



**720 San Antonio Rd
Palo Alto, California
October 19, 2026**

Re: 720 San Antonio Project Description Letter

The proposed project is an infill site located on San Antonio Road between W Middlefield Road and Leghorn Street. The 1.36-acre lot includes street numbers 716, 718, and 720. Three existing commercial buildings with surface parking will be demolished for a 200-unit residential building. The site's only frontage is San Antonio Road, with a 5-story hotel to the north and a single-story commercial building to the south. To the east, the site sits directly on the border of Palo Alto and Mountain View.

The primary focus of the project is to increase the capacity of housing in an area that is mainly low-density commercial, directly tying into the goals of the proposed San Antonio Road Area Plan and aiding Palo Alto in achieving its 6th Cycle RHNA target of 6,695 new housing units by 2031.

The proposed project will be an 8-story residential building with rental units, related amenity spaces, and a garage, all above grade. The first two levels will consist of garage and amenities, including co-work space and bicycle storage for resident use. Levels 3-8 will consist of apartment units and active amenities, including a fitness room, pool lounge, and club room. Common open space will be provided with two courtyards on Level 3 and a roof terrace on Level 8.

The design of the building massing includes a base, middle, and top and sits back from San Antonio Road, consistent with Palo Alto's Objective Design Standards. A tower element draws the eye of passersby on San Antonio Road and W Middlefield Road, while the building entry scales down to a pedestrian-friendly level that promotes foot traffic.

Sincerely,

High Street Residential

TC NO. CAL. DEVELOPMENT, INC.

Brian Schmidt

By: Brian Schmidt

Title: Vice President