



Architectural Review Board Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: March 7, 2024
Report #: 2312-2392

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 800 San Antonio Road [23PLN-00010]: Recommendation on Applicant's Request for Approval of a Rezoning from Service Commercial to Planned Community/Planned Home Zoning and to allow construction of 75 residential ownership units, 16 of which would be below-market rate units (21% of the units). The proposed building is 5-stories with two levels of subterranean parking. The project also includes a subdivision map to merge two adjacent lots to create a resulting 0.88-acre parcel. Environmental Assessment: Addendum to the Housing Incentive Program Expansion and 788 San Antonio Mixed Use Project EIR (SCH # 2019090070). Zoning District: CS (Commercial Service). For More Information Contact the Project Planner Emily Kallas at Emily.Kallas@CityofPaloAlto.org.

RECOMMENDATION

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

1. Recommend that Council approve the proposed project based on findings and subject to conditions of approval in Attachments B and C respectively.

EXECUTIVE SUMMARY

The applicant requests approval to rezone two Commercial Service (CS) zoned parcels located at 800 and 808/814 San Antonio Road to "Planned Home Zone" (PHZ) in accordance with Palo Alto Municipal Code (PAMC) Chapter 18.38 (Planned Community Zoning). The parcels would be merged under a separate subdivision map application, and the resulting parcel would be redeveloped with a five-story, 75-unit for-sale, residential building. Sixteen of the units would be provided as below-market rate units (21%). This is comprised of seven units provided at a rate affordable to very-Low Income, five at a rate affordable to low Income, and four at a rate affordable to moderate Income units. Attachment A includes a map of the project location.

The ARB previously reviewed the project on August 17, 2023. This staff report includes extensive background information, project analysis and evaluation to City codes and policies (Attachment E).

The purpose of this report is to restate the comments made by the Board and detail the applicant’s response to those comments. The analysis section below builds upon the information contained in the earlier report (Attachment E) and is modified to reflect recent project changes.

Following the ARB’s recommendation, the project will return to the Planning and Transportation Commission for a formal recommendation. Both of these recommendations will be forwarded to Council for a final decision.

BACKGROUND

On August 17, 2023 the ARB reviewed the project. A video recording of the Board’s meeting is available online: [Video](#). The Board’s comments and the applicant’s response are summarized in the following table:

ARB Comments/Direction	Applicant Response
Boardmembers indicated that the design could use some refinement, with the inclusion of additional detail such as unit floor plans and elevations of the courtyard sides of the building.	The project plan set has been updated to show the unit floor plans, additional elevations, building sections, lighting information, etc. The vertical fins, noted at the previous hearing as not being oriented properly for sun shading, are for privacy and decorative purposes and will not provide shade.
Boardmembers recommended that the applicant increase the depth of the private balconies to meet the minimum code requirement for useable open space.	The balconies and ground floor patios have been increased to a minimum 6-foot depth so that the balconies count toward the open space requirements, as recommended by Boardmembers. The average balcony size ranges from 77 to 96 sf. A 1,345 sf roof deck has been added to the southwest corner of the roof (closest to 788 San Antonio). Additional common open space is located in the approximately 3,260 sf courtyard.
Boardmembers discouraged the project from encroaching into the special setback along San Antonio Road.	No change has been made to this aspect of the project. No portion of the building encroaches into the setback, though a

Boardmembers indicated that the courtyard did not have sufficient light and recommended changes to provide more light to improve the usability of this common open space.

Boardmembers recommended more privacy/separation between private porches and common open space in the courtyard. They noted that having the gym open to the courtyard may improve the design. Most boardmembers also recommended more buffer between the front yard landscape elements and the street-facing units.

Most boardmembers noted that the project should provide the minimum required commercial/retail space to serve the residents within the HIP area.

Boardmembers recommended improving circulation for loading, delivery, trash pick-up, ride share, and bikes on site.

small portion of some units' private open spaces do.

The upper floor on the southern (right-hand) side of the courtyard has been stepped back to allow for better light access. Further detail has also been provided to show how light may enter the courtyard through the two-story entrance lobby windows.

The clubhouse and gym spaces have been redesigned to open onto the courtyard consistent with boardmember's recommendations. The new retail spaces faces the street, providing additional public space. Private open space for units adjacent the courtyard were also modified by moving them to the corners so that they are better shielded.

The overall unit count decreased by one unit, however two units now faces the public right-of-way. The buffer between the street and the units private open space include landscaping in the front setback and a 7ft decorative metal fence. Landscaping includes agave, breeze grass, and a Western Redbud tree.

The project has been modified to add retail space. The project is now proposing 1,078 sf of retail space, where normally 1,500 sf of replacement retail is required, to adhere to the retail preservation ordinance with a partial exemption (18.40.180(c)(4))

Per the recommendation of Zero Waste staff, trash pick-up has been moved to the curb. This "duck out" area will also serve ride share and occasional delivery loading. There is also a loading space in the garage.

Some boardmembers recommended more stepback on upper floors while others did not. Generally, boardmembers agreed that more modulation might improve the design.

Materials need warmth. While the two-story entry is good, the rest of the building needs more ground-level human-scale texture.

The building shape is largely unchanged. The front façade has been modified to further enhance the two-story front entry, and provide a designated entry for the retail space.

In addition to the three previously included gray equitone panel colors, beige “Autumn Dusk” and horizontal textured beige “Hessian” panels have been added to the front façade and inside the courtyard, to provide ground-level human-scale texture.

Perimeter fencing on site will be “rust brown” metal, and the roof material will be high albedo membrane roofing.

ANALYSIS

Design Changes

The project design changes appear to overall address the ARB’s comments. Over 1,000 sf of retail was added, which will serve residents in this building and along the San Antonio corridor. The gym and clubhouse spaces have been re-oriented to the courtyard to make the space feel more communal. The rooftop garden will add increased landscaping and access to sunlight, as ARB expressed concern that the courtyard would be shaded most of the day. Other changes have been made to make functional aspects of the project, such as refuse collection, more manageable. Overall, this reduces the number of exceptions from the base zoning requested, which now comprise only on the height, lot coverage, and maximum floor area needed to provide this number of housing units, and a small reduction in the minimum retail space required. Please see Attachment D for the Zoning Analysis.

The changes to the materials increase warmth and add human-scale interest through texture. These changes are concentrated at the ground floor, but not incorporated throughout the full building. The addition of the commercial space will help provide services to the resident of this building, as well as the adjacent buildings proposed in the San Antonio Road Housing Incentive Program corridor.

PHZ projects are subject to the ARB Findings. Further information is available in the Draft ARB Findings (Attachment B).

Unit Affordability

The project proposes to provide seven units at a rate affordable to very-low income, five units at a rate affordable to low income, and four units at a rate affordable to moderate Income. This 21% of the total 75 units.

In Council's motion on September 21, 2020,¹ Council endorsed a list of four options in which a developer could provide sufficient below market rate units to serve as the public benefit of the project. The applicant has selected Option 2, as provided in that Council staff report. This provides a weighted calculation to incentivize developers to provide very low and low-income units, rather than the minimum moderate units required. The Table below calculates weighted values for the BMR units provided, equivalent to almost 29%. This is in excess of the minimum 20% Council recommended for a PHZ project.

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	-	-
Total				75	21.3%	28.9%

Overall, this project will provide needed multi-family ownership housing units, especially lower-income ownership units. It will help the City achieve its RHNA housing goals and contribute to the San Antonio corridor as an up-and-coming neighborhood.

ENVIRONMENTAL REVIEW

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, an Addendum to the previously adopted Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project Environmental Impact Report (SCH # 2019090070). The Addendum determined no additional significant environmental impacts will occur as a result of this project, and the project is subject to the previously adopted relevant mitigation measures. The Addendum is available in Attachment G.

PUBLIC NOTIFICATION, OUTREACH & COMMENTS

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on

¹ September 21, 2020 Council Staff Report - bit.ly/PHZ-CouncilReport

February 23, 2024, which is 12 days in advance of the meeting. Postcard mailing occurred on February 21, 2024, which is 14 in advance of the meeting.

Public Comments

During the prescreening process for this project, members of the public encouraged more greenery and amenities that would continue to support the housing as it is built out. They also encouraged Council to further prioritize a Coordinated Area Plan for the development of this corridor, especially for the purposes of a holistic approach to improving multi-modal infrastructure.

At the August 17, 2023 hearing, three members of the public also provided comments. Their concerns are summarized as follows:

- This area lacks bus and bike infrastructure
- The building is too tall, too dense, and does not have stepbacks on the upper levels
- Concern about children safely walking and biking to school, it is unclear what school district the building is located in
- Open space is insufficient and should not include a roof deck
- Appreciation for below-market rate units
- Concerns about dewatering for below grade parking
- Desire to increase and improve landscaping to include more tree and native pollinator species

Public comments received by email since the August 17th hearing are included in Attachment F. Related to these comments, Planning staff is working with students from the California Polytechnic State University, San Luis Obispo to create a Concept Plan for the area. Transportation staff is also working with the Superintendents of both Palo Alto Unified and the Mountain View Whisman School Districts to finalize where students from this new neighborhood will go to school.

ALTERNATIVE ACTIONS

In addition to the recommended action, the Architectural Review Board may:

1. Continue the project to a date (un)certain; or
2. Recommend project denial based on revised findings.

ATTACHMENTS

Attachment A: Location Map

Attachment B: Draft ARB Findings

Attachment C: Draft Conditions of Approval

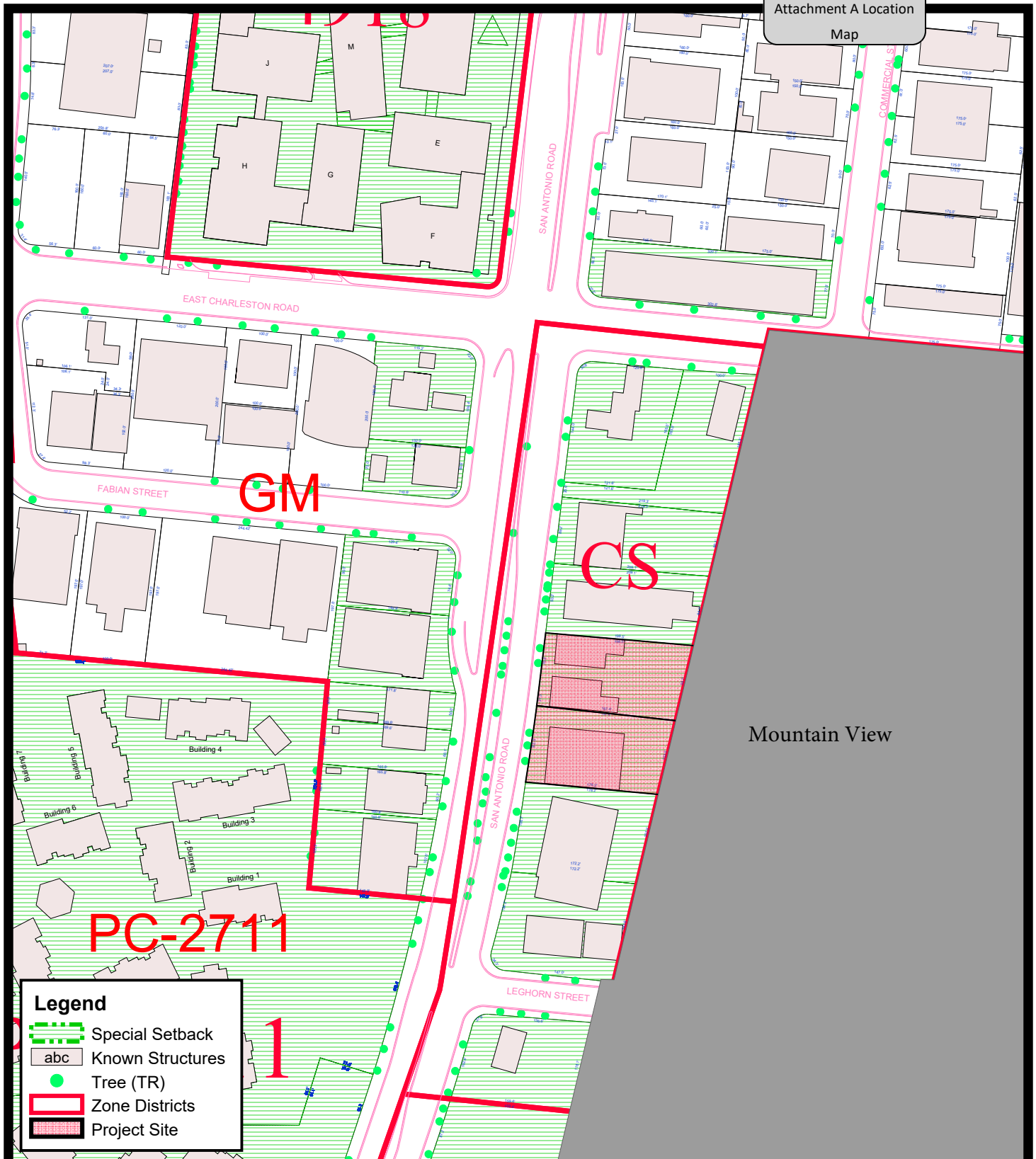
Attachment D: Zoning Comparison Table

Attachment E: August 17, 2023 ARB Staff Report

Attachment F: Public Comments

Attachment G: Project Plans and CEQA Documents Link

AUTHOR/TITLE:
Emily Kallas, Planner

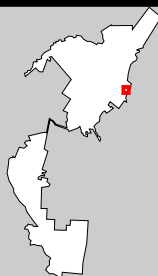


Legend

- Special Setback
- Known Structures
- Tree (TR)
- Zone Districts
- Project Site



The City of
Palo Alto



Attachment A:
Project Site

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



Packet Pg. 22

181'

**ATTACHMENT B
ARB FINDINGS FOR APPROVAL**

In order for the ARB to make a future recommendation of approval, the project must comply with the following Findings for Architectural Review as required in Chapter 18.76.020 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project is consistent with Finding #1 because:

In conformance with the following Comp Plan Goals and Policies, the project will include high quality design compatible with surrounding development.

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Service Commercial.	The project proposes high-density housing in an area designated for high-density housing.
<i>Land Use Element</i>	
Policy L-1.3 Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern.	This project proposes to redevelop three existing commercial buildings into a single multiple-family residential condominium building within the Housing Incentive Program (HIP) area.
Policy L-2.5 Support the creation of affordable housing units for middle to lower income level earners, such as City and school district employees, as feasible.	This project includes 16 BMR units.
Policy L-2.11 Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The proposed building includes a central courtyard and rooftop garden.
Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.	The proposed residential building is being considered within the context of other projects being developed in the HIP area, and will meet the high-quality standards of the Architectural Review Board.
Policy L-6.7 Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.	While the proposed project is somewhat out-of-scale with the existing neighbor to the left, it is similar in density and scale to the HIP project approved for the right side adjacent neighbor, and other projects proposed for the HIP area.

Policy T-1.19 Provide facilities that encourage and support bicycling and walking.	The building includes sufficient short and long term bicycle parking.
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The project is consistent with the zoning requirements for office use including, height, floor area ratio, setbacks, and lot coverage.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

The project is consistent with Finding #2 because:

There is internal order between the pedestrian entries, car entry, retail space and amenity space. There are separate, defined entrances for the residents and retail tenant. There is no historic character to preserve.

The proposed five story building is consistent with the applicable context-based design criteria, and scale, mass, and character is consistent with prior and proposed projects anticipated for the HIP area.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The project is consistent with Finding #3 because:

The project incorporates a variety of materials, including glass, gray and beige equitone panels, blue and brown metal panels, and landscape elements. This palette is appropriate for a residential building, and relates to the adjacent 788 San Antonio project while being distinct.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The project is consistent with Finding #4 because:

The design is functional. The bicycle parking is located at the ground level; the car parking is provided below grade, with driveway access at the northern end of the project site. The tenants will have private balcony space, and communal open space in the courtyard and rooftop garden. The building includes separate trash rooms for the commercial and residential components, and a loading space is located off

of San Antonio Road, as well as in the below-grade garage. The primary entrances for the residential and the commercial spaces are well-defined with appropriate area available for signage.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site’s functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

The project is consistent with Finding #5 because:

The project is consistent with the finding in that the project provides landscaped area in the front, rear, central courtyard, and rooftop garden. Three existing trees, including two protected Coast Live Oak, will be preserved. All plants proposed are low to moderate water use, and most are native or regionally adapted.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

The project is consistent with Finding #6 because:

In accordance with the City’s Green Building Regulations, the building will satisfy the requirements for CALGreen Mandatory + Tier 2. The project includes a “cool” high albedo membrane roof, electric vehicle charging outlets, and drought tolerant and native landscaping.

Attachment C: Draft Conditions of Approval

PLANNING DIVISION

1. **CONFORMANCE WITH PLANS:** Construction and development shall conform to the approved plans entitled, "San Antonio Road Housing, 800/808 San Antonio Road, Palo Alto, CA 94303," uploaded to the Palo Alto Online Permitting Services Citizen Portal on January 27, 2024 and February 14, 2024, as modified by these conditions of approval.
2. **BUILDING PERMIT:** Apply for a building permit and meet any and all conditions as contained in this document.
3. **BUILDING PERMIT PLAN SET:** A copy of this cover letter and conditions of approval shall be printed on the second page of the plans submitted for building permit. Project plans submitted for Building permits shall incorporate the following changes:
 - a. Dimension the height of the elevator overrun, not to exceed 15 ft from the height of the roof
 - b. Ensure consistency of all area calculations between the calculation sheets and the floor plans
4. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
5. **ENTITLEMENT EXPIRATION.** The project approval shall be valid for a period of two years from the date of issuance of the entitlement. If within such one/two years period, the proposed use of the site or the construction of buildings has not commenced, the Planning entitlement shall expire. Application for a one year extension of this entitlement may be made prior to expiration.
6. **MITIGATION MONITORING AND REPORTING PROGRAM.** The Mitigation Monitoring and Reporting Program (MMRP) associated with the project and attached here as Exhibit A is incorporated by reference and all mitigation measures shall be implemented as described in said document. Prior to requesting issuance of any related demolition and/or construction permits, the applicant shall meet with the Project Planner to review and ensure compliance with the MMRP, subject to the satisfaction of the Director of Planning of Planning and Development Services.
7. **LANDSCAPE PLAN.** Plantings shall be installed in accordance with the approved plan set and shall be permanently maintained and replaced as necessary.

8. **BASEMENT EXCAVATION:** Any retaining wall required for basement excavation shall not prevent the planting and future growth of required landscaping. This shall be review by the Project Planner prior to issuance of a Building permit.
9. **NOISE THRESHOLDS ON RESIDENTIAL PROPERTY.** In accordance with PAMC Section 9.10.030, No person shall produce, suffer or allow to be produced by any machine, animal or device, or any combination of same, on residential property, a noise level more than six dB above the local ambient at any point outside of the property plane. All noise producing equipment shall be located outside of required setbacks.
10. **OPEN AIR LOUDSPEAKERS (AMPLIFIED MUSIC).** In accordance with PAMC Section 9.12, no amplified music shall be used for producing sound in or upon any open area, to which the public has access, between the hours of 11:00pm and one hour after sunrise.
11. **NOISE REPORT AT BUILDING STAGE.** At the time of building permit issuance for new construction or for installation of any such interior or exterior mechanical equipment, the applicant shall submit an acoustical analysis by an acoustical engineer demonstrating projected compliance with the Noise Ordinance. The analysis shall be based on acoustical readings, equipment specifications and any proposed sound reduction measures, such as equipment enclosures or insulation, which demonstrate a sufficient degree of sound attenuation to assure that the prescribed noise levels will not be exceeded.
12. **NOISE REPORT PRIOR TO INSPECTION.** Where the acoustical analysis projected noise levels at or within 5 dB less than the Noise Ordinance limits, the applicant shall demonstrate the installed equipment complies with the anticipated noise levels and the Noise Ordinance prior to final Planning inspection approval.
13. **SIGN APPROVAL NEEDED.** No signs are approved at this time. All signs shall conform to the requirements of Title 16.20 of the Palo Alto Municipal Code (Sign Code) and shall be subject to approval by the Director of Planning.
14. **AFFORDABLE HOUSING REQUIREMENT (OWNERSHIP PROJECT):** This project is subject to the affordable housing requirements set forth in Section 16.65.030 of the Palo Alto Municipal Code, and has chosen to exceed it as a part of the Planned Home Zoning (PHZ). Per the PHZ, at least 20% of the units shall be affordable to very low, low, or moderate income. Therefore, the proposed project is required to contain no less than fifteen (15) below market rate units.
15. **AFFORDABLE HOUSING PLAN AND AGREEMENT.** The applicant shall prepare an affordable housing plan. An affordable housing agreement, reviewed and approved by the City of Palo Alto, shall be recorded prior to the approval of any final or parcel map or building permit for the development project (PAMC 16.65.090).

16. **BELOW MARKET RATE (BMR) HOUSING.** All BMR units constructed under this condition shall be in conformance with the City's BMR Program rules and regulations. A BMR Agreement in a form acceptable to the City Attorney for the 16 BMR units shall be executed and recorded prior to final map approval or building permit issuance, whichever occurs first. Failure to comply with the timing of this condition and any adopted BMR Program rules and regulations shall not waive its later enforcement.
17. **TRASH ROOM.** The trash room shall be used solely for the temporary storage of refuse and recycling that is disposed on a regular basis and shall be closed and locked during non-business hours.
18. **REFUSE.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted unless designated on the approved plan set. Trash areas shall be maintained in a manner to discourage illegal dumping.
19. **MECHANICAL LIFT PARKING.** Up to 86 required parking spaces may be provided in a puzzle parking system, which allows independent access to each vehicle. The property owner shall have a maintenance agreement with the lift system manufacturer and the system shall be operational at all times. All new renters/employees shall be given instructions on how to operate the lift system. If the lift system is out of operation for any reason, anyone who is not able to retrieve their vehicle within a 10-minute period shall be reimbursed by the property owner or their designee for travel expenses up to \$50 per occurrence.
20. **UTILITY LOCATIONS:** In no case shall utilities be placed in a location that requires equipment and/or bollards to encroach into a required parking space. In no case shall a pipeline be placed within 10 feet of a proposed tree and/or tree designated to remain.
21. **SUBDIVISION MAP.** The Lot Merger and Final Map for Condominium Purposes shall be recorded prior to building permit issuance.
22. **REQUIRED COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs).** PAMC Section 16.38 provides that all condominium and other "community housing projects" shall submit Covenants, Conditions and Restrictions (CC&R's) to the City Attorney for approval prior to issuance of any Certificate of Occupancy. The City Attorney has developed 13 standard covenants that shall be included in all CC&R's submitted to the City for approval.
23. **ESTIMATED IMPACT FEE:** Development Impact Fees, currently estimated in the amount of \$4,956,743.76 plus the applicable public art fee, per PAMC 16.61.040, shall be paid prior to the issuance of the related building permit.

24. **REQUIRED PUBLIC ART.** In conformance with PAMC 16.61, and to the satisfaction of the Public Art Commission, the property owner and/or applicant shall pay the in-lieu fee equivalent to 1% of the estimated construction valuation (currently estimated at \$350,000), prior to obtaining a Building permit. All required artwork shall be installed as approved by the Public Art Commission and verified by Public Art staff prior to release of the final Use and Occupancy permit.
25. **IMPACT FEE 90-DAY PROTEST PERIOD.** California Government Code Section 66020 provides that a project applicant who desires to protest the fees, dedications, reservations, or other exactions imposed on a development project must initiate the protest at the time the development project is approved or conditionally approved or within ninety (90) days after the date that fees, dedications, reservations or exactions are imposed on the Project. Additionally, procedural requirements for protesting these development fees, dedications, reservations and exactions are set forth in Government Code Section 66020. IF YOU FAIL TO INITIATE A PROTEST WITHIN THE 90-DAY PERIOD OR FOLLOW THE PROTEST PROCEDURES DESCRIBED IN GOVERNMENT CODE SECTION 66020, YOU WILL BE BARRED FROM CHALLENGING THE VALIDITY OR REASONABLENESS OF THE FEES, DEDICATIONS, RESERVATIONS, AND EXACTIONS. If these requirements constitute fees, **taxes, assessments**, dedications, reservations, or other exactions as specified in Government Code Sections 66020(a) **or 66021**, this is to provide notification that, as of the date of this notice, the 90-day period has begun in which you may protest these requirements. This matter is subject to the California Code of Civil Procedures (CCP) Section 1094.5; the time by which judicial review must be sought is governed by CCP Section 1094.6.
26. **INDEMNITY.** To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the “indemnified parties”) from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
27. **FINAL INSPECTION:** A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Emily Kallas at emily.kallas@cityofpaloalto.org to schedule this inspection.

BUILDING

28. A building permit is required for the scope of work shown.

29. At building permit submit the following:
- a. Structural calculations
 - b. Green building compliance
 - c. T24 Energy calculations
 - d. Complete MEP plans
 - e. Accessible building elements (i.e, elevator, bathrooms, etc.) and onsite (i.e., accessible route from public sidewalk, bus stop, entrances, etc.)
30. Submit complete life/fire safety code analysis not limit to type of construction, # of stories, occupancy separation, occupied roof, protection of opening in walls and floors, shaft, elevation lobbies, and exiting.
31. Plumbing calculation shall comply with 2022 CPC. OL shall be based on table T1004.5, CBC. Amend calculation shown on sheet A0.05 prior to submittal.
32. Refer to this link for additional submittal requirements:
<https://www.cityofpaloalto.org/files/assets/public/v/3/development-services/building-division/checklists/simplified/c1-new-comm-shell-checklist-07062023.pdf>

PUBLIC WORKS ZERO WASTE

33. Project will be required to submit a salvage survey prior to receiving the building permit. Please anticipate meeting PAMC 5.24 Deconstruction and Construction Materials Management requirements.
34. Ensure the refuse staging area can house three - 4 cubic yard bins plus three - 96 gallon carts. Please show bins and carts to scale in the staging area.
35. Refuse truck pull-out spot shall contain signage notifying tenants and other users that parking is not allowed during trash pickup days.
36. The following comments below are part of the Palo Alto Municipality Code. If your scope of work includes internal and external bins then cut-sheets for the color-coded internal and external containers, related color-coded millwork, and it's colored signage must be included in the building plans prior to receiving approval from Zero Waste. Please see below for more details.

As per Palo Alto Municipal Code 5.20.108 the site is required to have color-coded refuse containers, related color-coded millwork, and colored signage. The three refuse containers shall include recycle (blue container), compost (green container), and garbage (black container). Applicant shall present on the plan the locations and quantity of both (any) internal and external refuse containers, it's millwork, along with the signage. This requirement applies to any external or internal refuse containers located in common areas such as entrances, conference rooms, open space, lobby, garage, mail room, gym, and etc. except for restrooms, copy area, and mother's room. Millwork to store the color-

coded refuse containers must have a minimum of four inches in height worth of color-coding, wrapping around the full width of the millwork. Signage must be color coded with photos or illustrations of commonly discarded items. Restrooms must have a green compost container for paper towels and an optional black landfill container if applicable. Copy area must have either a recycle bin only or all three refuse receptacles (green compost, blue recycle, and black landfill container). Mother's room must minimally have a green compost container and black landfill container. Please refer to PAMC 5.20.108 and the Internal Container Guide. Examples of appropriate signage can be found in the Managing Zero Waste at Your Business Guide. Electronic copies of these signage can be found on the Zero Waste Palo Alto's website, <https://www.cityofpaloalto.org/Departments/Public-Works/Zero-Waste/What-Goes-Where/Toolkit#section-2> and hard copies can be requested from the waste hauler, Greenwaste of Palo Alto, (650) 493-4894.

PUBLIC WORKS ENGINEERING

37. PUBLIC WORKS APPLICATIONS, FORMS, AND DOCUMENTS: Applicant shall be advised that most forms, applications, and informational documents related to Public Works Engineering conditions can be found at the following link:
<https://www.cityofpaloalto.org/Departments/Public-Works/Engineering-Services/Forms-and-Permits>
38. LOT LINE REMOVAL/MERGER, CERTIFICATE OF COMPLIANCE: A certificate of compliance shall be reviewed, approved, and recorded with the County Recorder's Office prior to issuance of any grading or building permit(s). The application shall be submitted to Public Works Engineering.
39. LOT LINE REMOVAL/MERGER, THIRD-PARTY REVIEW: The City contracts with a third-party surveyor that will review and provide approval of the map's technical correctness as the City Surveyor, as permitted by the Subdivision Map Act. The Public Works Department will forward a Scope & Fee Letter from the third-party surveyor and the applicant will be responsible for payment of the fee's indicated therein, which is based on the complexity of the map.
40. STREETWORK PERMIT: The applicant shall obtain a Streetwork Permit from the Department of Public Works for all public improvements.
41. GRADING AND EXCAVATION PERMIT: A Grading Permit is required per PAMC Chapter 16.28. The permit application and all applicable documents (see Section H of application) shall be submitted to Public Works Engineering. Add the following note: "THIS GRADING PERMIT WILL ONLY AUTHORIZE GENERAL GRADING AND INSTALLATION OF THE STORM DRAIN SYSTEM. OTHER BUILDING AND UTILITY IMPROVEMENTS ARE SHOWN FOR REFERENCE INFORMATION ONLY AND ARE SUBJECT TO SEPARATE BUILDING PERMIT APPROVAL."

42. **ROUGH GRADING:** provide a Rough Grading Plan for the work proposed as part of the Grading and Excavation Permit application. The Rough Grading Plans shall including the following: pad elevation, elevator pit elevation, ground monitoring wells, limits of over excavation, stockpile area of material, overall earthwork volumes (cut and fill), temporary shoring for any existing facilities, ramps for access, crane locations (if any), tree protection measures, etc.
43. **SHORING & TIEBACKS:** Provide a shoring plan showing the existing utilities (if needed), to clearly indicate how the new structures will be constructed while protecting the existing utilities (if any). If tiebacks are proposed they shall not extend onto adjacent private property, existing easements or into the City's right-of-way without having first obtained written permission from the private property owners and/or an encroachment permit from Public Works.
44. **GEOTECHNICAL ENGINEER STATEMENT:** The grading plans shall include the following statement signed and sealed by the Geotechnical Engineer of Record: "THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT".
45. **CONSTRUCTION DEWATERING:** This project requires a dewatering permit during construction due to the groundwater level relative to the depth of excavation.
46. **GROUNDWATER CONTAMINATED PLUME:** The project shoring system shall utilize a secant cut-off wall (or similar) to ensure compliance with City "groundwater exclusionary techniques" for dewatering, as defined by PAMC 16.28.030(u).
47. **ENCROACHMENT PERMIT:** Prior to any work in the public right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department for any work that encroaches onto the City right-of-way.
48. **LOGISTICS PLAN:** A construction logistics plan shall be provided addressing all impacts to the public including, at a minimum: work hours, noticing of affected businesses, bus stop relocations, construction signage, dust control, noise control, storm water pollution prevention, job trailer, contractors' parking, truck routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. All truck routes shall conform to the City of Palo Alto's Trucks and Truck Route Ordinance, Chapter 10.48, and the route map. NOTE: Some items/tasks on the logistics plan may require an encroachment permit.
49. **C.3 THIRD-PARTY CERTIFICATION:** Applicant shall provide certification from a qualified third-party reviewer that the proposed permanent storm water pollution prevention measures comply with the requirements of Provision C.3 and Palo Alto Municipal Code Chapter 16.11.

50. Submit the following:

- a. Stamped and signed C.3 data form (September 2019 version) from SCVURPPP. https://scvurppp.org/wp-content/uploads/2019/10/SCVURPPP_C3_Data_Form_September2019_fillable_final_9-24-19.pdf
- b. Final stamped and signed letter confirming which documents were reviewed and that the project complies with Provision C.3 and PAMC 16.11.

51. C.3 STORMWATER AGREEMENT: The applicant shall enter into a Stormwater Maintenance Agreement with the City to guarantee the ongoing maintenance of the permanent storm water pollution prevention measures. The City will inspect the treatment measures yearly and charge an inspection fee. The agreement shall be executed by the applicant team prior to building permit final.

52. C.3 FINAL THIRD PARTY CERTIFICATION PRIOR TO OCCUPANCY: Within 45 days of the installation of the required storm water treatment measures and prior to the issuance of an occupancy permit for the building, the third-party reviewer shall submit to the City a certification verifying that all the permanent storm water pollution prevention measures were installed in accordance with the approved plans.

53. PAVEMENT RESTORATION: The applicant shall restore the pavement along the entire project frontage, curb-to-curb, by performing a 3.5" grind and overlay. The exact restoration limits will be determined once the resulting road condition is known following completion of heavy construction activities and utility lateral installations, at minimum the extent will be the project frontage.

54. EXISTING EASEMENTS: Provide documentation showing approval from the entities affected by the onsite easements to verify that the work within said easements is permitted.

55. PRIOR TO PUBLIC WORKS FINAL/ACCEPTANCE (STORM DRAIN LOGO): The applicant is required to paint "No Dumping/Flows to Matadero Creek" in blue on a white background adjacent to all onsite storm drain inlets. The name of the creek to which the proposed development drains can be obtained from Public Works Engineering. Stencils of the logo are available from the Public Works Environmental Compliance Division, which may be contacted at (650) 329-2598. Include the instruction to paint the logos on the construction grading and drainage plan.

56. PRIOR TO PUBLIC WORKS FINAL/ACCEPTANCE (RECORD DRAWINGS): At the conclusion of the project applicant shall provide digital as-built/record drawings of all improvements constructed in the public right-of-way or easements in which the City owns an interest.

TRANSPORTATION

57. All short-term bike parking must be Inverted-U or similar type of 24" wide and 36" high bike racks. Provide minimum 36-inch spacing between two bike racks.

URBAN FORESTRY

58. UF has reviewed the Arborist report which corresponds to the tree inventory provided on sheet T4. The proposed removal of two *Ailanthus altissima* (this species is exempt from protection) and two protected *Quercus ilex* trees (tree #5 and #6) which are growing into the fence will be approved for removal at the building permit phase.
59. The replacement value of tree #5 and #6 is 6 new 24" box trees or 4 new 36" box trees of drought tolerant species and at least half the new species to be native.
60. Tree #8, #9, #11 and #12 also appear to be proposed for removal through they are not labeled as such on the tree inventory. In the building permit clarify if trees 8,9,11 and 12 are being removed and if so include the replacement numbers in a tree disposition table along with tree #5 and #6 and provide a planting plan with the number of new replacement plantings. If all new replacements will not fit on site, an in-lieu fee of \$650 per unplanted tree may be proposed.

WATERSHED PROTECTION

The following conditions are required for approval and shall be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. as further described below.

61. Stormwater treatment measures
- All Bay Area Municipal Regional Stormwater Permit requirements shall be followed.
 - Refer to the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Handbook (download here: http://scvurppp-w2k.com/c3_handbook.shtml) for details.
 - For all C.3 features, vendor specifications regarding installation and maintenance should be followed and provided to city staff. Copies must be submitted to Pam Boyle Rodriguez at pamela.boylerothriguez@cityofpaloalto.org. Add this bullet as a note to the building plans.
 - Staff from Stormwater Program (Watershed Protection Division) may be present during installation of stormwater treatment measures. Contact Pam Boyle Rodriguez, Stormwater Program Manager, at (650) 329-2421 before installation. Add this bullet as a note to building plans on Stormwater Treatment (C.3) Plan.
62. Bay-friendly Guidelines (rescapeca.org) - Add these bullets as a note to the building plans.
- Do not use chemicals fertilizers, pesticides, herbicides or commercial soil

amendment. Use Organic Materials Review Institute (OMRI) materials and compost. Refer to the Bay-Friendly Landscape Guidelines: <http://www.stopwaste.org/resource/brochures/bay-friendly-landscape-guidelines-sustainable-practices-landscape-professional> for guidance.

- b. Avoid compacting soil in areas that will be unpaved.

63. Stormwater quality protection

- a. Temporary and permanent waste, compost and recycling containers shall be covered to prohibit fly-away trash and having rainwater enter the containers.
- b. Drain downspouts to landscaping (outward from building as needed).
- c. Drain HVAC fluids from roofs and other areas to landscaping.
- d. Offsite downgrade storm drain inlets shall also be identified on this plan set and protected. If City staff removes protection from an inlet in the ROW during a rain event, the contractor shall replace the inlet protection by the end of the following business day.

64. All proposed Stormwater treatment measures should have a detail on this detail sheet. Provide a standard detail for the pervious pavers

WATER-GAS-WASTEWATER UTILITIES

The following comments are required to be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. These comments are provided as a courtesy and are not required to be addressed prior to the Planning entitlement approval:

PRIOR TO ISSUANCE OF DEMOLITION PERMIT

65. The applicant shall submit a request to disconnect utility services and remove meters. The utility demo is to be processed within 10 working days after receipt of the request. The demolition permit will be issued by the building inspection division after all utility services and/or meters have been disconnected and removed.

FOR BUILDING AND OTHER CITY'S PERMITS (WGW Utility Engineering)

66. The applicant shall obtain the latest fire hydrant flow tests and review them with the City of Palo Alto Fire Department for all fire department requirements before the Building Department review process.
67. The applicant shall submit a Utility Plan showing how the new development will be served by CPA public utilities. Please amend the Utility Plan to include the size and location of the proposed water and sewer underground utilities including the domestic water service, fire service, domestic and irrigation meters, backflow preventers (labeled the type of backflow devices, RPPA, and RPDA), sewer lateral, and City's sewer cleanout.
68. Domestic water meter layout: The applicant needs to provide an estimated domestic water load in G.P.M. to design the water service and meter size. A 3" or 4" water meter will require a 4'x8' water meter set with a 2" by-pass per DWG. NO. WD-04. The vault

shall be located on private property inside a public utility easement. The applicant's engineer shall obtain, prepare, and record with the county of Santa Clara, and provide the utility engineering section with copies of the public utilities easement on the front of the property adjacent to the City right of way at the water point of service.

69. Per City of Palo Alto Utilities Rules & Regulation 15 Metering, the City will provide a master meter at an approved location near the public water main and right of way to serve the whole development or building. The multiunit residential structure must comply with California Water Metering for Multi-unit Structures Water Code as amended by law Senate Bill 7 (Water Code, Division 1, Chapter 8, Article 5, Section 537-537.5) that requires individual water meters or submeters for each unit for structures constructed after January 1, 2018.
70. A capacity study water and wastewater report prepared by the developer's licensed Engineer shall be submitted to the City of Palo Alto Utilities Engineering Department. The applicant's engineer shall submit flow calculations and system capacity study showing that the on-site and off-site water and sanitary sewer mains and services will provide the domestic, irrigation, fire flows, and wastewater capacity needed to service the development and adjacent properties during anticipated peak flow demands. Field testing may be required to determine current flows and water pressures on the existing water main. Calculations must be signed and stamped by a registered civil engineer.
71. The applicant is required to perform, at his/her expense, a flow monitoring study of the existing sewer main to determine the remaining capacity. The report must include existing peak flows or depth of flow based on a minimum monitoring period of seven continuous days or as determined by the senior wastewater engineer. The study shall meet the WGW engineering section's requirements and approval. No downstream overloading of the existing sewer main will be permitted.
72. The applicant shall submit a completed water-gas-wastewater service connection application - load sheet for the City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., fire in g.p.m., and sewer in fixture units/g.p.d.). The applicant shall provide the new loads and the combined/total loads.
73. The applicant shall submit improvement plans for utility construction. The plans must show the size and location of all underground utilities within the development and the public right of way including meters, backflow preventers, fire service requirements, sewer mains, sewer cleanouts, sewer lift stations, and any other required utilities. Plans for new wastewater laterals and mains need to include new wastewater pipe profiles showing existing potentially conflicting utilities, especially storm drain pipes, and electric and communication duct banks. Existing duct banks need to be daylighted by potholing to the bottom of the ductbank to verify cross section prior to plan approval and starting lateral installation. Plans for new storm drain mains and laterals need to include profiles

showing existing potential conflicts with sewer, water, and gas.

74. The applicant must show on the site plan the existence of any auxiliary water supply, (i.e. water well, gray water, recycled water, rain catchment, water storage tank, etc.).
75. The applicant shall be responsible for installing and upgrading the existing utility mains and/or services, laterals as necessary to handle anticipated peak loads. This responsibility includes all costs associated with the design and construction for the installation/upgrade of the utility mains and/or services/laterals.
76. An approved reduced pressure principle assembly (RPPA backflow preventer device) is required for all existing and new water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPPA shall be installed on the owner's property and directly behind the water meter within 5 feet of the property line. RPPA for domestic service shall be lead-free. Show the location of the RPPA on the plans.
77. An approved reduced pressure detector assembly (RPDA backflow preventer device, STD. WD-12A or STD. WD-12B) is required for all existing and new fire water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPDA shall be installed on the owner's property and directly behind the City's fire service, within 5' (feet) of the property line or City Right of Way. An approved reduced pressure detector assembly (RPDA backflow preventer device, STD. WD-12A or STD. WD-12B) is required for all existing and new fire water connections from Palo Alto Utilities to comply with requirements of California administrative code, title 17, sections 7583 through 7605 inclusive. The RPDA shall be installed on the owner's property and directly behind the City-owned meter, within 5' (feet) of the property line or City Right of Way.
78. All backflow preventer devices shall be approved by the WGW engineering division. Inspection by the city inspector is required for the supply pipe between the meter and the assembly.
79. The applicant shall pay the capacity fees and connection fees associated with new utility service/s or added demand on existing services. The approved relocation of services, meters, hydrants, or other facilities will be performed at the cost of the person/entity requesting the relocation.
80. A new water service line installation for fire system usage is required. Show the location of the new water service on the plans. The applicant shall provide the engineering department with a copy of the plans for the fire system including all fire department's requirements.
81. Each parcel shall have its own water service and sewer lateral connection shown on the

plans.

82. A new sewer lateral is required, and a profile of the sewer lateral is required showing any possible conflicts with electric/communications duct banks or other utilities. The proposed two (2) 6" sewer laterals are to be reviewed during the building permit process.
83. All existing water, and gas, and wastewater services/laterals that will not be reused shall be abandoned at the main per the latest WGW utility standards.
84. Utility vaults, transformers, utility cabinets, concrete bases, or other structures cannot be placed over existing water, gas, or wastewater mains/services. Maintain 1' horizontal clear separation from the vault/cabinet/concrete base to existing utilities as found in the field. If there is a conflict with existing utilities, Cabinets/vaults/bases shall be relocated from the planned location as needed to meet field conditions. Trees may not be planted within 10 feet of existing water, gas, and wastewater mains/laterals/water services/or meters. New water or wastewater services/laterals/meters may not be installed within 10' of existing trees. Maintain 10' between new trees and new water and wastewater services/laterals/meters.
85. The applicant shall provide to the WGW Utility Engineering department a copy of the plans for the fire system including all fire department's requirements prior to the actual service installation.
86. All utility installations shall be in accordance with the City of Palo Alto utility standards for water & wastewater.
87. Note to Engineer: The proposed irrigation service and meter are to be tapped off from the proposed 4" HDPE domestic water service per CPAU's latest standards.

ATTACHMENT D
ZONING COMPARISON TABLE
800 San Antonio Road, 22PLN-00129

Table 1: COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)
Residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	None	APN 147-03-038 (800 San Antonio Road): 18,719 sf APN 147-03-043 (808-814 San Antonio Road): 19,475 sf	Resulting parcel: 38,194 sf 0.88 acres
Minimum Front Yard	24 feet special setback		24 feet special setback
Special Setback (Front)	24 feet – see Chapter 20.08 & zoning maps	~18-20 feet	24 feet 6" protrusion for some balconies
Rear Yard	10 feet for residential portion of proposed project; none for commercial	~56 feet to ~85 feet (varies for the three existing buildings across the site)	10 feet Some corners of balconies protrude 2"-1'11". Protrusion is allowed per CS zoning in the rear setback.
PC Special Requirement for Yards	10' where opposite from a site in any RE, R-1, R-2, RM or applicable PC district, and separated therefrom by a street, alley, creek, drainage facility or other open area. For 60% or more residential projects, the minimum yard requirement shall be at least as restrictive as the yard requirements of the most restrictive residential district opposite such site line.		Not Applicable/not adjacent to existing residential zone
Interior Side Yard	None	None	5 feet both sides
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	Not Applicable	Not Applicable

Max. Site Coverage	50% (19,097 sf)	30.37% (11,600 sf)	
Max. Building Height	50 ft or 35 ft within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting	~12-14 feet (single story); site is not located within 50 feet of an RM-40 or PC Zone	60 feet 8 inches 64 feet to top of equipment enclosure, roof deck cover
PC Special Requirements for height	50 ft when adjacent to RM-30, RM-40, 35 ft when adjacent to RE, R-1, R-2, RMD, RM, or PC	Not Applicable	Not Applicable/not adjacent to existing residential zone
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None, as this site is not abutting a residential zone ⁽⁶⁾	Not Applicable	Not Applicable/not adjacent to existing residential zone
PC Special Requirements for Daylight Plane	Non-residential uses abutting any RE, R-1, R- 2, RM or any residential PC district – 10 ft and a 3:6 slope For >60% residential PC, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting the site	Not Applicable	Not Applicable/not adjacent to existing residential zone
Residential Density	30 du/ac per CS Zone 40 du/ac per Housing Element 107 du/ac per Housing Incentive Program	Not Applicable (currently exclusively commercial)	85 DU/AC (75 units proposed)
Max. Floor Area Ratio (FAR)	0.6:1 Residential (22,916 sf) 0.4:1 Commercial	0.3:1 (11,600 sf) Commercial FAR	2.99:1 (114,581 sf Total) 2.97:1 (113,503 sf Residential) 0.02:1 (1,078 sf Commercial)
Maximum Floor Area for HIP	In no event shall the Director approve a commercial FAR that exceeds the standard in Table 4 of Section 18.16.060(b) or a total FAR (including both residential and commercial FAR) in excess of 2.0	Not Applicable	2.99:1 (114,581 sf Total) 2.97:1 (113,503 sf Residential) 0.02:1 (1,078 sf Commercial)

Minimum Useable Open Space	150 sf per unit	Not Applicable	space Provided: 1,345 sf roof deck, 3,260 sf courtyard = 4,605 sf or 61 sf per unit Private Open Space: range 62 sf – 236 sf Total per unit 120 – 297 sf
Minimum Mixed-use Ground Floor Commercial FAR	0.15:1 ⁽¹⁰⁾ 5,729.1 sf or 1,500 sf ^(c)		1,078 sf

(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.

(10) In the CC(2) zone and on CN and CS zoned sites on El Camino Real, there shall be no minimum mixed use ground floor commercial FAR for a residential project, except to the extent that the retail preservation requirements of Section [18.40.180](#) or the retail shopping (R) combining district ([Chapter 18.30\(A\)](#)) applies.

(c) A high-density residential or mixed-use project in the CS zone district, but not within the Ground Floor (GF) or Retail (R) combining districts, shall be required to replace only 1,500 square feet of an existing Retail or Retail-Like use. For the purposes of this partial exemption, high-density shall mean 30 or more dwelling units per acre.

18.16.080 Performance Standards. All development in the CS district shall comply with the performance criteria outlined in [Chapter 18.23](#) of the Zoning Ordinance, including all mixed use development

18.16.090 Context-Based Design Criteria. As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Existing Commercial and Proposed Residential***

Type	Required	Existing	Proposed
Vehicle Parking	1/1-bedroom unit 2/2-bedroom or larger unit 144 spaces total	N/A	148 spaces, 76 EVSE ready
Bicycle Parking	1 LT space per unit 76 spaces	N/A	76 LT 8 ST
Loading Space	1, for residential structures with >50 units	N/A	One



CITY OF
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Architectural Review Board Staff Report

From: Jonathan Lait, Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: August 17, 2023
Report #: 2306-1723

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 800 San Antonio Road [23PLN-00010]: Consider the Applicant's Request for Approval of a Planned Home Zoning (PHZ) to Allow for a Rezoning to Planned Community/Planned Home Zoning. The project includes a request for approval of a subdivision map to merge two adjacent lots to create a resulting 0.88-acre parcel and to construct 76 residential ownership units, 16 of which would be below-market rate units (21% of the units). The proposed building is 5-stories with two levels of subterranean parking. Environmental Assessment: The City is preparing an Environmental Impact Report Addendum to the previously certified Housing Incentive Program Expansion and 788 San Antonio Mixed-Use Project EIR (SCH # 2019090070). Zoning District: CS (Commercial Service). For More Information Contact the Project Planner Emily Kallas at Emily.Kallas@CityofPaloAlto.org.

RECOMMENDATION

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Staff recommends the Architectural Review Board (ARB) conduct a public hearing and provide feedback on the project design to staff and the applicant, then continue the hearing to a date uncertain.

EXECUTIVE SUMMARY

The applicant requests approval to rezone two Commercial Service (CS) zoned parcels located at 800 and 808/814 San Antonio Road to "Planned Home Zone" (PHZ)¹ in accordance with Palo Alto Municipal Code (PAMC) Chapter 18.38 (Planned Community Zoning). The parcels would be merged under a separate subdivision map application, and the resulting parcel would be redeveloped with a five-story, 76-unit for-sale, residential building. Sixteen of the inclusionary units would be provided as below-market rate units (21%).

¹ Referred to in this report as "Planned Home Zoning" to emphasize the focus on housing as the benefit to the community. PAMC Section 18.38, which outlines the requirement and process for Planned Community (PC) Zoning, remains the underlying code supporting application of this policy

In accordance with the PC rezoning process set forth in PAMC Chapter 18.38, the ARB reviews the Development Plan following a prescreening with Council and initial review by the Planning and Transportation Commission (PTC), both of which have occurred, as discussed further in this report. Following the ARB's recommendation, the Development Plan and the Planned Community Ordinance would be reviewed by the PTC and Council for a formal recommendation and decision, respectively.

The application is subject to the California Environmental Quality Act (CEQA). The City is currently preparing an Addendum to the San Antonio Housing Incentive Program (HIP) Expansion and 788 San Antonio Mixed-Use Project EIR (SCH # 2019090070) to evaluate the project in accordance with CEQA.

Staff requests initial feedback from the ARB on the project as it relates to the ARB findings for approval. No formal recommendation is requested at this time. The project will return to the ARB for a formal recommendation following completion of the EIR addendum and staff review of the plans by all departments.

BACKGROUND

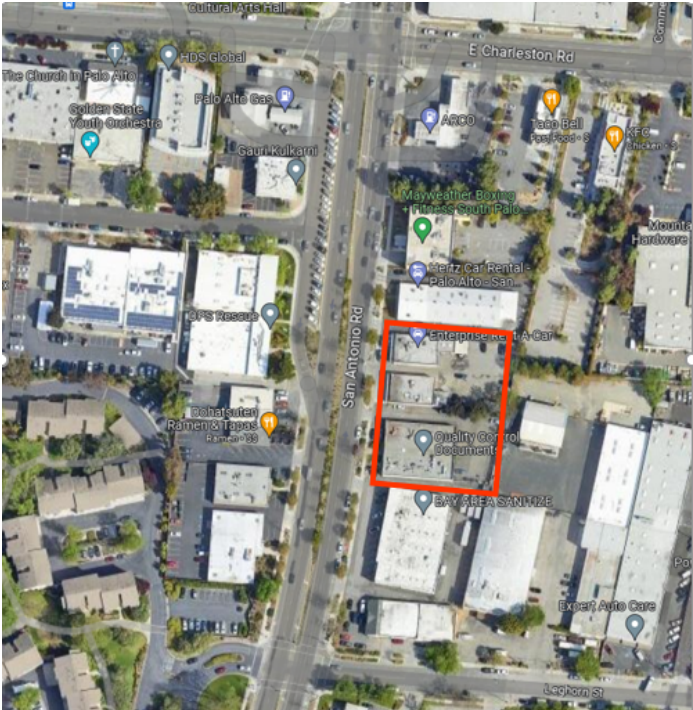
Project Information

Owner:	TS 800 SA LLC
Architect:	Jordan Rose, Lowney Architecture
Representative:	N/A
Legal Counsel:	N/A

Property Information

Addresses:	800 San Antonio Road (APN 147-03-038), 808-814 San Antonio Road (APN 147-03-043) Parcels to be merged.
Neighborhood:	South side of San Antonio Road; The Greenhouse residential neighborhood is on the north side of San Antonio Road
Lot Dimensions & Area:	Merged parcel is approximately 200 ft wide x 178-198 ft deep. Total area of 38,194 sf (0.88 ac)
Housing Inventory Site:	Yes, but only for the 808-814 San Antonio parcel with a capacity of 7 units
Located w/in a Plume:	No
Protected/Heritage Trees:	One 8" coast live oak street tree to be removed to accommodate the driveway access; 5 protected (15" or greater) proposed for removal
Historic Resource(s):	The City is currently evaluating the sites to determine whether any of the existing buildings are historic as part of the environmental analysis (see further discussion below).
Existing Improvement(s):	800 San Antonio: 6,000 sf, one-story, built 1956

	808-814 San Antonio: Two approximately 2,480 and 2,880 sf one-story buildings, built 1956
Existing Land Use(s):	Car Rental, Personal Services, Office
Adjacent Land Uses & Zoning:	North: Car Rental (CS) West: Industrial use (City of Mountain View) East: Office, Religious Use, Restaurant (GM) South: Proposed 788 San Antonio Mixed-Use Project (CS)
Special Setbacks:	24 ft along San Antonio Road
Aerial View of Property:	



Source: Google

Land Use Designation & Applicable Plans

Comp. Plan Designation:	Service Commercial (CS)
Zoning Designation:	Service Commercial (CS)

	Yes		Yes		Yes
Baylands Master Plan/Guidelines (2008/2005)	☐	El Camino Real Guidelines (1976)	☐	Housing Development Project	☒
Downtown Urban Design Guidelines (1993)	☐	South El Camino Real Guidelines (2002)	☐	Utilizes Chapter 18.24 - Objective Standards	☐
Individual Review Guidelines (2005)	☐	Within 150 feet of Residential Use or District	☐	Context-Based Design Criteria applicable	☒
SOFA Phase 1 (2000)	☐	Within Airport Influence Area	☐	Annual Office Limit	☐
SOFA Phase 2 (2003)	☐	Housing Incentive Program	☒		☐

Prior City Reviews & Action

City Council:

Council held a prescreening on August 15, 2022.²

PTC:

The PTC held a hearing on June 14, 2023 and recommended to forward the plans to the ARB for review, with PTC comments for consideration.³

HRB:

None

ARB:

None

Council Prescreening

The Council provided feedback on a conceptual plan at the August 15, 2022 study session. The project is substantially similar to what was presented at prescreening, including but not limited to, the same height, floor area, and lot coverage. The project provides one more unit than what was originally proposed and has provided some of the units a deeper level of affordability (5 at very low and 4 at low income), consistent with Council's feedback.

- Council recognized there is a lack of transit and multi-modal options along this corridor and generally encouraged consideration of improvements to multi-modal transit (e.g. bike infrastructure) both from the applicant and more holistically from city staff
- Indicated concerns about trash pick-up and loading along the busy road

² The staff report for the Council study session held on August 15, 2022 is available online at: <https://bit.ly/3qxtgnO> . The Meeting minutes for this study session are available online at: <https://bit.ly/45OpNBj>

³ The staff report for the June 14, 2023 hearing on this item is available online at: <https://bit.ly/442fMyw>. The meeting minutes are available online at: <https://bit.ly/4446MZy>.

- One councilmember indicated a desire for more smaller units, though most councilmembers were supportive of the mix provided and opportunities for family units.
- There was mixed discussion on the increased height though most felt that the height seemed appropriate to accommodate the proposed density.
- Generally encouraged maintaining some amount of retail on site (min. 1500 sf consistent with the retail preservation ordinance requirements) stating that public facilities should continue to be provided to allow for amenities in the area that support the increased density
- Encouraged deeper affordability and/or increased number of affordable units beyond the minimum 20% that has been expressed as the minimum Council would consider for PHZ projects. Encouraged a tie between the amount of exceptions being requested to base zoning and to the amount of public benefit being provided (in the form of affordable units/affordability levels).

Initial PTC Review

Generally, commissioners expressed that that the requested exceptions to the code were minor and appropriate. They appreciated the larger size of units proposed. There was discussion regarding the affordability mix, with some feeling what is proposed seems reasonable and others wanting a higher level of affordability. Comments from commissioners encouraged the following:

- Additional greenery, particularly in the front setback, including street trees
- Additional attention toward bike infrastructure, both in on-site storage of bikes and potential to add a bike lane on San Antonio Road.
- A loading space provided on-site rather than on San Antonio Road.
- Provide a larger courtyard and better access to sunlight to better serve the residents
- More sustainability elements to the building, such as a cool roof

They also noted various points of inconsistency throughout the plan set, many of which have since been addressed.

PROJECT DESCRIPTION

The proposed project includes demolition of approximately 11,300 sf of commercial uses (office, retail and personal services) located at 800 and 808-814 San Antoni Road, a subdivision map to merge the two parcels, resulting 0.88 acre parcel, and redevelopment of resulting parcel with a five-story, exclusively residential building (for-sale) that includes two levels of subterranean parking. The project includes a total of 76 units, 16 of which would be provided at below market rate (21% of the units). Seven of these would be sold at prices that are affordable to very low income, five of these at low income, and four of these at median income to respective, qualifying households. The proposed development would include a common use interior courtyard, private balconies/patios for most units, and amenity spaces for residents. The project requires a rezoning in accordance with a PHZ/PC rezoning process to accommodate the following exceptions to the development standards:

- Height increase (60 ft where 50 feet is allowed)
- Floor area ratio (2.99: 1 where 0.6:1.0 is allowed)
- Lot coverage (65% where 50% is allowed)
- Open Space minimum dimensions (5'1" balconies where 6' minimum dimension is required)
- 6" encroachment into special setback
- No replacement of ground floor retail and retail-like uses

A location map is included in Attachment A. The Development Plan (Project Plans) are included in Attachment E. The Project Description is included in Attachment D.

Requested Entitlements, Findings, and Purview:

The following discretionary application is being requested and is subject to the ARB's purview:

- **Planned Community (PC/PHZ) Rezoning:** The process for evaluating this type of application is set forth in Palo Alto Municipal Code Section 18.38.065. Planned Community rezoning applications require review by the PTC and the Architectural Review Board, a final review of a development plan for review and recommendation by the PTC, and a decision by the Council. The findings under 18.38.060 must be made in the affirmative for project approval. The Architectural Review Board makes a recommendation on the development plan in accordance with the findings for architectural review in Section 18.76.020 pursuant to 18.38.065(b). These findings are included in Attachment B. For housing projects rezoning to PC (labeled "Planned Home Zoning") council expressed an expectation that projects provide at least 20% BMR)

The following discretionary application is requested that is not subject to the ARB's purview:

- **Vesting Tentative Map:** The process for evaluating this type of application is set forth in Title 21 of the Palo Alto Municipal Code (PAMC) and California Government Code 66474. The process for approval of a Vesting Tentative Map for a merger and condominium subdivision is outlined in PAMC Sections 21.12.010 and 21.13.020. Vesting Tentative maps require Planning and Transportation Commission (PTC) review. The PTC reviews whether the amended subdivision is consistent with the Subdivision Map Act (in particular Government Code 66474), Title 21 of the Palo Alto Municipal Code, the Palo Alto Comprehensive Plan, and other applicable provisions of the Palo Alto Municipal Code and State Law. The PTC's recommendation is forwarded to the City Council for final approval.

ANALYSIS

Staff has analyzed the project in accordance with applicable plans, goals, policies, regulations and adopted guidelines, as discussed further below. The project is still being evaluated in accordance with the California Environmental Quality Act and is still being reviewed by various City departments for consistency with the Municipal Code and other relevant standards and regulations. Therefore, this is an initial analysis and may be modified as the plans are revised through the public process.

Neighborhood Setting and Character

The proposed project site is located on the east side of San Antonio Road between Leghorn Road and East Charleston Road. The surrounding uses are mostly one- to two-story buildings with commercial/personal services, office use, and similar uses. The site is adjacent to an approved mixed use, 4-story building at 788 San Antonio which is currently in the building permit process. Council approved application of the Housing Incentive Program (HIP) to a portion of San Antonio Road between Middlefield Road and E. Charleston Road, including the subject property. The approved ordinance allowed for higher density residential uses along a portion of the San Antonio Road corridor and is anticipated to change the overall character of the neighborhood in this area from low-density commercial uses to high-density residential uses over time. The environmental analysis for the approved ordinance evaluated a total increase of up to 818 new units within this area. This is the second formal application received within the area evaluated as part of the HIP expansion.

Consistency with the Comprehensive Plan

Staff is still evaluating the proposed project for consistency with all of the relevant goals and policies of the Comprehensive Plan and will have a consistency analysis available when the project returns for a formal recommendation. But generally, this property's land use designation is Service Commercial (CS). The Service Commercial Designation is described in the Comprehensive Plan as:

"Facilities providing citywide and regional services and relying on customers arriving by car. These uses do not necessarily benefit from being in high volume pedestrian areas such as shopping centers or Downtown...In some locations, residential and mixed-use projects may be appropriate in this land use category. Examples of Service Commercial areas include San Antonio Road, El Camino Real, and Embarcadero Road northeast of the Bayshore Freeway. Non-residential FARs will range up to 0.4. Consistent with the Comprehensive Plan's encouragement of housing near transit centers, higher-density, multi-family housing may be allowed in specific locations."

The project includes high density housing along San Antonio Road, consistent with this land use designation. Additionally, one of the parcels (APN 147-03-043 at 808 San Antonio Road) is included in the 2023-2031 Housing Element Sites Inventory, with an expected capacity of 7 units. The proposed project merges parcels to allow for additional capacity. The proposed 76 units exceed the Housing Inventory expectations; this is beneficial for providing needed housing units. High-density housing on a housing inventory site is consistent with the Comprehensive Plan.

Zoning Compliance⁴

Staff has prepared a detailed review of the proposed project's consistency with applicable zoning standards (Attachment B). The proposed project complies with all applicable codes or is otherwise seeking to deviate from the standards through the PHZ process. Specifically, as

⁴ The Palo Alto Zoning Code is available online: bit.ly/PAZoningCode

discussed above the project description and detailed in Attachment C, the applicant is requesting to deviate from the code standards as follows:

In detail, the PHZ request includes the following changes from the based zoning:

- Proposed 60 ft in height where 50 ft is allowed
- Proposed 65% lot coverage where 50% is allowed
- Proposed 2.99 FAR where 0.6 is allowed (up to 2.0 under HIP)
- Open Space minimum dimensions (5'1" balconies where 6' minimum dimension is required)
- Balconies encroach 6" into special setback
- No replacement of ground floor retail and retail-like uses

The PC Special Requirements set forth in PAMC 18.38.150 do not apply because the project site is not within 150 feet of a residentially zoned property. No maximum density is stipulated for projects within the CS district along San Antonio Road between E. Charleston Road and Leghorn Road. Some of the balconies protrude 1 foot into a required setback as is allowed in accordance with the zoning code requirements.

Height

The proposed height of the building is 60 feet, as measured to the top of the parapet, which is above the maximum height in the CS zone of 50 feet. Mechanical equipment is generally allowed to be 15 feet above the height limit. The applicant is proposing mechanical equipment, screening, and access at seven feet above the roof surface (55 feet) for a height of 62 feet in total height. There is no daylight plane requirement for this project.

Floor Area and Lot Coverage

This project is proposing a lot coverage of 65% where 50% is allowed, and a FAR of 2.99:1 where 0.6:1 is allowed. The applicant has stated that approval of this increase would serve to accommodate more larger units, as 3-bedroom apartments can better serve families. Staff notes that as an alternative to the proposed rezoning, the Code allows for use of the Housing Incentive Program (PAMC 18.16.060(k)), which eliminates the lot coverage requirements, and allow for a floor area ratio of 2.0:1. However, the rezoning is requested because the FAR (among other requests that wouldn't be covered under the housing incentive program) exceeds that allowance.

Landscaping & Open Space

As shown on Sheet A0.11, the majority of the units have a balcony, with a median size of 72 sf. Four of the units along the rear do not have any private outdoor space because it would conflict with the onsite drainage bioswale. Additionally, the private balconies are only 5'1" in depth, which does not qualify as usable open space under the Zoning Code. The Zoning Code does allow balconies to protrude into the side and rear setbacks with certain limitations, which is not being utilized fully in the current plan. The applicant requests approval to reduce the required width of private balconies so that these private open spaces may qualify as open space. Staff recommends that the balconies be revised to meet the 6' minimum dimension requirement so that they may

count toward useable open space. This can be done while still meeting the setback requirements in the code.

The central courtyard is 1,927 sf and provides communal open space with landscaping and seating. The front yard setback, labeled as “open space” on Sheet A0.6 provides approximately 4,557 sf of landscaped space, though it would be planted with shrubs and therefore does not qualify as useable open space. The rear yard setback is less than 12 ft wide and is primarily a drainage swale, therefore it does not count towards usable open space.

Including balconies and the courtyard there is an average of approximately 125 sf of open space per unit, when 150 sf per unit would be required by the CS zone. Staff encourages the ARB to comment on how the frontage may be reprogrammed to qualify as useable open space.

Staff also notes that the plans do not currently provide sufficient information to show compliance with the City’s Tree Protection Ordinance and no net loss of canopy requirements. Urban Forestry has provided comments to this effect and will review revised plans for consistency with PAMC Section 8.10.

Setback

The balconies along the frontage encroach 6” into the special setback but also do not meet the minimum 6’ dimension requirement. Staff encourages the ARB to provide feedback on this design and whether the balconies should be designed to encourage the minimum necessary while still meeting the useable open space requirements or otherwise be revised to not encroach into the setback.

Ground Floor Commercial

The City’s ground floor retail preservation ordinance (PAMC Section 18.40.180) requires preservation of the 5,360 sf of ground floor retail and retail-like uses on the site. However, PAMC Section 18.40.180(c) does provide a partial waiver for high-density housing within the CS zone district on sites that do not have a retail or ground floor combining district. This partial waiver allows for only 1,500 sf of the retail or retail-like uses to be replaced. The site is not located within a ground floor or retail combining district and proposes a high-density residential use and is therefore eligible for this partial waiver. However, the applicant is proposing to not replace any retail on the site, an allowance typically reserved for affordable housing projects.

Architecture & Materials

Although it is not required, this project was analyzed for consistency with the Objective Design Standards set forth in PAMC Chapter 18.24. The project is substantially in compliance with the standards, with the following notable exceptions:

- No benches are proposed near the front entrance (18.24.020(b)(4)(B))
- Contextual stepbacks and daylight planes for the sides of the building, which are more than 20ft taller than the adjacent building, are not proposed (18.24.050(b)(1))
- The proposed balconies are approximately 5ft in depth where 6ft would be required (18.24.080(b)(1)(A))

- Sustainability practices have not yet been detailed (18.24.100)

No project is currently proposed at 816 San Antonio Road to the North; however, a building permit is currently under review for redevelopment of 788 San Antonio Road. Therefore, the site is anticipated to be redeveloped with a building that is much taller than the existing structure. Therefore, the ARB's input on whether contextual stepbacks would be appropriate based on the changing landscape is requested.

The proposed materials include fiber cement panels, perforated metal panels, metal trim, and glass balcony rails. The proposed colors include a creme-white body of the building, with a medium gray ground floor, and slate gray detail wall framing the front facade. Brown metal panels act as fences on the ground level, and blue metal panels act as an awning detail around some of the side-facing windows.

The materials and scale should be considered in context with 788 San Antonio. 788 San Antonio's materials include corten steel on the front façade, stucco walls, and wood siding used as a detail framing around banks of unit balconies. The proposed project is 1-2 stories higher, as 788 San Antonio varies from three to four stories. 788 San Antonio has a maximum height of 43'10" compared to the proposed project. The streetscape shown on plan sheet A0.4 is not accurate in terms of height.

Parkland Dedication

As a condominium project, the Parkland Dedication requirement applies. With 76 units, 27,816 sf of parkland would typically be required. The applicant is working with the Community Services Department (CSD) to consider in-lieu fee options, which would require Council approval. CSD generally prefers larger parcels (preferable 2-acres or greater) for public parks and Council has approved in-lieu payment in the past for projects. However, this request is still being reviewed, especially in the context of anticipated future development along this corridor to evaluate the best management of parkland dedication for this area of the City.

Multi-Modal Access & Parking

This project application does not include a request for a parking reduction; 144 parking spaces are proposed in conformance with PAMC 18.52.040. This is appropriate, because as noted in the Comprehensive Plan description of the area, public transportation options are limited. This project is not located along a Safe Route to School, though San Antonio Road south of Middlefield is a Safe Walking Route. Future residents could access E Charleston Street which is a Safe Route to School for Fairmeadow Elementary School, and Stanford Middle School. The site is also .6 miles from Greendell School (PAUSD Preschool). The HIP EIR also anticipates pedestrians accessing Mitchell Park and Mitchell Park Library.

A loading space is currently proposed along the sidewalk in the parking strip on San Antonio. The Office of Transportation is exploring options to add a bike lane along this portion of San Antonio Road, to serve the overall HIP expansion area.

STAKEHOLDER ENGAGEMENT

As required by the Palo Alto Municipal Code, notice of this public hearing was published in a local paper (*Daily Post*) on August 4, 2023 and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance.

As of the writing of this report, no project-related public comments have been received on the formal application. However, comments received during the prescreening process included encouragement of more greenery and amenities that continue to support the housing as it is built out. They also encouraged Council to further prioritize a Coordinated Area Plan for the development of this corridor, especially for the purposes of a holistic approach to improving multi-modal infrastructure.

ENVIRONMENTAL REVIEW

The subject project is being assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City is preparing an Addendum to the Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project Environmental Impact Report (EIR). The certified EIR evaluated up to 94 units or 107 du/ac on this parcel. Therefore, the EIR addendum will provide clarifying information about the project proposed and is not anticipated to result in any new or more significant impacts than what was evaluated in the certified EIR because only 76 units are proposed. Staff will return for a formal recommendation following the completion of the environmental analysis. Historic review of existing structures is being analyzed as a requirement of EIR Mitigation CUL-1.

ATTACHMENTS

Attachment A: Location Map

Attachment B: ARB Findings for Approval

Attachment C: Zoning Consistency Analysis

Attachment D: Project Description

Attachment E: Project Plans

AUTHOR/TITLE:

Emily Kallas, Planner

Kallas, Emily

From: Joan Larrabee <joan.larrabee.17@gmail.com>
Sent: Monday, August 21, 2023 1:53 PM
To: Kallas, Emily
Subject: Re: 800 San Antonio Road

Thank you, Emily.

When will this project go to City Council?

Joan Larrabee

> On Aug 21, 2023, at 11:50 AM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

>

> Hi Joan,

>

> Thank you for your questions. My responses are as follows:

> 1. This is proposed to be a condominium ownership project.

> 2. Typically the schools are not a part of the Planning Entitlement phase of a project. School fees are paid at the time of Building Permits. However, we understand your concerns regarding Safe Routes to Schools and are considering it in the project review.

> 3. Bike parking is a zoning code requirement for all housing units, regardless of location.

>

> Thanks,

> Emily

>

> Emily Kallas, AICP

> Planner

> Planning and Development Services Department

> (650) 617-3125 | emily.kallas@cityofpaloalto.org

> www.cityofpaloalto.org

>

>

> -----Original Message-----

> From: Joan Larrabee <joan.larrabee.17@gmail.com>

> Sent: Wednesday, August 16, 2023 9:17 PM

> To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>

> Subject: Re: 800 San Antonio Road

>

> Thank you, Emily,

> Questions the public asked during previous hearings still not answered:

> Since these are to be rentals, will there be an on-site manager?

> Which school district will students attend? Mountain View or Palo Alto? It seems the boundary goes through the property.

> Why all the bike parking spaces when there are no bike lanes?

> Joan Larrabee

>

>> On Aug 16, 2023, at 4:39 PM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

>>

>> Hi Joan,
>>
>> The Staff Report is available here:
>> <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Architectural-Review-Board-ARB/Current-ARB-Agendas-Minutes>
>> The Plans are downloadable from this webpage:
>> <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/800-San-Antonio-Road>
>>
>> Please let me know if you have any questions or comments about the project.
>>
>> Thanks,
>> Emily
>>
>>
>> Emily Kallas, AICP
>> Planner
>> Planning and Development Services Department
>> (650) 617-3125 | emily.kallas@cityofpaloalto.org
>> www.cityofpaloalto.org
>>
>>
>>
>> Parcel Report | Palo Alto Zoning Code | Online Permitting System |
>> Planning Forms & Applications | Planning Applications Mapped
>>
>> -----Original Message-----
>> From: Joan Larrabee <joan.larrabee.17@gmail.com>
>> Sent: Wednesday, August 16, 2023 4:27 PM
>> To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>
>> Subject: 800 San Antonio Road
>>
>> [You don't often get email from joan.larrabee.17@gmail.com. Learn why
>> this is important at <https://aka.ms/LearnAboutSenderIdentification>]
>>
>> CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.
>> _____
>>
>> Good Afternoon, Emily,
>> Please forward to me the staff report and plans for the proposal for 800 San Antonio Road, I am i able to open any materials at the address provided on the postcard mailed to me.
>> I would like to attend the meeting tomorrow morning.
>> Joan Larrabee
>> 777-16 San Antonio Road
>> Palo Alto

Kallas, Emily

From: MGA Properties <mgapropertiesinc@gmail.com>
Sent: Monday, August 28, 2023 10:19 AM
To: Kallas, Emily
Subject: Re: 788 San Antonio Road project

10:00 am is good.

Okay, I guess I read the wrong address.

We're across the street anyway but wanted to see how it is going to affect us.

Thanks,
Janelle

On Mon, Aug 28, 2023 at 12:16 PM Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hi Janelle,

I can do 10 am, or any time after 1:30 pm.

Additionally, I noticed your email subject line says 788 San Antonio. The meeting on the 17th was for 800-814 San Antonio next door.

Thanks,

Emily



Emily Kallas, AICP

Planner

Planning and Development Services Department

(650) 617-3125 | emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org

[Parcel Report](#) | [Palo Alto Zoning Code](#) | [Online Permitting System](#) | [Planning Forms & Applications](#) | [Planning Applications Mapped](#)

From: MGA Properties <mgapropertiesinc@gmail.com>
Sent: Monday, August 28, 2023 10:09 AM
To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>
Subject: Re: 788 San Antonio Road project

You don't often get email from mgapropertiesinc@gmail.com. [Learn why this is important](#)

Thank you Emily for getting back to me.

A phone call would be fine.

What time tomorrow would work for you?

Thanks,

Janelle

On Mon, Aug 28, 2023 at 11:54 AM Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hi Janelle,

I am happy to answer any of your questions, either via email or with a call/virtual meeting. Which would you prefer?
For a longer call, I have a full schedule today but am open most of the day tomorrow, or Wednesday afternoon.

Thanks,

Emily



Emily Kallas, AICP

Planner

Planning and Development Services Department

(650) 617-3125 | emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org

Item 2

Attachment F: Public

Comments

Provide feedback on Planning Development and
Administration services

[Parcel Report](#) | [Palo Alto Zoning Code](#) | [Online Permitting System](#) | [Planning Forms & Applications](#) | [Planning Applications Mapped](#)

From: MGA Properties <mgapropertiesinc@gmail.com>

Sent: Monday, August 28, 2023 9:50 AM

To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>

Subject: 788 San Antonio Road project

You don't often get email from mgapropertiesinc@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hello Emily,

We received your notice in the mail.

Unfortunately, we missed the meeting.

I am the owner of a building across the street.

I wanted to discuss the project and it's affect on the neighborhood with you.

Please contact me at your earliest convenience.

Thanks,

Janelle

(650)464-5209

--

Manager

MGA Properties, Inc

[125 E Sunnyoaks Avenue Suite 201](#)

[Campbell, CA 95008](#)

Ph:(408)871-5914

Fax:(408)871-5911

--

Manager

MGA Properties, Inc

125 E Sunnyoaks Avenue Suite 201

Campbell, CA 95008

Ph:(408)871-5914

Fax:(408)871-5911

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 and environmental documents online:

1. Go to: bit.ly/PAPendingprojects
2. Scroll down to find “800 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

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/800-San-Antonio-Road>

Materials Boards:

Color and material boards will be available to view in chambers during the ARB hearing.