



# TOLL BROTHERS PALO ALTO

4335 and 4345 El Camino Real

## PROJECT DESCRIPTION

The project at 4335 and 4345 El Camino Real consists of the development of two parcels across from each other at the intersection of El Camino Real and Cesano Court. Site A is four tenths of an acre and Site B is one acre. Located at the border of three cities (Palo Alto, Mountain View, and Los Altos), these sites are illustrated on sheet A1 and include similar developments either built or planned in the adjacent and nearby lots:

- Immediately adjacent to Site B is a five-story approximately 65’ tall development within the City of Mountain View.
- Across El Camino Real and within the City of Los Altos is a five-story 63’ tall development that has been approved and planned for construction.
- To the north and west and within the City of Palo Alto there are existing three- and four-story buildings.

This Toll Brothers development will include six for-sale townhomes with six attached accessory dwelling units (ADUs) on Site A and 55 for-sale condominium units on Site B for a total of 67 units. The townhomes are three stories tall and include three-bedroom units with individual two-car ground-level garages. Vehicular access to Site A is from Cesano Court to avoid curb cuts on El Camino Real and instead address the street with six front doors. Vehicular access to Site B is also from Cesano Court to connect residents to two-level private parking podium. Some notable existing mature trees will be preserved on Site B and featured near the project’s main entry at the corner of El Camino Real and Cesano Court. Site B will feature generous outdoor spaces for residents including a second-floor common courtyard, a common roof terrace with gardens and social spaces, and private balconies for most units. Site A similarly features roof terraces for each townhome, resident front stoops, balconies, and ground-level green space for landscape and gardens. This project will provide unique high-quality buildings and spaces consistent with the highest building standards of Toll Brothers.

## ZONING COMPLIANCE PATH

The zoning procedures matrix and statistics can be found on sheets A2 and A3. As discussed with planning staff, Site A will include the development of ADUs and a maximum height of approximately 35’ which complies with the current CS (Service Commercial) zoning. The development within Site A generally complies with FAR, height, and setback requirements of the CS district.

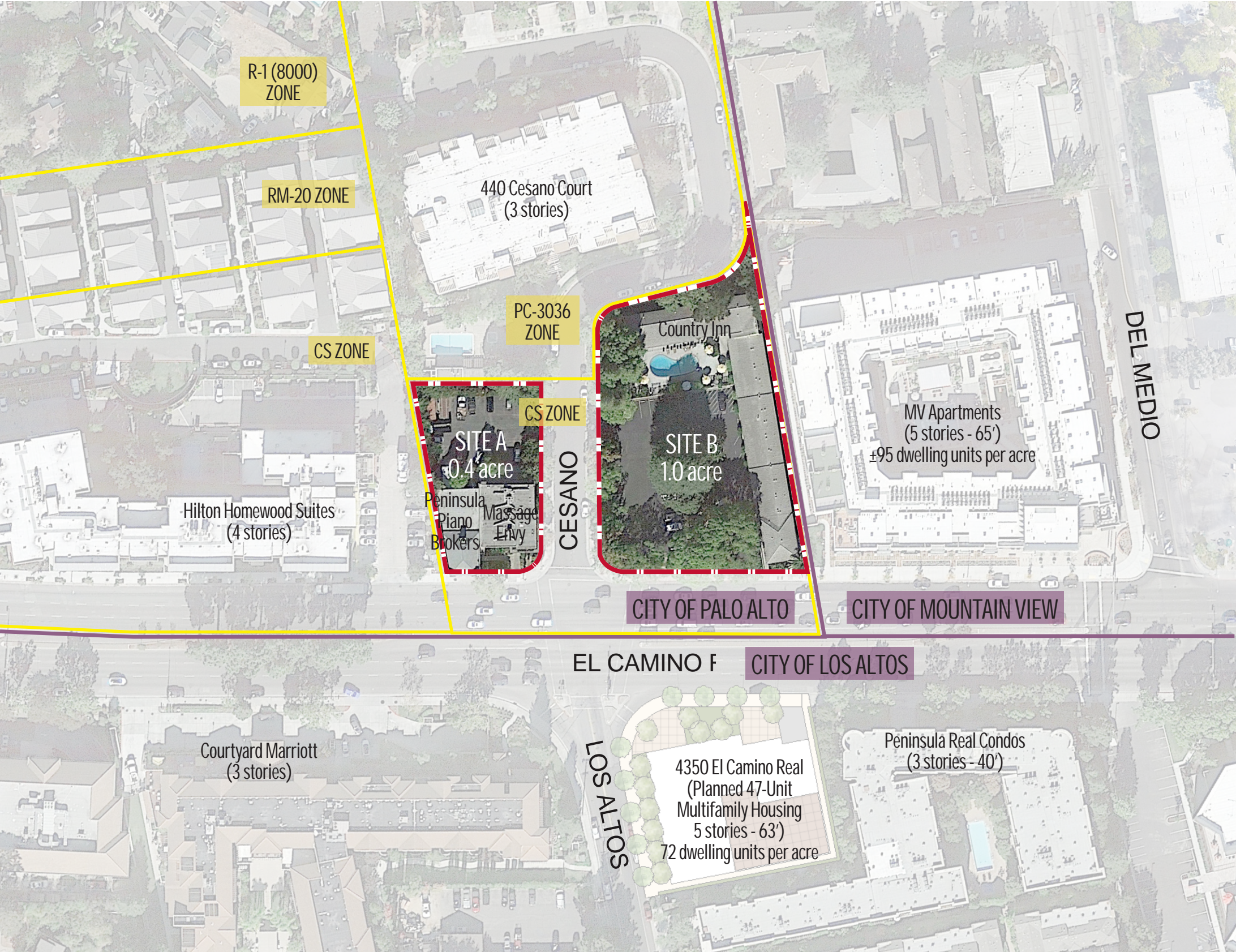
As illustrated on the development summary on sheet A2, the proposed development on Site B generally complies with the current CS zoning except for height, rear setback, and site coverage. Similar to some of the adjacent development, Site B includes a five-story building that is approximately 60’ tall.

As discussed with planning staff, this development application could fall within Planned Home Zoning (PHZ) regulations and Toll Brothers is open to a zoning compliance path that makes sense for this development and the City of Palo Alto. As mentioned within the PHZ memo to the City Council dated April 12, 2021, the following objectives of the PHZ criteria are met with this development:

- Commercial Zone Location: this project is within the El Camino Real corridor and within a commercial zoning district (CS, Service Commercial), which permits housing.
- Building Height: this development does not significantly exceed the 50’ height limit and is within the approximate range described in the memo. Further, this project strives to match its surrounding context applying a similar 5-story building height and scale.
- General Location Criteria: this site is not immediately adjacent to single family residential districts and its height will not impact single family dwellings.
- Floor Area Ratio (FAR): this project has a 2.4 FAR which exceeds what is allowable by CS zoning. As discussed in the memo, flexibility with this regulation is necessary and suggested by staff with the goal of providing more housing in Palo Alto.

With 55 units on Site B and 6 units on Site A, each with an ADU, this development provides a total of 67 quality housing units, which will help to address the City’s housing needs and improve the City’s jobs-housing balance. 20% of the condos in Building B will be below-market rate (11-12 units total). A variety of unit types will be provided, including three-bedroom townhomes on Site A and one-, two-, and three-bedroom flats on Site B. Most, if not all the units, will have access to large private outdoor spaces. This project fits the criteria of the Planned Home Zoning as well as the fabric of this neighborhood and will be an asset to the community and City of Palo Alto.





ZONING INFORMATION		
Subject Sites	SITE A 4335 El Camino Real	SITE B 4345 El Camino Real
APN #s	148-09-010	148-09-011
Site Area	0.4 acre (17,426 sf)	1.0 acre (43,035 sf)
Zoning	Zoning Designation	Service Commercial - CS
	FAR	0.6 max residential FAR
		0.4 max non-residential FAR
		1.0 max mixed-use FAR
		No min ground-floor commercial FAR for sites along ECR
	Height	50' maximum
	Density	No maximum for sites on ECR
	Front Setback	0'-10' to create effective 12' sidewalk width on ECR
	Rear Setback	10' rear yard for residential
	Side Setback	5' street side yard
	Ground-Floor Residential Use on ECR	Units to be set back 15' from property line or enough to allow 12' sidewalk width on ECR, whichever is greater
	Frontage	50% build to front setback 33% build to side street setback
	Site Coverage	50% max and 30% open space
	Usable Open Space	150 sf per unit (can be combo of private and common open space)
	Multifamily Parking	1 space per studio or 1br 2 spaces per 2br+
	Bicycle Parking	1 space per unit





DEVELOPMENT STANDARD PER CS ZONING		SHOWN (Building A)	SHOWN (Building B)
FAR	0.6 max residential FAR	1.0 FAR	n/a
	0.4 max non-residential FAR	n/a	n/a
	1.0 max mixed-use FAR	n/a	2.4 FAR
	No min ground-floor commercial FAR for sites along ECR	No commercial	No commercial
Height	50' maximum	34'-6" to top of parapet	59'-8" to top of parapet
Density	No maximum for sites on ECR	15 dua (30 dua including ADUs)	56 dwelling units / acre (dua)
Front Setback	0'-10' to create effective 12' sidewalk width on ECR	±15'	5' creates effective 13' sidewalk width on ECR and matches MV Apartments
Rear Setback	10' rear yard for residential	10'	20' +
Side Setback	5' street side yard	5' street side, 10' internal	6' at closest, typically 10'+
Ground-Floor Residential Use on ECR	Units to be set back 15' from property line or enough to allow 12' sidewalk width on ECR, whichever is greater	15'	n/a
Frontage	50% build to front setback	56%	80%
	33% build to side street setback	60%	80%
Site Coverage	50% max	40%	67%
Open Space	30% open space coverage min	27%	17%
Usable Open Space	150 sf per unit (can be combo of private and common open space)	±542 sf per unit	394 sf per unit
Multifamily Parking	1 space per studio or 1br (7 required)	15 spaces	110 spaces provided (1 space for drop-off / pick-up, ie. rideshare, food-delivery, etc.)
	2 spaces per 2br+ (96 required)		
Bicycle Parking	1 space per unit	6 spaces provided	55 spaces provided
	10% spaces for guests	1 guest space provided	6 guest spaces provided

- Townhome
- ADU
- One Bedroom
- Two Bedroom
- Three Bedroom
- Common Amenity
- Circulation
- Service

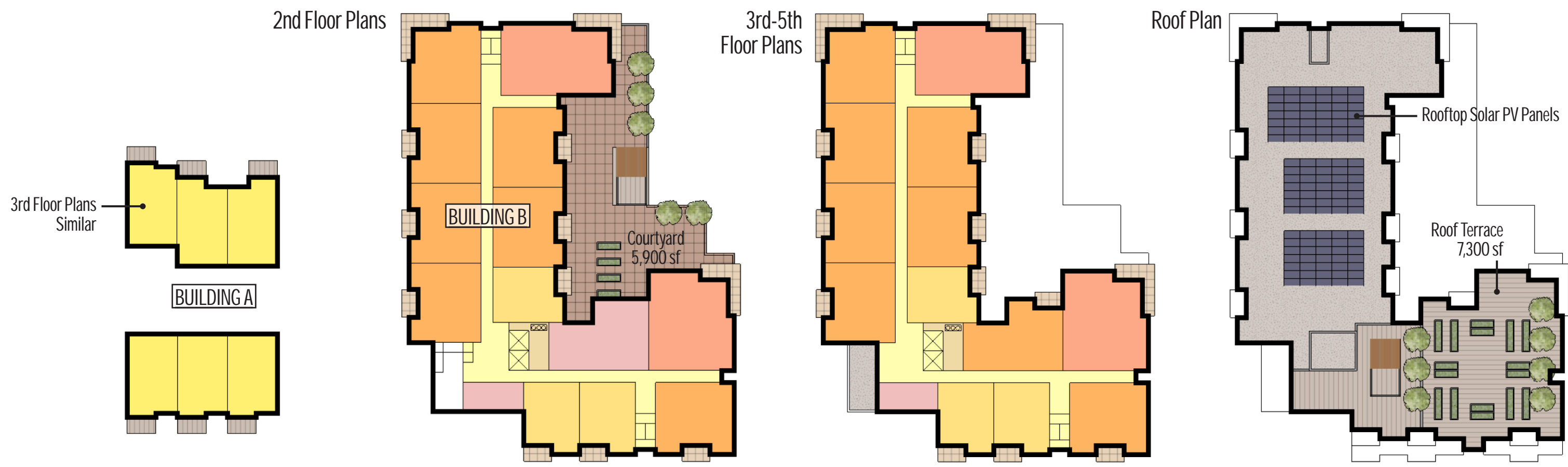




BUILDING INFORMATION		
	BUILDING A	BUILDING B
Site Area	0.4 acre	1.0 acre
Construction Type	Type 5B	4 stories Type 5A over 1 story Type 1a
Occupancy	R2	R2
Building Height	3 stories (34'-6" top of parapet)	5 stories (4-over-1) (59'-8" top of parapet)

- Townhome
- ADU
- One Bedroom
- Two Bedroom
- Three Bedroom
- Common Amenity
- Circulation
- Service

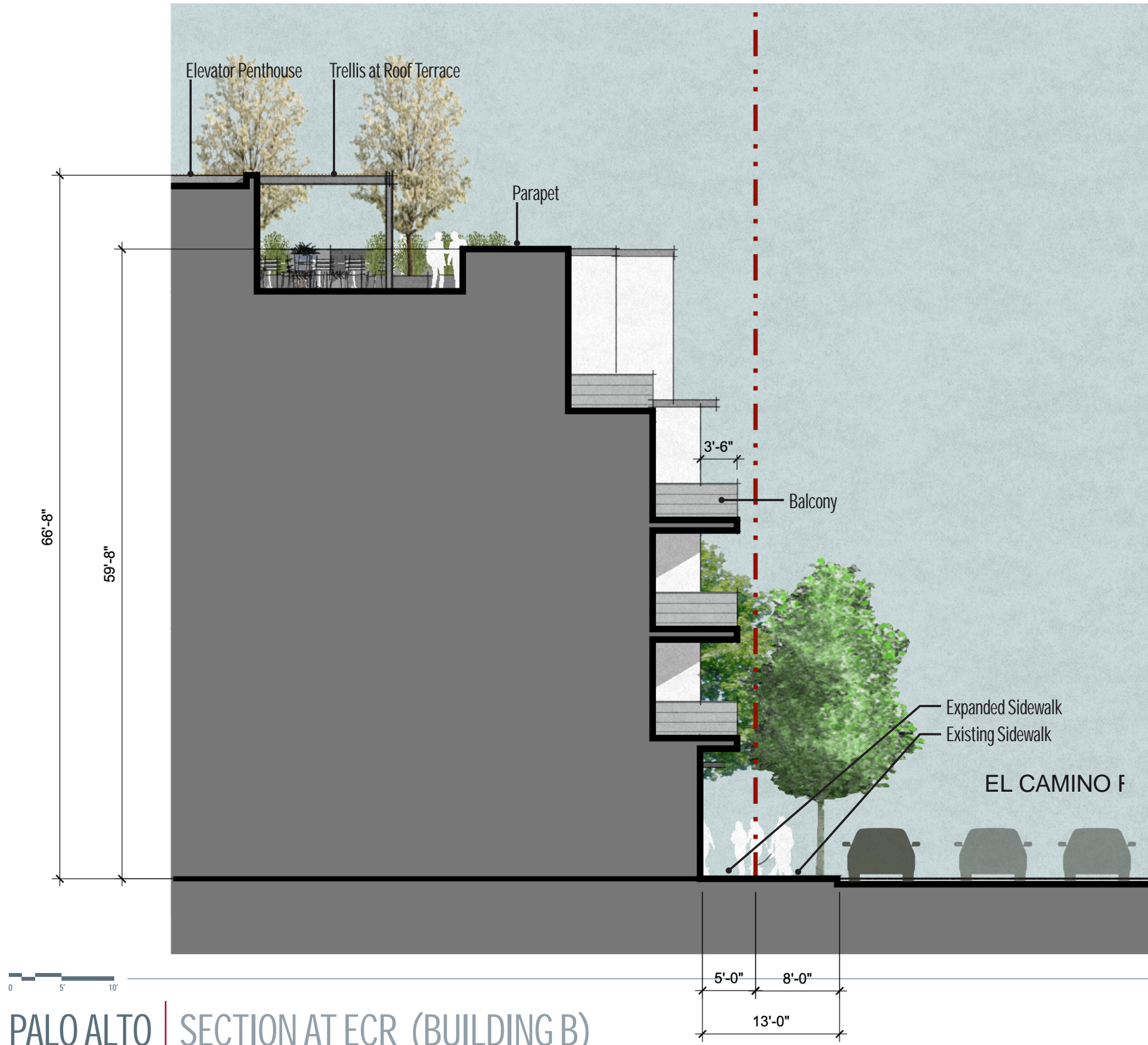




- Townhome
- ADU
- One Bedroom
- Two Bedroom
- Three Bedroom
- Common Amenity
- Circulation
- Service

PROGRAM SUMMARY		
	BUILDING A	BUILDING B
Above Grade Building Area	17,892 gsf (includes ADUs)	101,927 gsf
Above Grade Garage Area	2,910 gsf	12,689 gsf
Subgrade Garage Area	-	28,612 gsf
1 Bedroom	-	12 units (820 sf avg. leasable)
2 Bedroom	-	35 units (1,233 sf avg. leasable)
3 Bedroom	6 townhomes (2,559 sf avg.)	8 units (1,782 sf avg. leasable)
ADU	6 ADUs (420 sf avg.)	-
UNIT COUNT	6 units & 6 ADUs	55 units
Residential Parking	12 garage spaces, 3 guest spaces = 15	110 spaces
	2.5 spaces per townhome	2.0 spaces per unit
Residential Open Space	672 sf patios	5,900 sf courtyard
	2,580 sf roof terraces	7,348 sf roof terrace
	3,252 sf total open space	8,448 sf balconies
	542 sf per unit	394 sf per unit





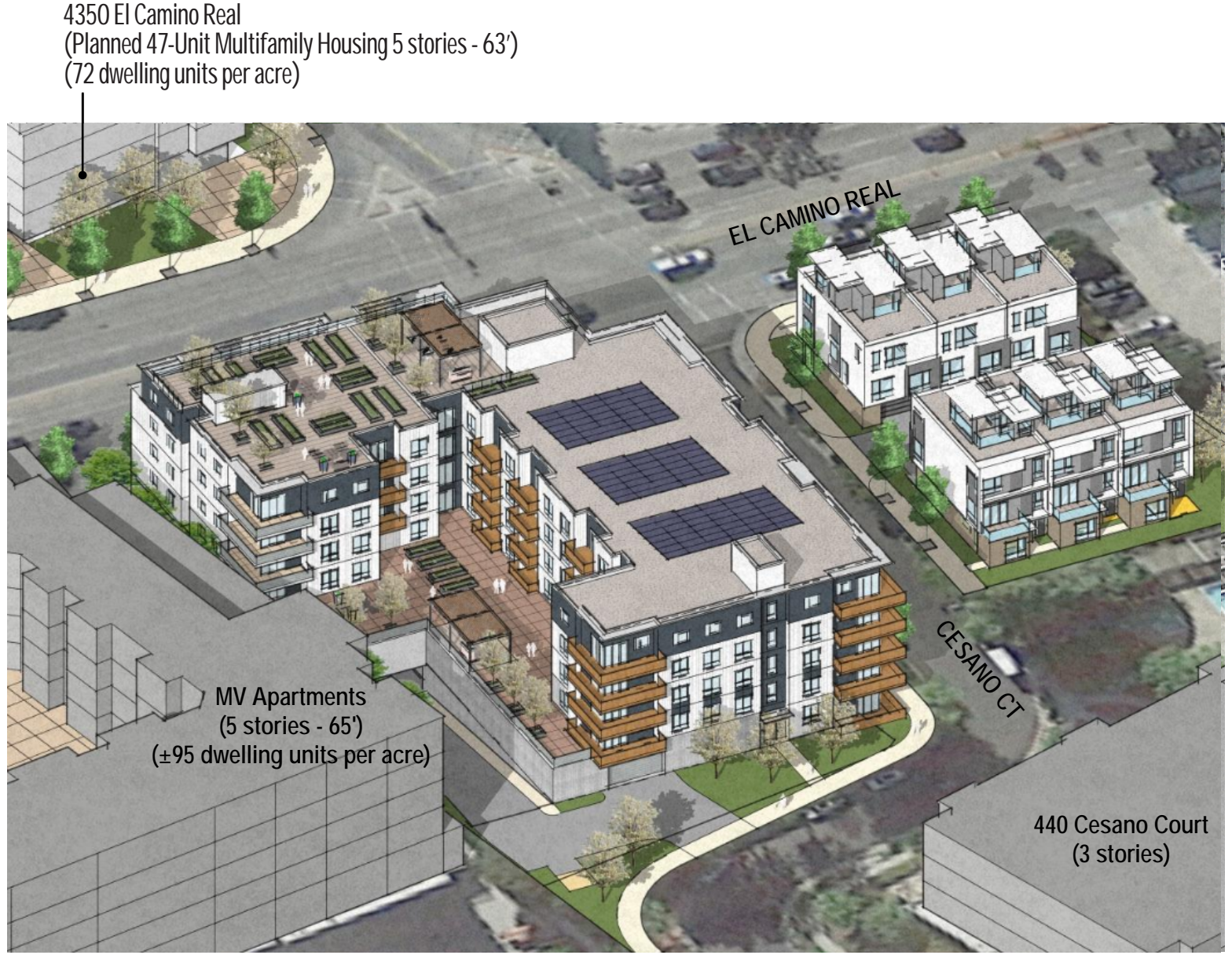
**PALO ALTO | SECTION AT ECR (BUILDING B)**  
PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS





Facing East

4350 El Camino Real  
(Planned 47-Unit Multifamily Housing 5 stories - 63')  
(72 dwelling units per acre)



Facing West





Roof Deck



Roof Deck



Prominent Vertical Corner Adjacent to Distinct Horizontal Rhythm and Generous Balconies



ftop Solar PVs and Roof Deck Social Space



Upper Floor Stepbacks



Potential Corner Treatment Featuring Artwork



2175 Market • San Francisco, CA



Potential Corner Treatment



Edible Gardens

Eagle Park • Mountain View, CA

# PALO ALTO | ARCHITECTURAL PRECEDENTS • MULTIFAMILY BUILDING

PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS



Articulated Base, Middle, and Top



Animated Roof Deck



Individual Townhomes Expressed



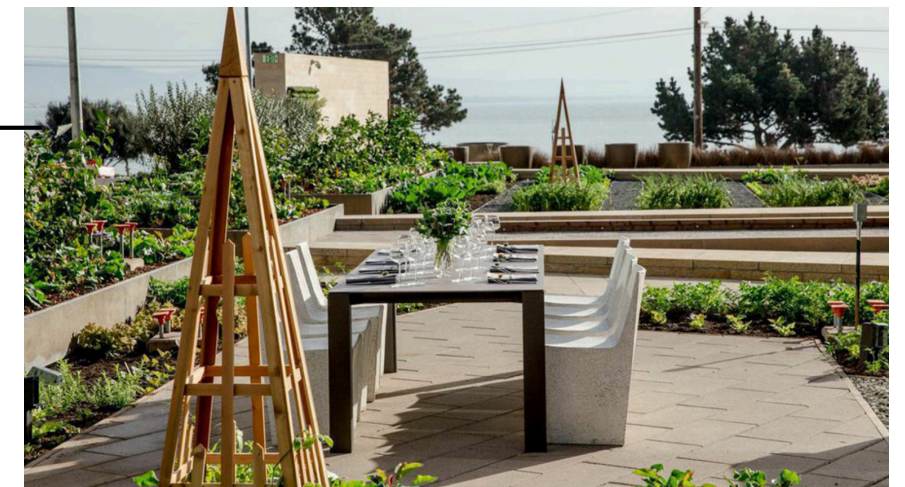
Contemporary Forms and Quality Materials







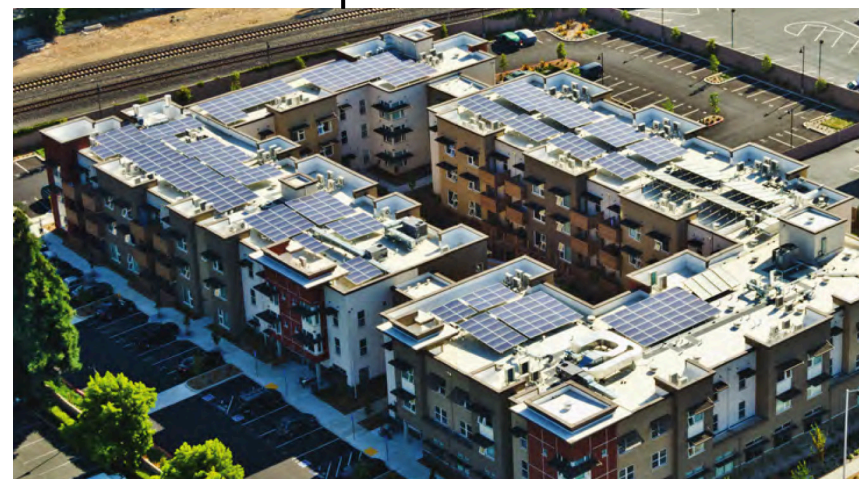
Stormwater Management



Social Spaces Blend with Gardens



Dedicated Bike Parking



Rooftop Photovoltaic Panels



Gardens



Water Conservation



EV Charging



All Electric Building





AI0.1



Facing Southeast along El Camino Real



AI0.2

# PALO ALTO | PERSPECTIVE VIEWS

PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS







AI0.3

**PALO ALTO | PERSPECTIVE VIEWS**

PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS





Facing Northwest along El Camino Real



A10.4



Facing East



A10.5

# PALO ALTO | PERSPECTIVE VIEWS

PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS

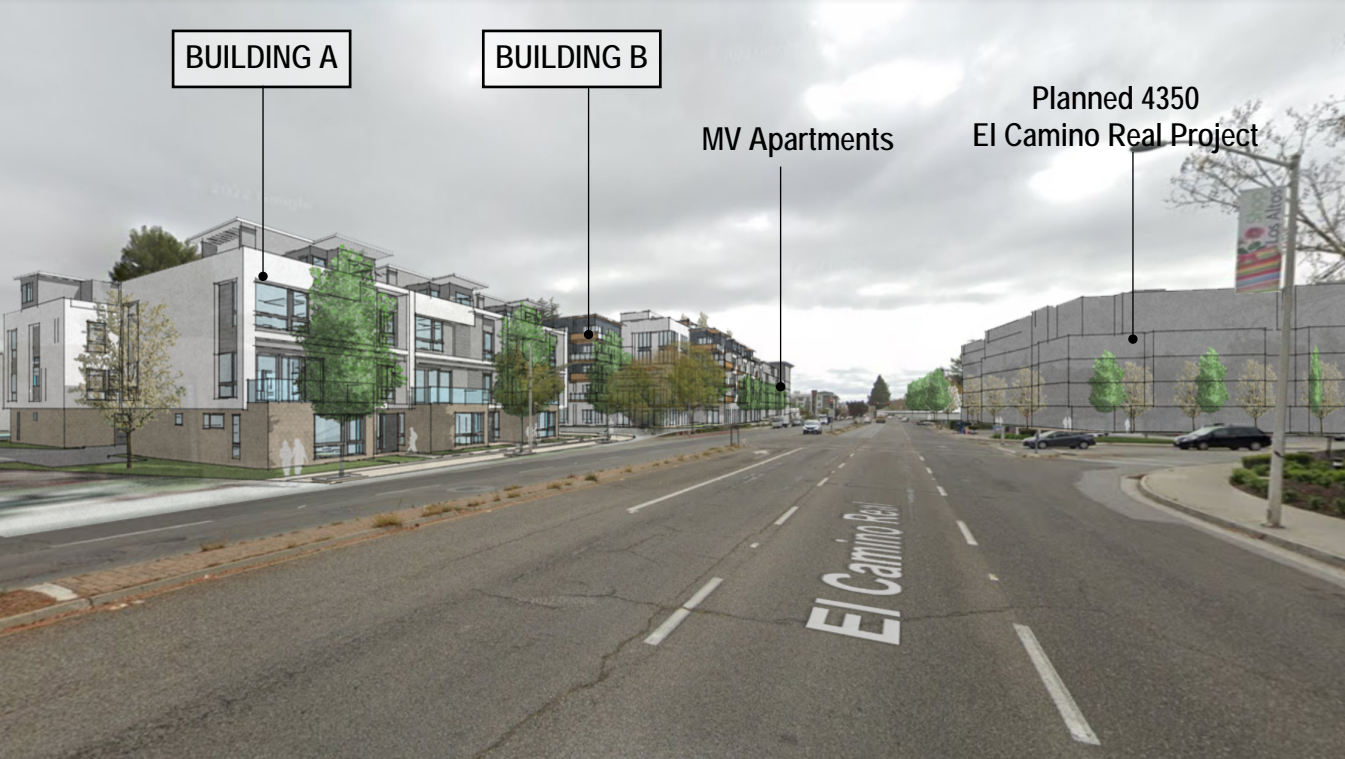




Existing View Today



Potential View Featuring New Buildings





- |                         |                       |
|-------------------------|-----------------------|
| 1 CEMENT PLASTER        | 4 WOOD-LIKE PANEL     |
| 2 BOARD AND BATTEN      | 5 ALUMINUM STOREFRONT |
| 3 BOARD FORMED CONCRETE | 6 FIBER CEMENT PANEL  |



1  
5.1 ELEVATION  
1/16" = 1'-0"





PROPOSED PRIMARY MATERIALS  
 BRICK OR STONE VENEER  
 LIGHT SAND FINISH EXTERIOR PLASTER  
 HORIZONTAL LAP SIDING  
 GLASS RAILINGS

354.017 TB 4335 El Camino Real  
 Palo Alto, CA  
 June 16, 2022

# PALO ALTO | BUILDING A ELEVATION - EL CAMINO REAL

PALO ALTO, CA | AUGUST 18, 2022 | TOLL BROTHERS

A13

SDG Architects, Inc.  
 3361 Walnut Blvd, Suite 120  
 Brentwood, CA 94513  
 925.634.7000 | sdgarchitectsinc.com







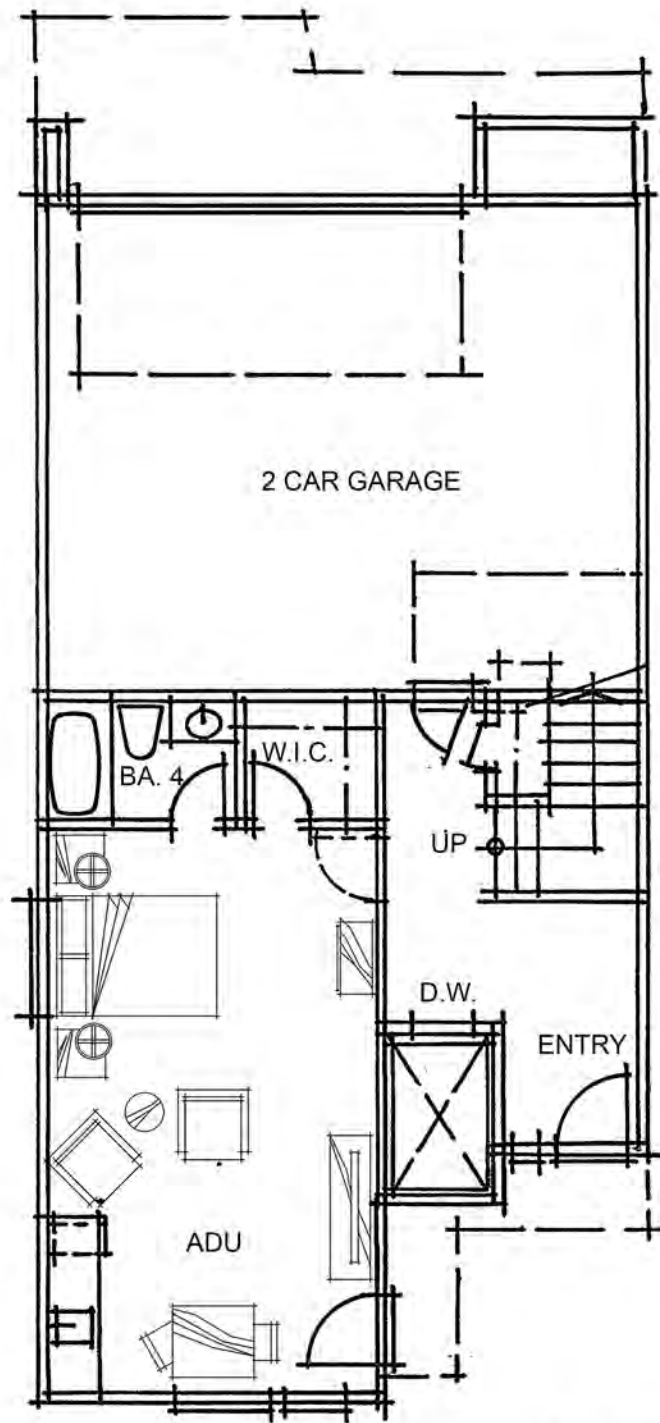
LEFT ELEVATION

RIGHT ELEVATION

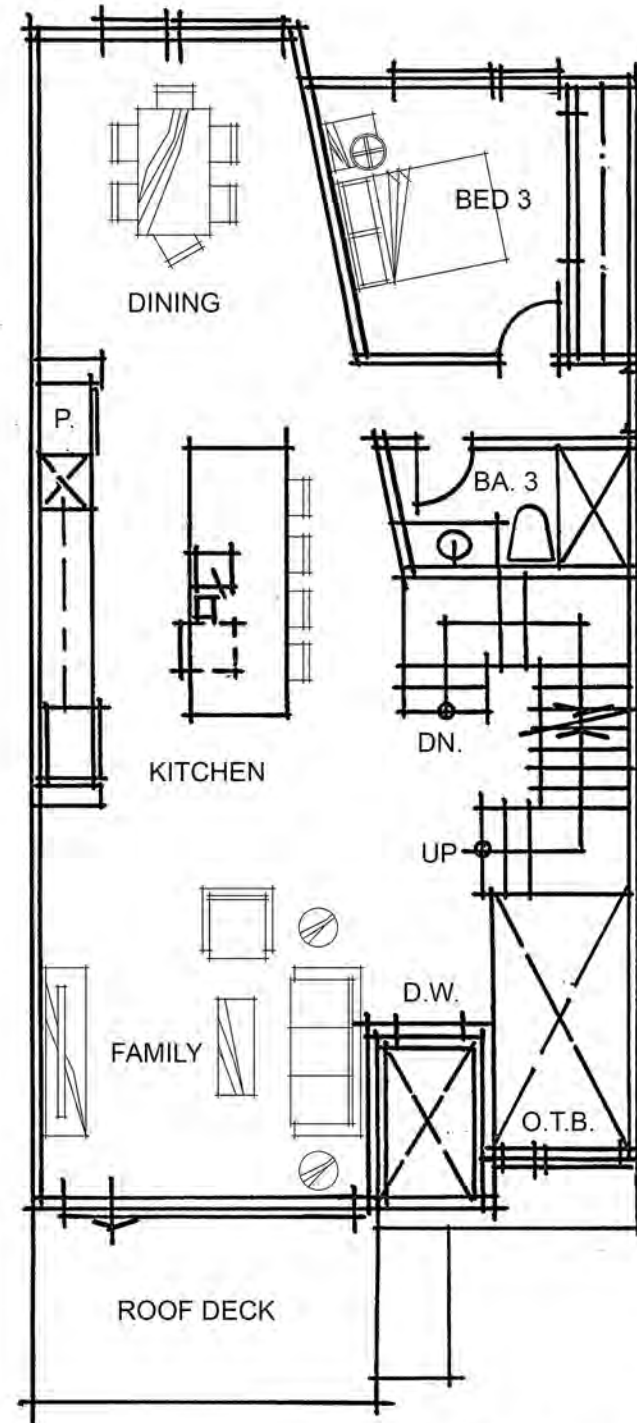




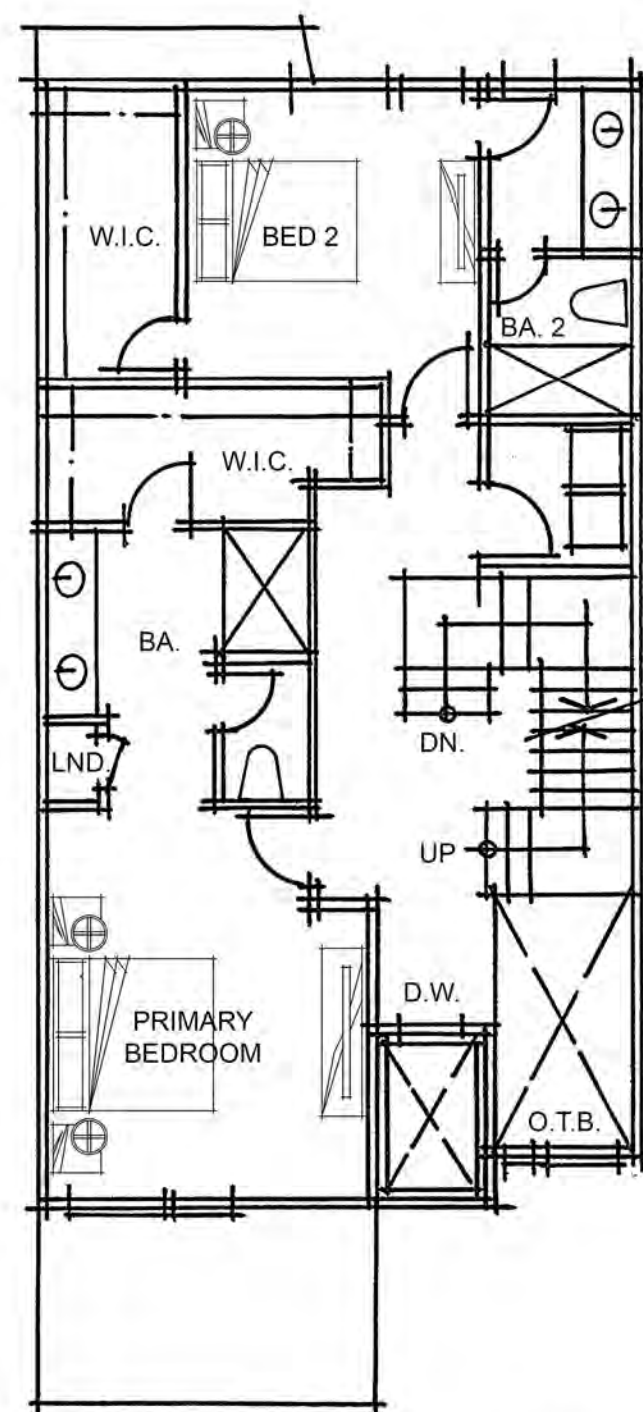




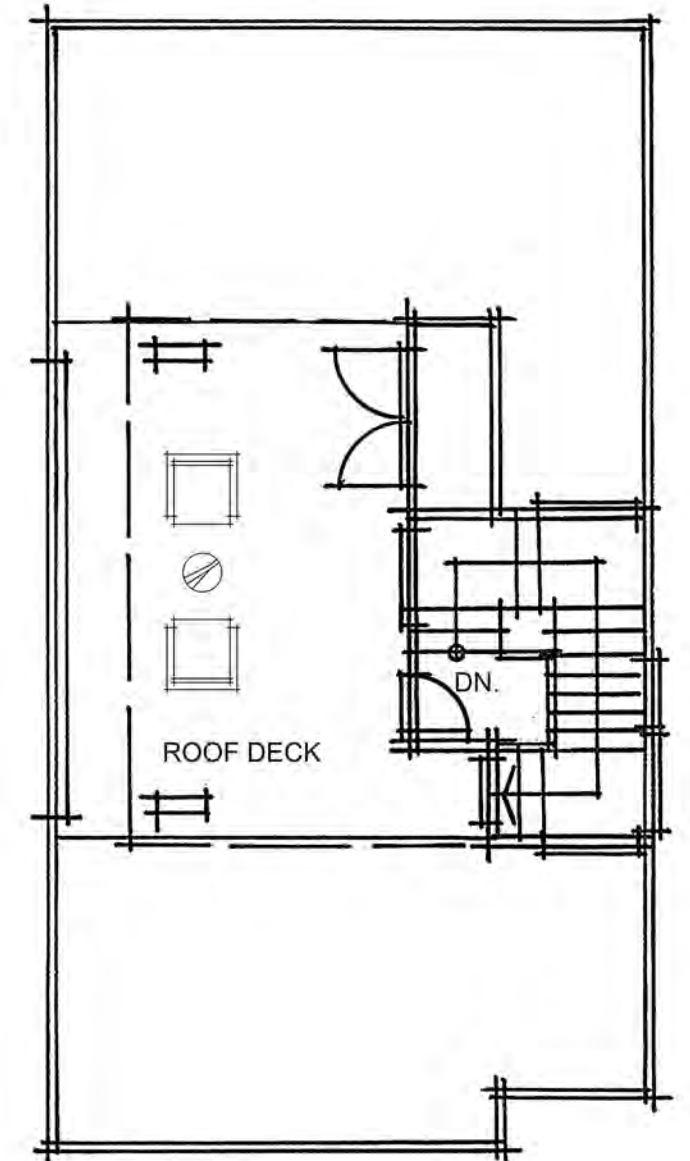
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

FIRST FLOOR	644 SF
SECOND FLOOR	1,089 SF
THIRD FLOOR	1,066 SF
ROOF DECK LEVEL	83 SF
<b>TOTAL</b>	<b>2,882 SF</b>

TOTAL DECKS 452 SF