

TOWN & COUNTRY VILLAGE APARTMENTS

Palo Alto, California

PLANNED COMMUNITY ZONE CHANGE

Pre Screening Plan Set

NOVEMBER 4, 2025



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PROJECT INFORMATION

PROJECT ADDRESS:

44 & 88 ENCINA AVE, PALO ALTO, CA 94301

LOT AREA:

BUILDING 1: 31,025 SF
BUILDING 2: 41,191 SF

UNITS:

BUILDING 1: 78
BUILDING 2: 80
TOTAL: 158

PROJECT TEAM

OWNER:

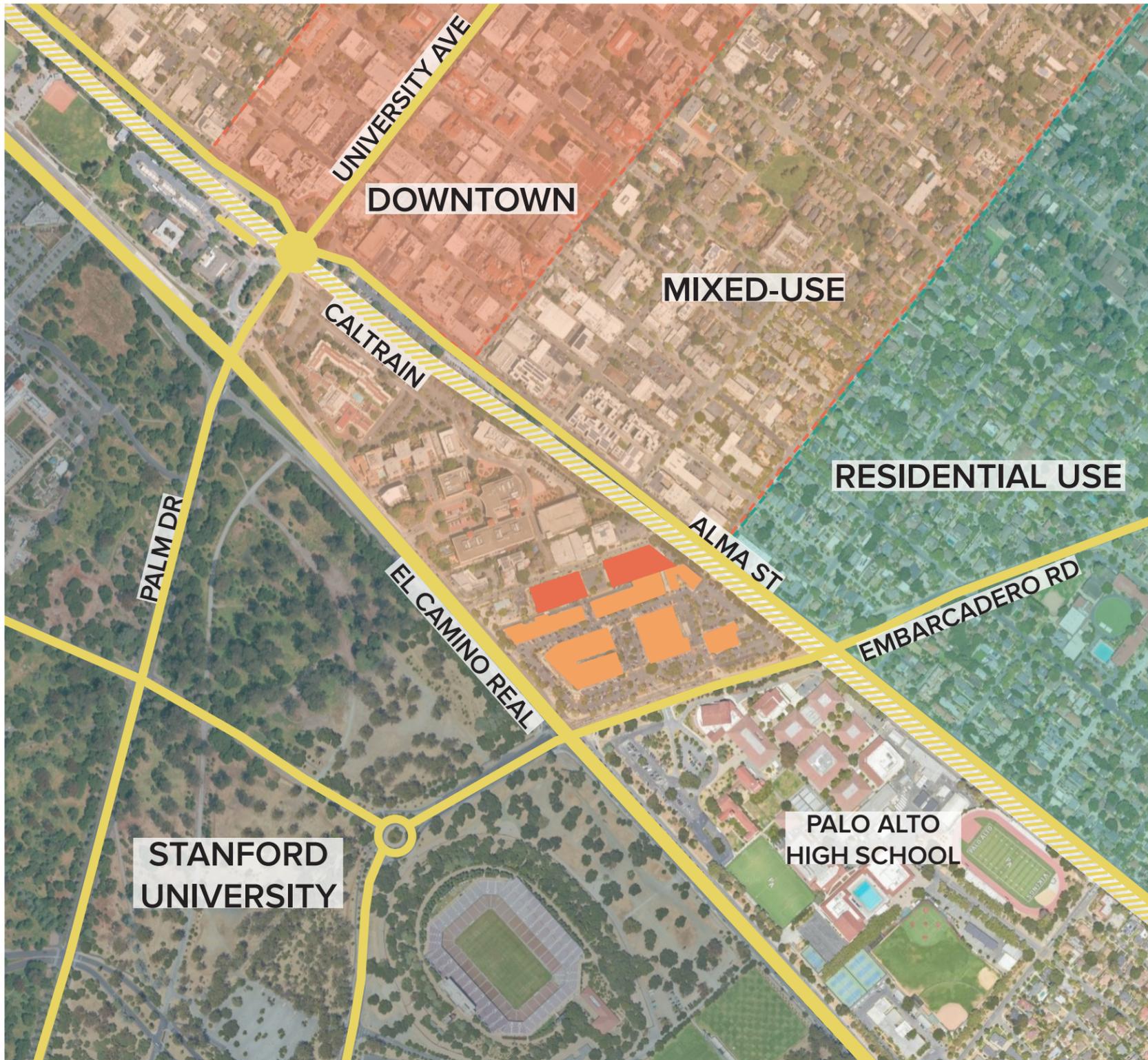
TOWN AND COUNTRY
INVESTORS, LLC
1 SANSOME ST, SUITE 1550
SAN FRANCISCO, CA 94014

ARCHITECT OF RECORD:

BDE ARCHITECTS
950 HOWARD ST,
SAN FRANCISCO, CA 94103

DESIGN ARCHITECT:

JONES ARCHITECTURE
120 NW 9TH AVE, SUITE 210
PORTLAND, OR 97209



ASSESSOR'S PARCEL NUMBERS:

BUILDING 1: 120-34-002, 120-34-003, 120-34-004, 120-34-005

BUILDING 2: 120-34-008, 120-34-009, 120-34-010, 120-34-013, 120-34-014

ZONING DISTRICT: COMMUNITY COMMERCIAL (CC)

LOT AREA:

BUILDING 1: 31,025 SF

BUILDING 2: 41,191 SF

GROSS FLOOR AREA:

BUILDING 1: 88,771 SF*

BUILDING 2: 99,296 SF*

**DOES NOT INCLUDE PARKING AREA*

PROPOSED FAR:

BUILDING 1: 2.86

BUILDING 2: 2.41

LOT COVERAGE

ALLOWABLE: 50%

PROPOSED (BLDG 1): 93%

PROPOSED (BLDG 2): 71%

MAXIMUM BUILDING HEIGHT

ALLOWABLE: 50'

PROPOSED (BLDG 1): 85'

PROPOSED (BLDG 2): 85'

PARKING

REQUIRED: 219 STALLS

PROPOSED RESIDENTIAL: 165 STALLS

PROPOSED COMMERCIAL: 150 STALLS

OPEN SPACE AREA:

REQUIRED: 23,700 SF (150 SF/UNIT)

PROPOSED COMMON OPEN SPACE: 13,065 SF

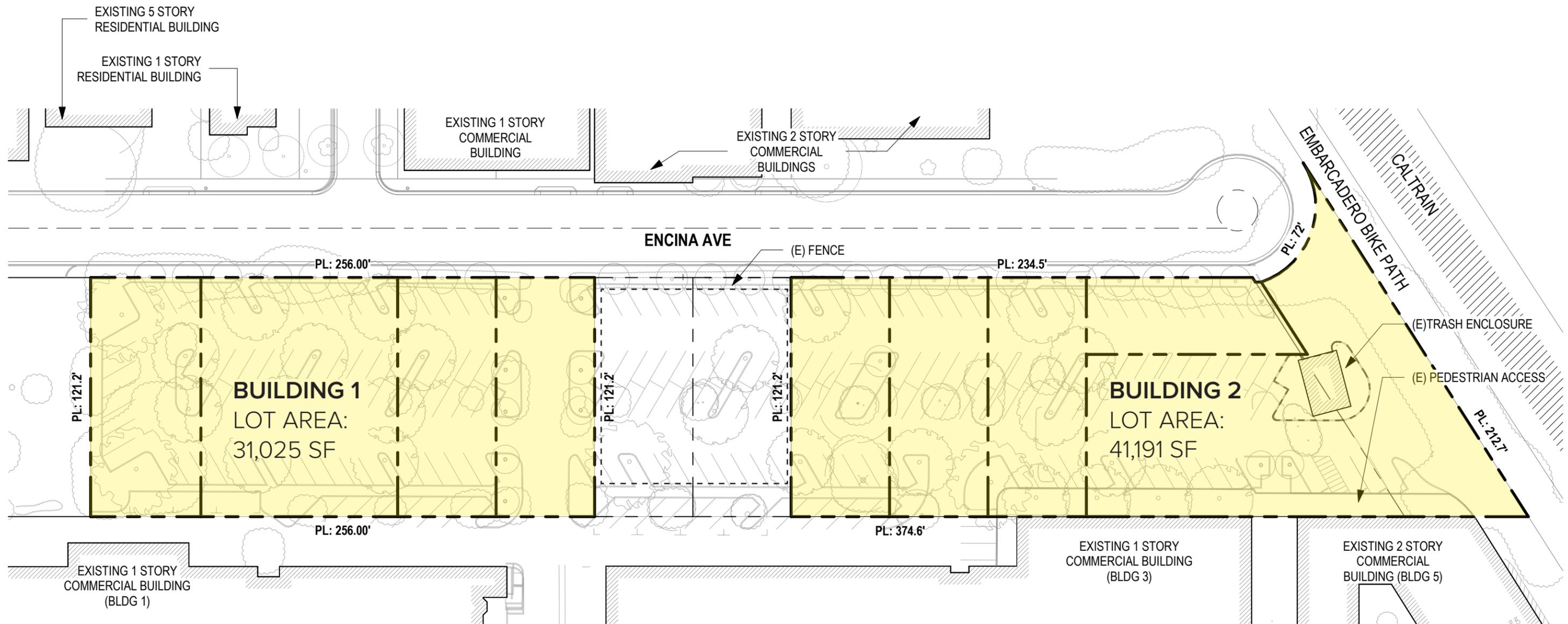
0% GROUND STORY SITE AREA

PROPOSED PRIVATE USABLE OPEN SPACE: 11,324 SF

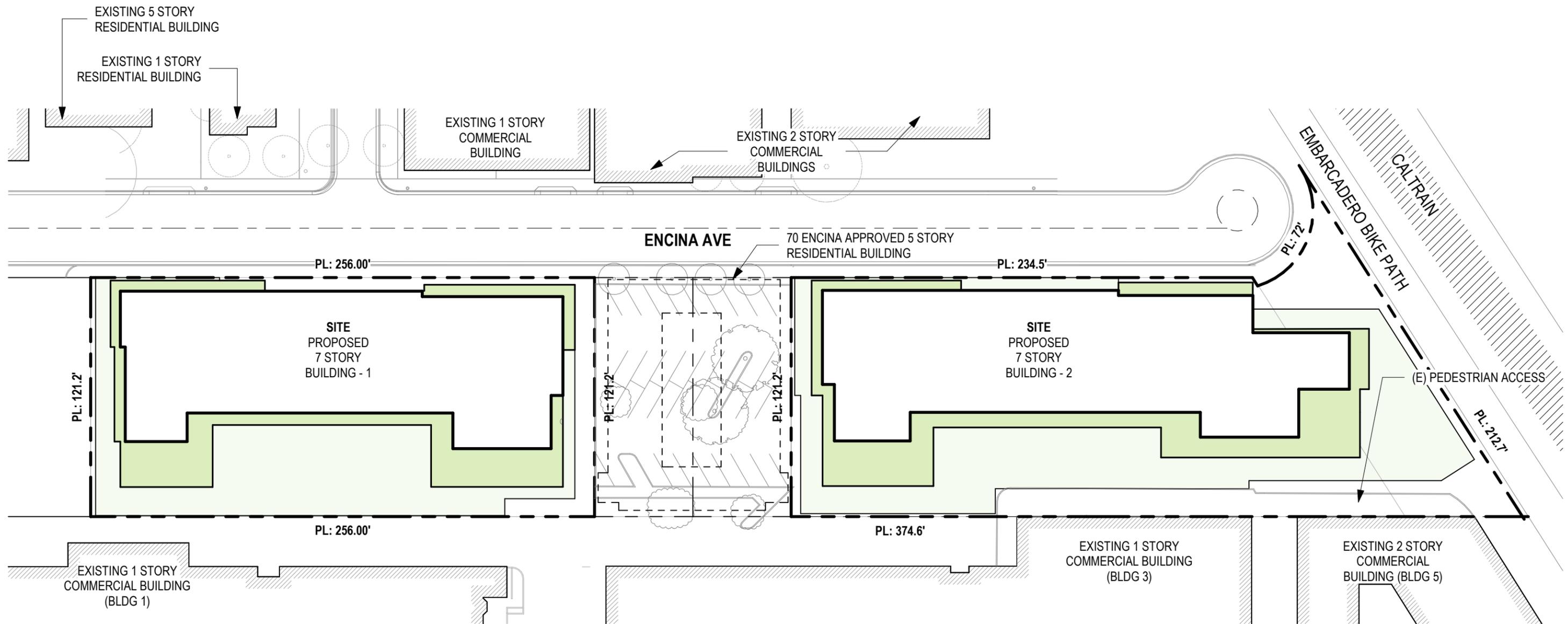
TOTAL OPEN SPACE PROVIDED: 24,389 SF



PROJECT DATA + VICINITY MAP



EXISTING SITE PLAN



PROPOSED SITE PLAN



BUILDING 1 SOUTH ELEVATION



BUILDING 2 SOUTH ELEVATION



BUILDING 1 NORTH ELEVATION



BUILDING 2 NORTH ELEVATION



BUILDING ELEVATIONS



BUILDING 1 EAST ELEVATION



BUILDING 2 EAST ELEVATION



BUILDING 1 WEST ELEVATION



BUILDING 2 WEST ELEVATION



BUILDING ELEVATIONS



AERIAL VIEW FROM SOUTHWEST
CONCEPTUAL RENDERING



CENTRAL DRIVE AISLE FROM SHOPPING CENTER
CONCEPTUAL RENDERING



PASEO FROM SHOPPING CENTER
CONCEPTUAL RENDERING



ENCINA AVE AT BUILDING 2 PASEO
CONCEPTUAL RENDERING



ENCINA AVE AT BUILDING 1 LOBBY
CONCEPTUAL RENDERING



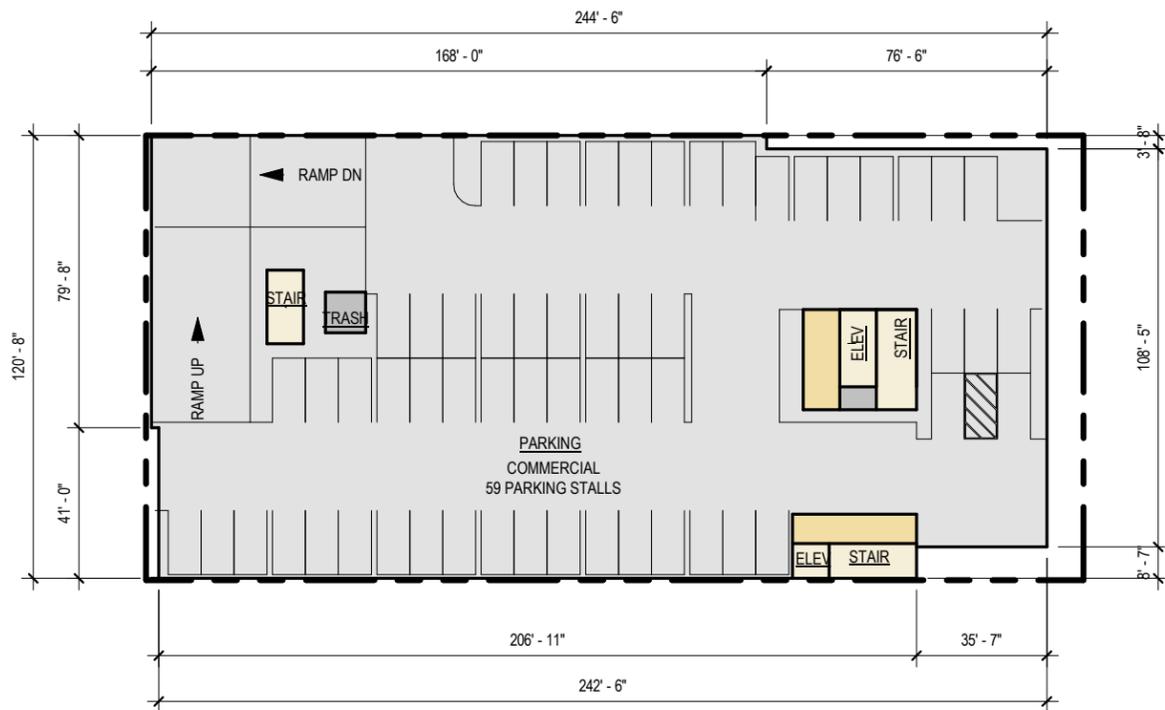
LOOKING SOUTHEAST FROM ENCINA AVE

CONCEPTUAL RENDERING

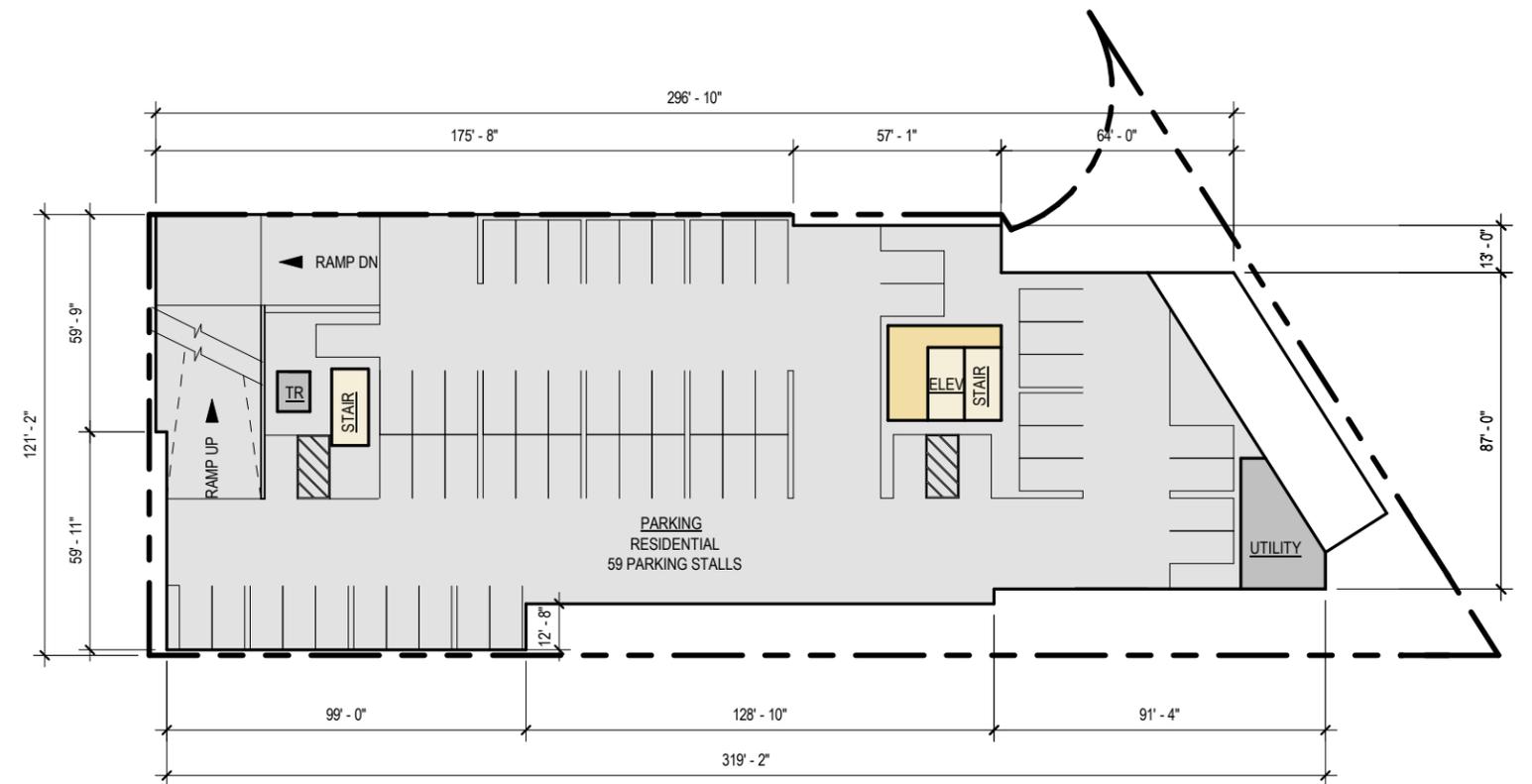


AERIAL VIEW FROM NORTHWEST
CONCEPTUAL RENDERING

BUILDING 1

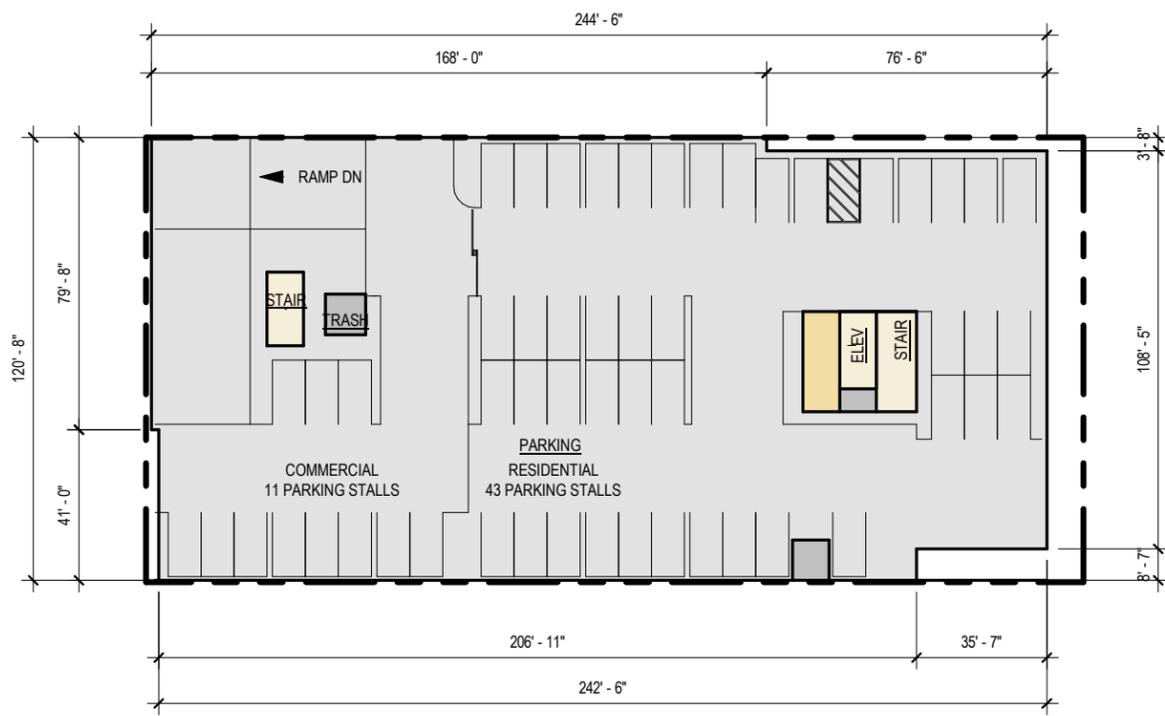


BUILDING 2

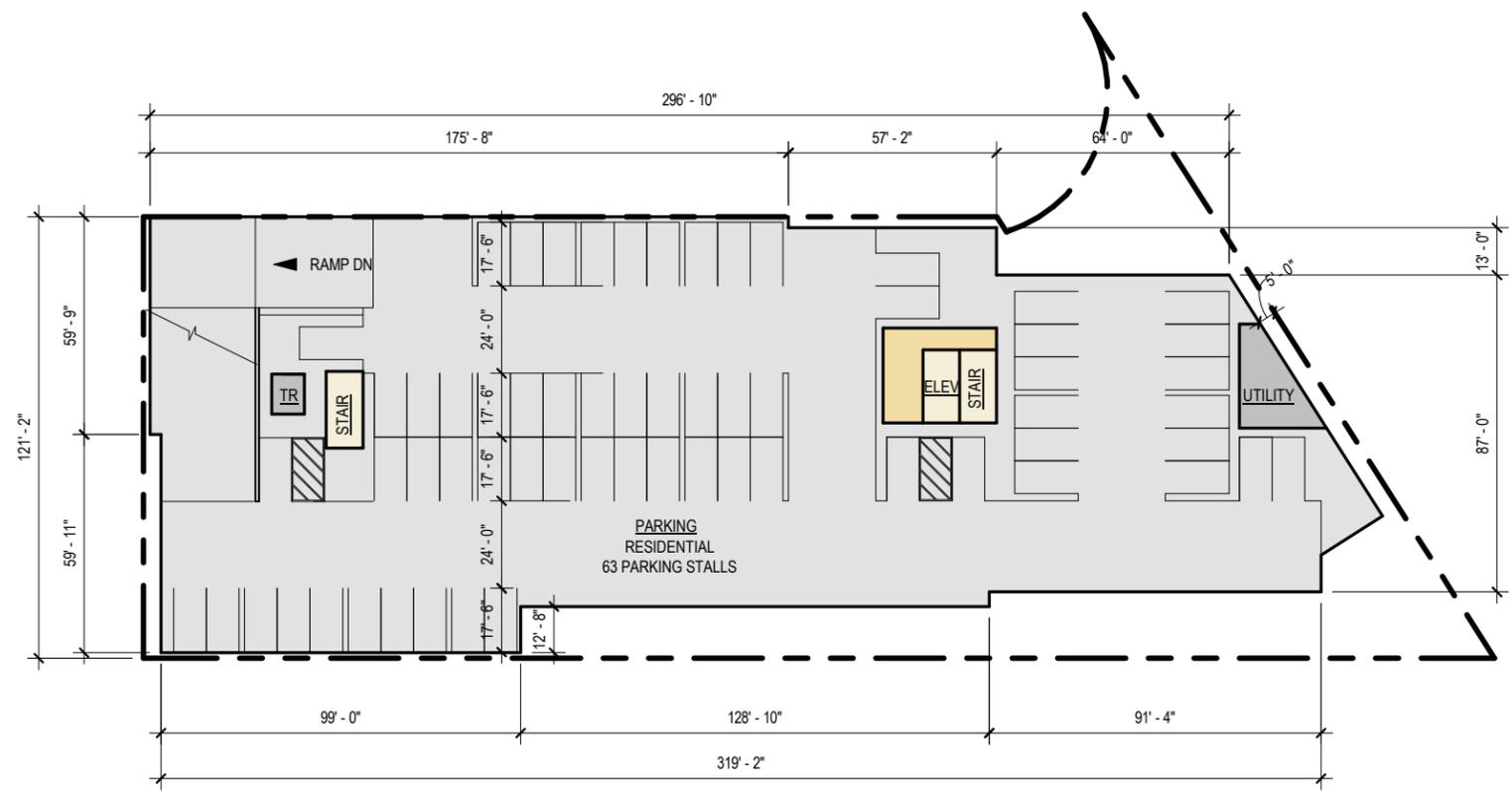


2ND STORY FLOOR PLAN

BUILDING 1



BUILDING 2



3RD STORY FLOOR PLAN

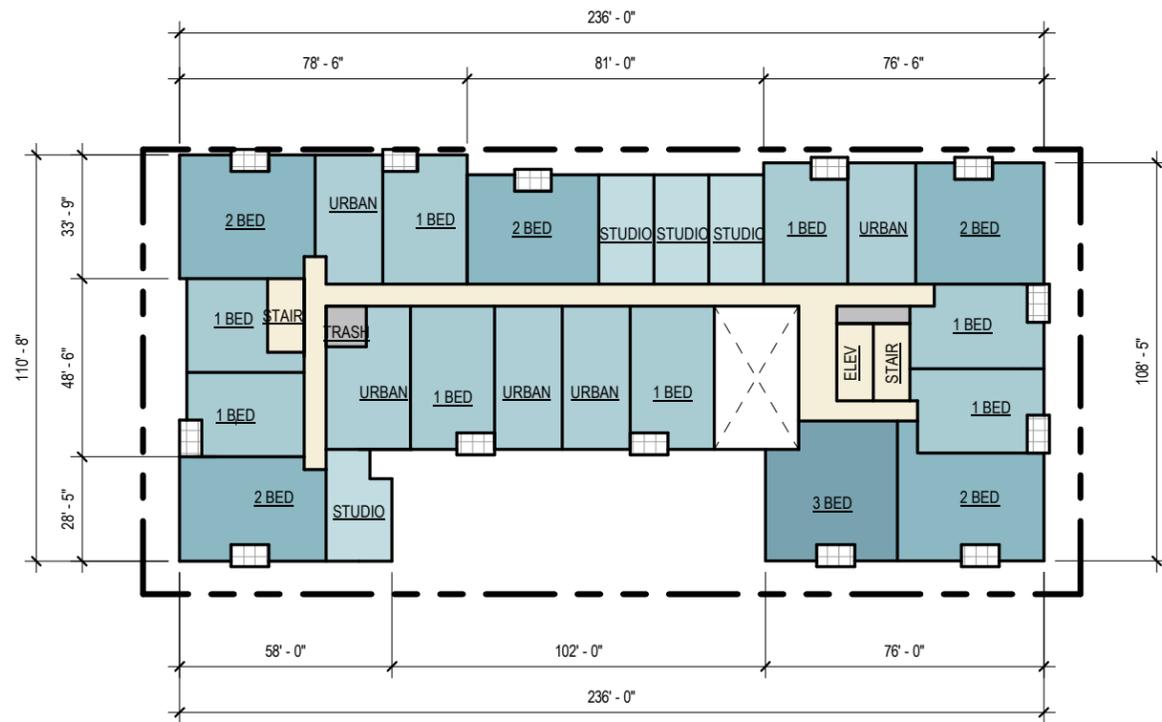
BUILDING 1

BUILDING 2

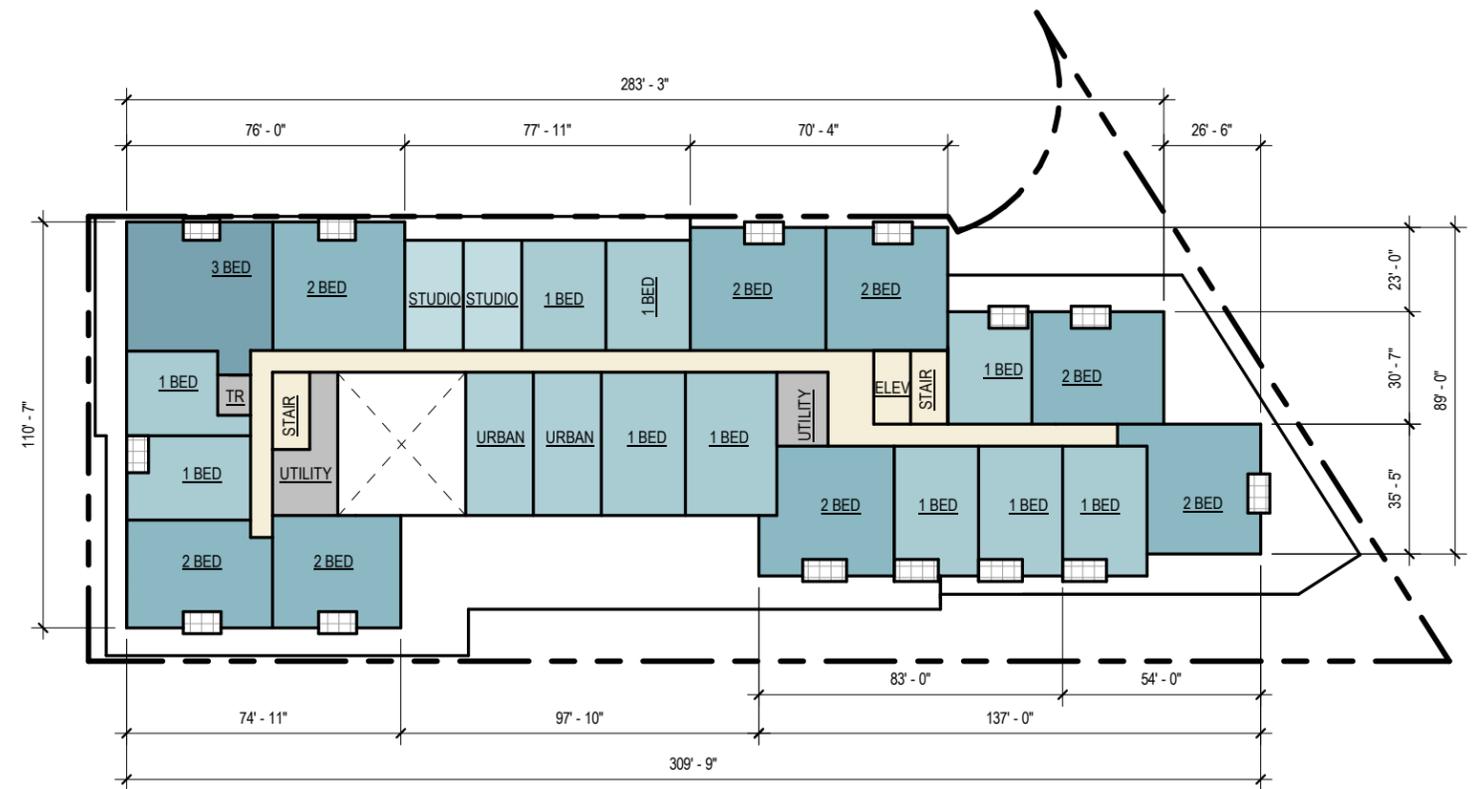


4TH STORY FLOOR PLAN

BUILDING 1

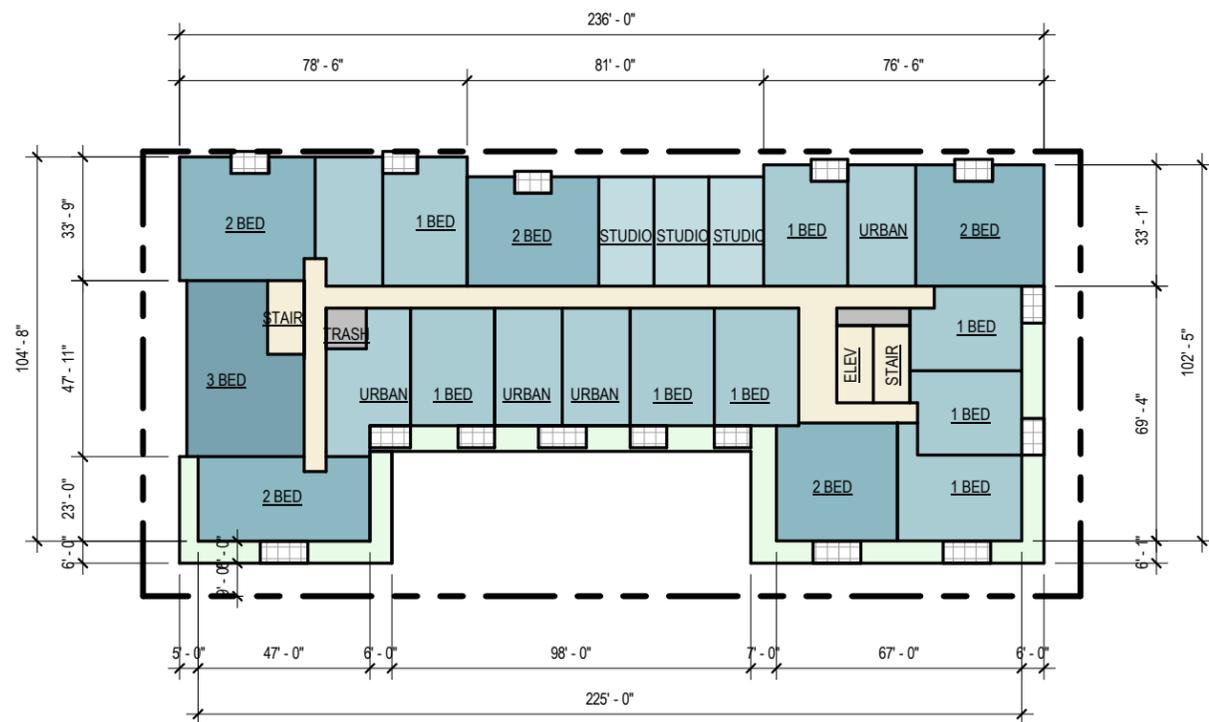


BUILDING 2

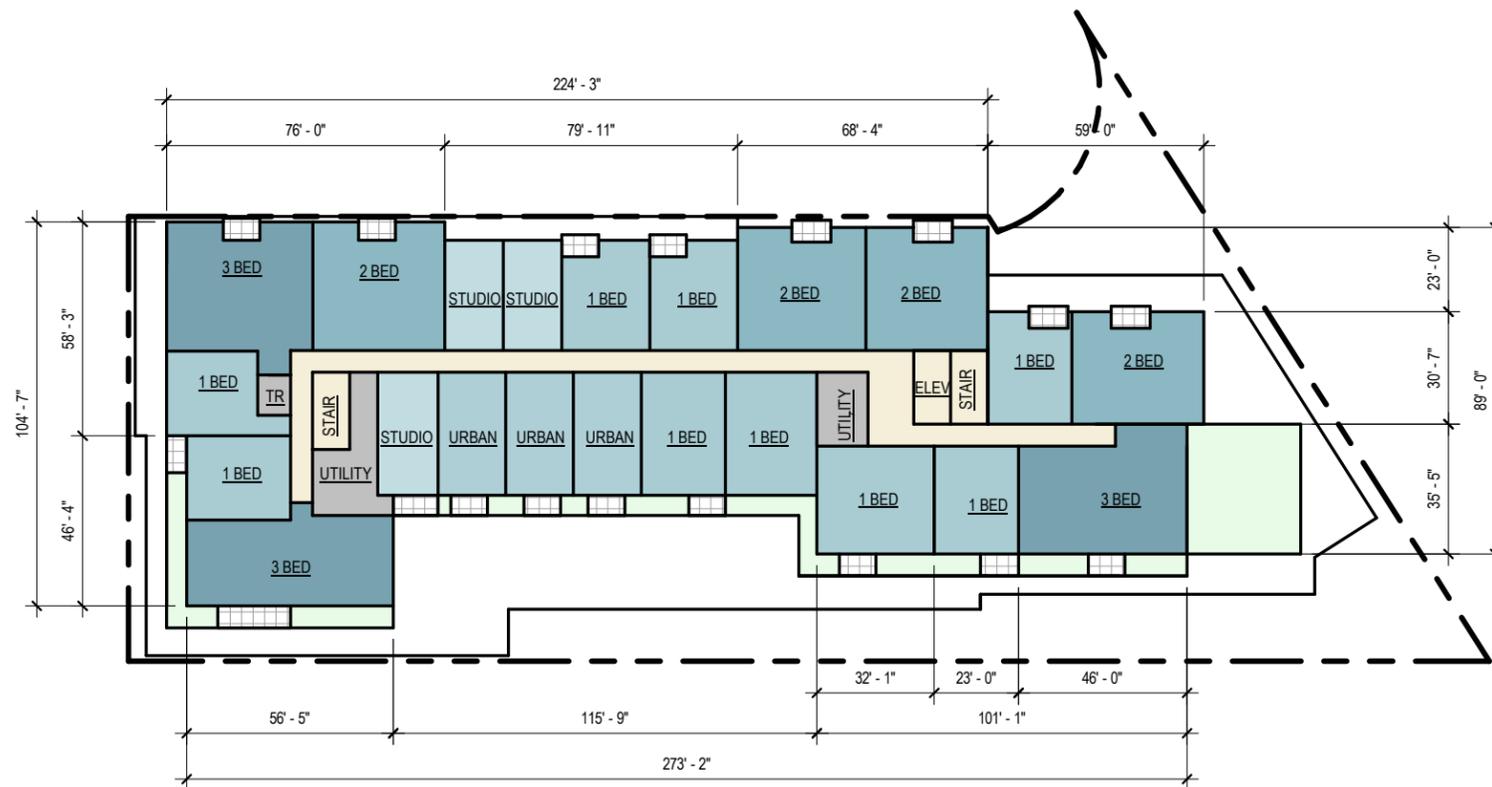


5TH STORY FLOOR PLAN

BUILDING 1

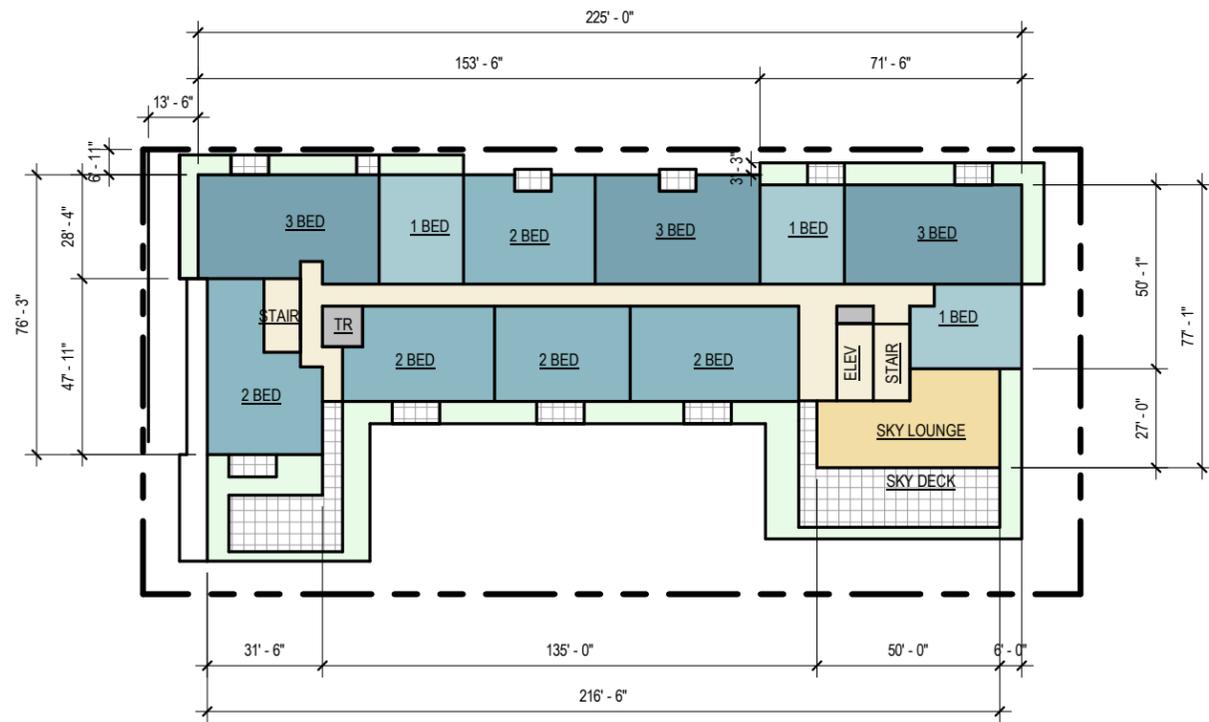


BUILDING 2

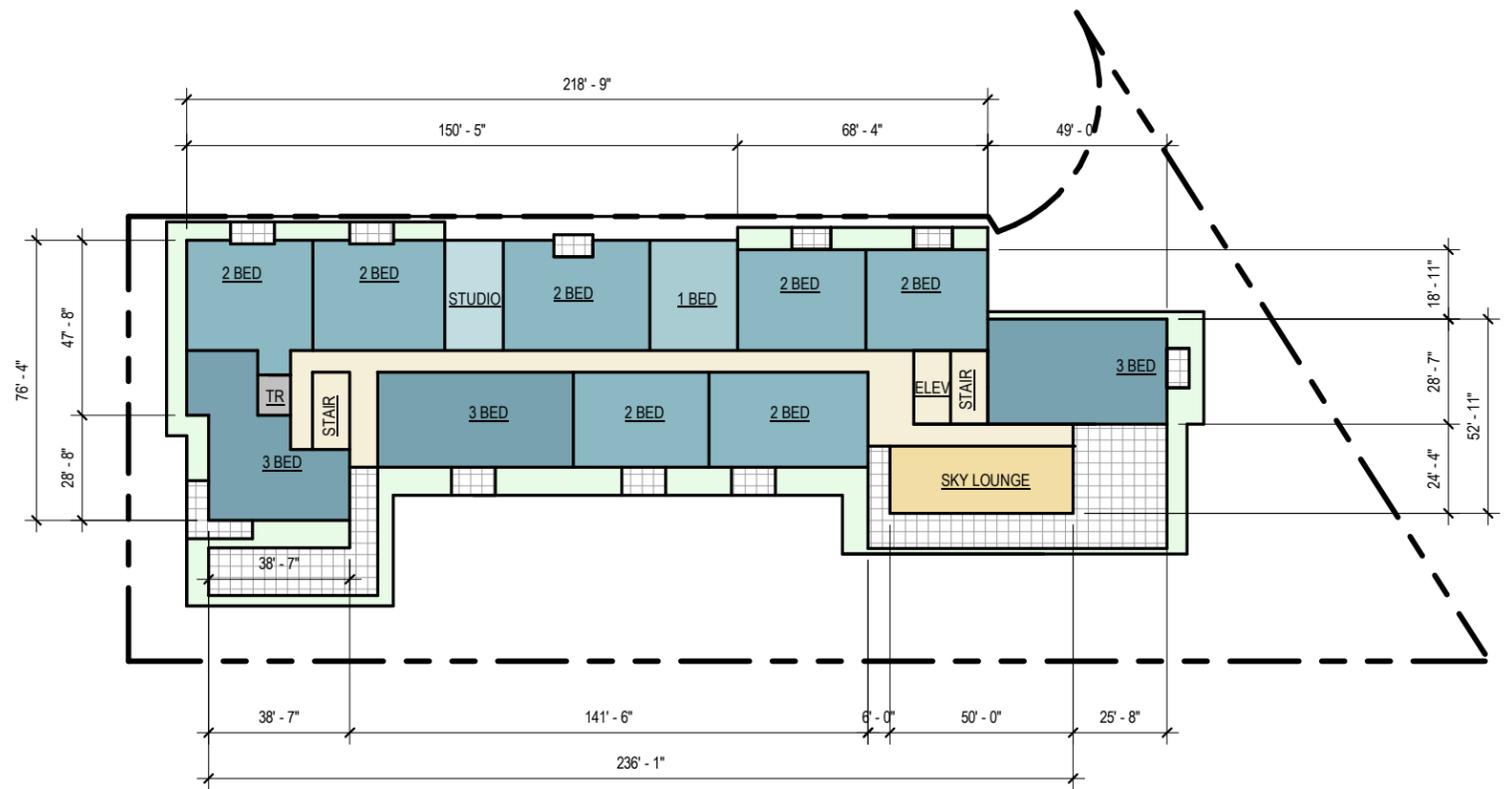


6TH STORY FLOOR PLAN

BUILDING 1

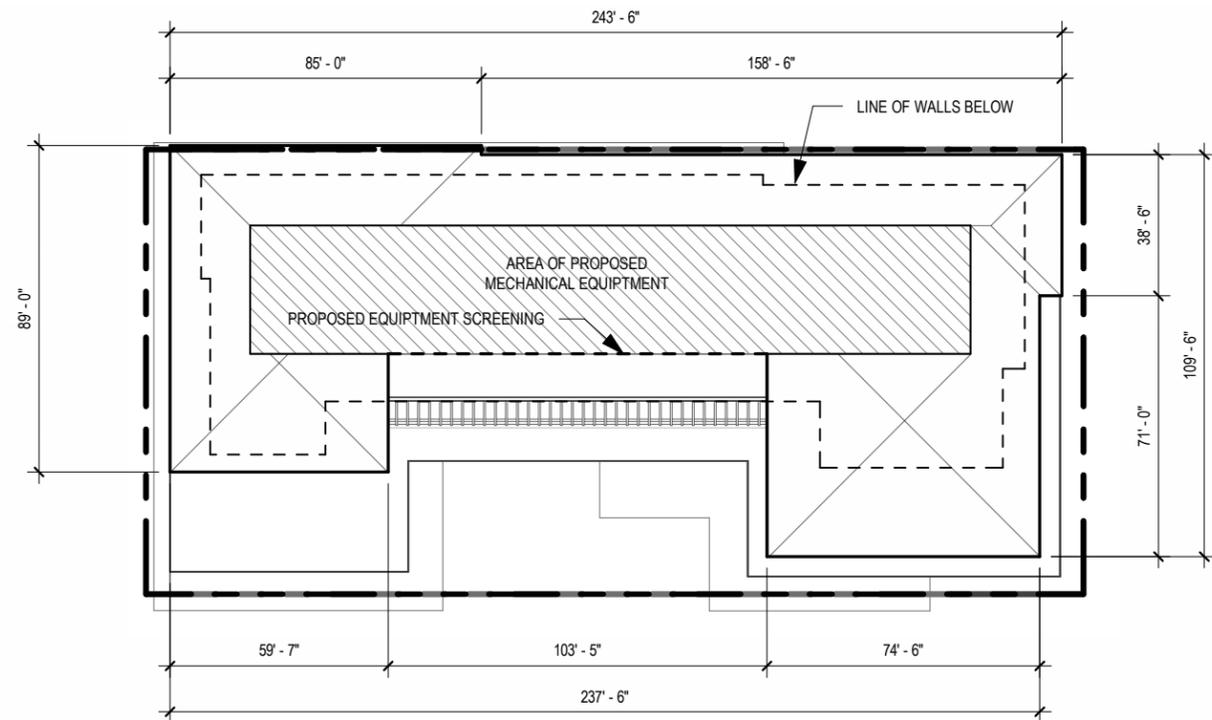


BUILDING 2

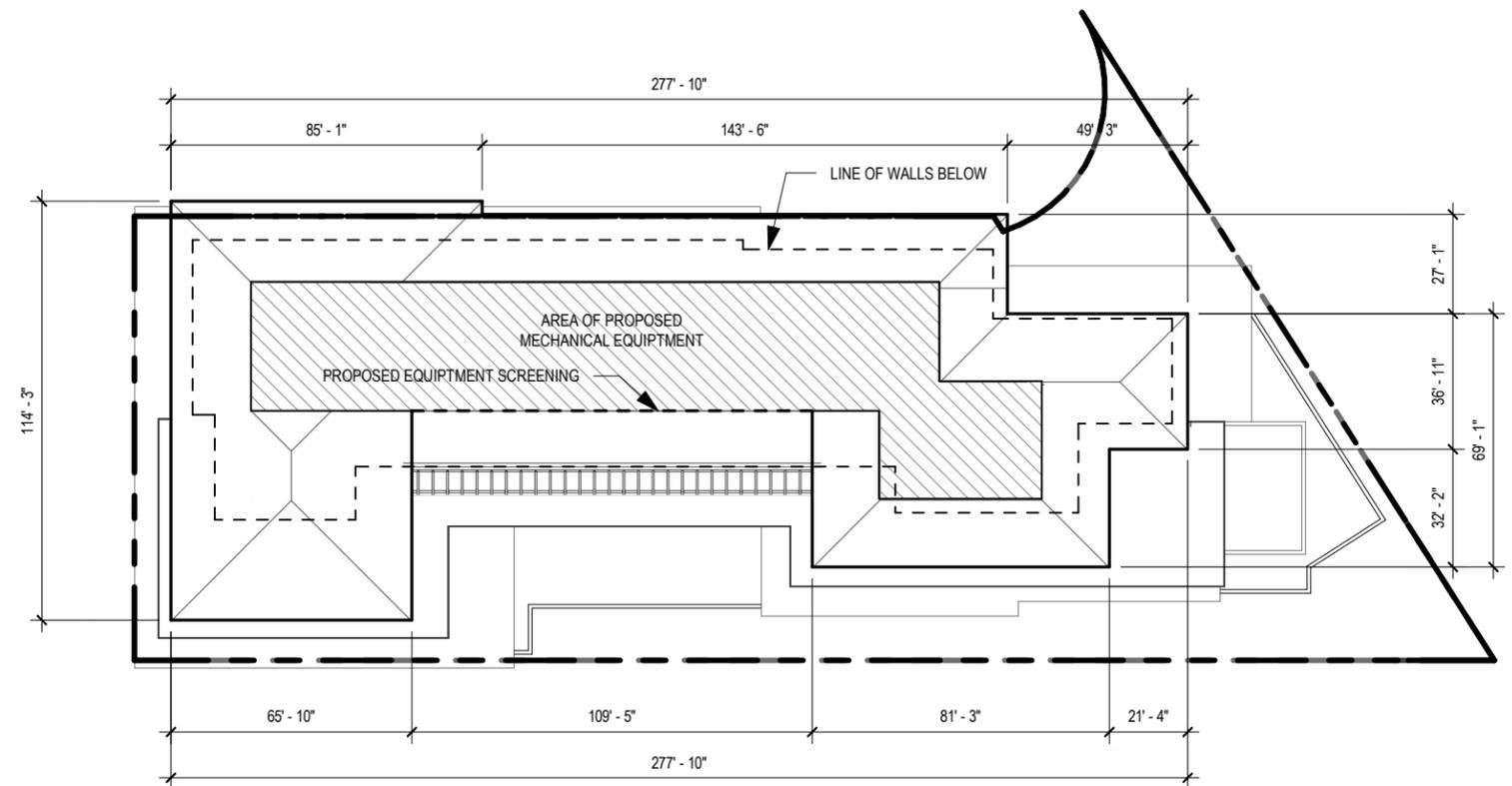


7TH STORY FLOOR PLAN

BUILDING 1



BUILDING 2



ROOF PLAN



SECTION