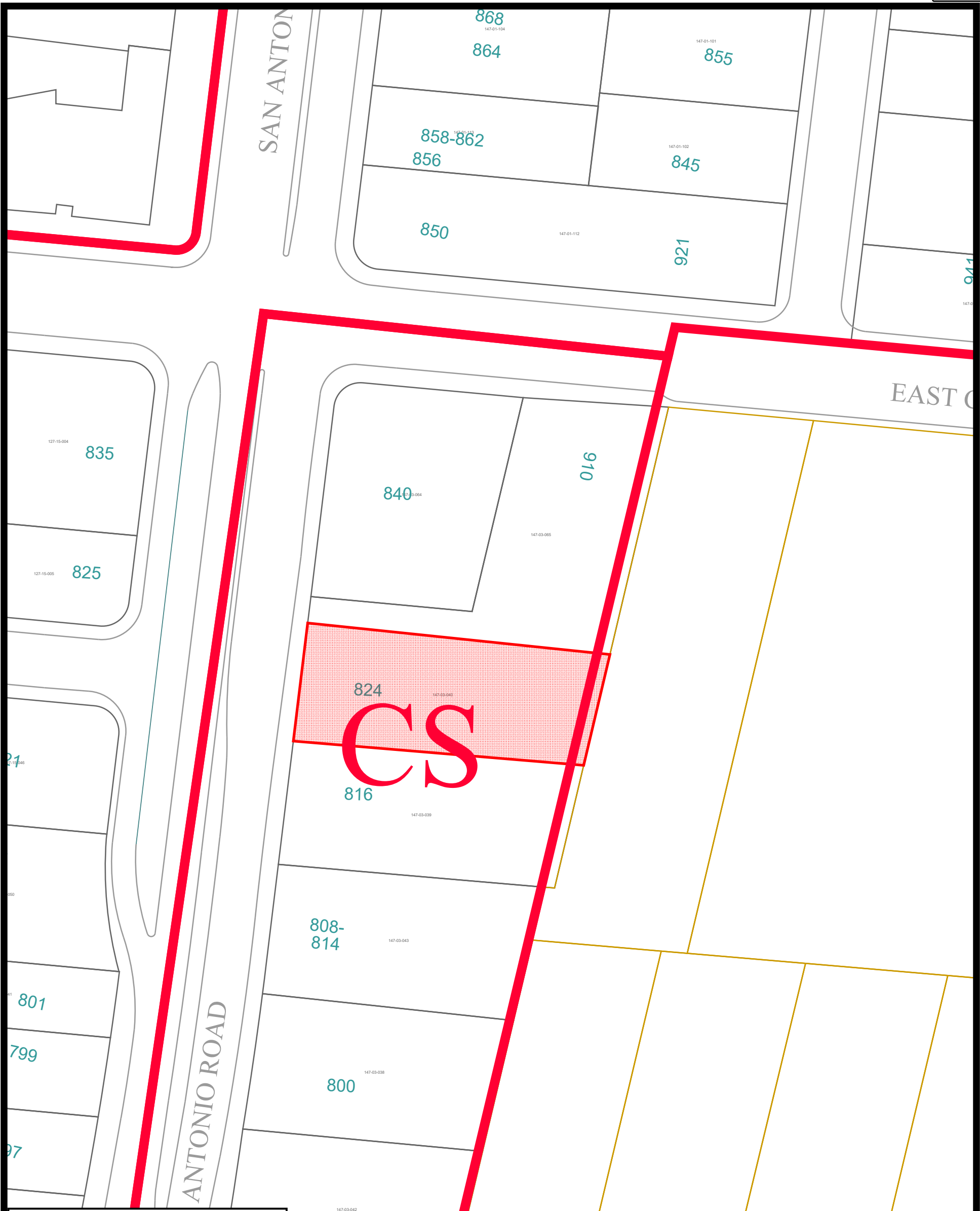
[jodie.gerhardt@cityofpaloalto.org](mailto:jodie.gerhardt@cityofpaloalto.org)

#### **Attachments:**

- Attachment A: Location Map (PDF)
- Attachment B: Zoning Comparison Table (DOCX)
- Attachment C: Project Plans (DOCX)

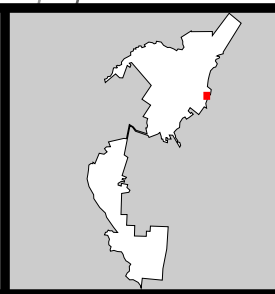
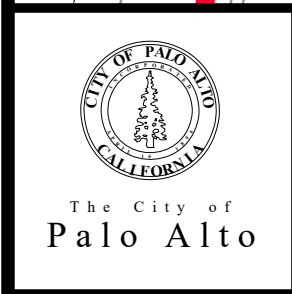
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<sup>1</sup> Emails may be sent directly to the ARB using the following address: [arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)



**Legend**

- Assessment Parcel Palo Alto
- Assessment Parcel Palo Alto
- Assessment Parcel Outside Palo Alto
- Road Centerline Small Text (TC)
- Curb Face (RF)
- Pavement Edge (RF)
- Address Label Points (AP)
- Current Features
- Districts



Attachment A  
Location Map  
824 San Antonio

This map is a product of the  
City of Palo Alto GIS

**ATTACHMENT B**  
**ZONING COMPARISON TABLE**  
824 San Antonio Road, 21PLN-00339

**Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)**  
Mixed Use and Residential Development Standards

<b>Regulation</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Site Area, width, and depth	None	21,780 sf	21,780 sf
Minimum Front Yard	24 feet along San Antonio Road.  0-10 feet to create an 8-12 foot effective sidewalk width <sup>(1), (2), (8)</sup>	Approximately 24 ft setback with existing 5ft sidewalk width,	24 ft front setback, proposed 8ft sidewalk width
Rear Yard	10 ft for residential portion; no requirement for commercial portion	Approximately 100 ft (varies)	17.75 ft to 19 feet
Interior Side Yard	None	Approximately 5 left Approximately 20 right	5 ft left and right
Street Side Yard	None	N/A	N/A
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet <sup>(2)</sup>	N/A	N/A
Build-to-lines	50% of frontage built to setback (24 feet)	Approximately 100% built at setback	<b>Proposed setback 30+ feet DOES NOT COMPLY</b>
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Approximately 24 ft	Approximately 30 ft (varies)
Max. Site Coverage	50%, <b>no max with HIP</b>	Approximately 24% Approximately 5,218 sf	56% (10,776 sf)
Max. Building Height	50 ft	45 ft	50 ft
Max. Floor Area Ratio (FAR) <b>with HIP</b>	Total 2.0:1 (43,560 sf) 0.4:1 for nonresidential (8,712 sf) 1.6:1 for residential (34,848 sf)	Approximately 40% Approximately 8,787 sf	Total 1.93:1 (37,014 sf)  ~3,499 sf total non-residential (936 sf of retail, 2,563 sf of skilled nursing. Plus a portion of laundry, trash room, mech, and hallways)  ~33,515 residential
Minimum Mixed Use Ground Floor Commercial	0.15:1 (3,267 sf)	N/A	~3,499 sf

Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	N/A <sup>(6)</sup>	N/A	N/A
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(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.

(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line.

(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

(7) 25-foot driveway access permitted regardless of frontage, build-to requirement does not apply to the CC district.

(8) A 12-foot sidewalk width is required along El Camino Real frontage

<b>Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)</b>		
<b>Type</b>	<b>Required</b>	<b>Proposed</b>
Vehicle Parking – Senior Housing	0.75 per unit – 19 spaces	32 total spaces (not currently allocated by use)
Vehicle Parking – Convalescent Facilities	1 per 2.5 beds – 4 spaces	
Vehicle Parking – Retail	First 1,500 sf exempt, 936 sf provided, 0 spaces	
Bicycle Parking - Residential	1 LT space per unit, 1 ST guest space per 10 units 25 LT and 3 ST	28 LT and 6 ST (not currently allocated by use)
Bicycle Parking – Non-Residential	1 per 2,000 sf (20% LT, 80% ST) 2 LT and 2 ST	
Loading Space	1 Loading space for senior facilities where meals are provided and/or convalescent facilities (10,000-99,999 sf)	<b>None, the proposed driveway may be able to accommodate this requirement</b>



## Attachment C

### **Project Plans**

In order to reduce paper consumption, a limited number of hard copy project plans are provided to Board members for their review. The same plans are available to the public, at all hours of the day, via the following online resources.

#### **Directions to review Project plans online:**

1. Go to: [bit.ly/PApendingprojects](http://bit.ly/PApendingprojects)
2. Scroll down to find "824 San Antonio" and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information