



PROPOSED PROJECT - VIEW OF TWO TOWERS WITH GROCERY STORE IN THE BACKGROUND

APPROVAL STAMPS



Project:  
**156 California Ave**  
Mixed Use Proposal  
Consultant

**SB330  
PRELIMINARY REVIEW**

Revision

No	Date
SITE DEVELOPMENT	10.05.2023

Stamp



Sheet Information

Issue Date	11/08/23
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

Sheet Title

COVER

A1.0

PROJECT TEAM

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PROJECT DESCRIPTION

CA GOV CODE 65589.5(D)(5) \*BUILDER'S REMEDY: THIS PROJECT PROPOSES THE REINVENTION OF TWO LOTS LOCATED AT 156 CALIFORNIA AVENUE AND PARK BLVD. LOT A, 156 CALIFORNIA AVENUE ( 1.14 ACRE) IS SITUATED AT THE CORNER OF PARK AND CALIFORNIA AVENUE. LOT B, PARK BLVD (0.29 ACRE) IS AT THE CORNER OF PARK AND CAMBRIDGE AVENUE. THE REINVENTION OF BOTH SITES WILL INCLUDE THE CONVERSION OF AN EXISTING PARKING LOT AND WELL KNOWN LOCAL GROCERY STORE CALLED MOLLIE STONE'S TO A MIXED USE MULTI FAMILY DEVELOPMENT. THE PROJECT CONSIST OF THREE INTEGRATED STRUCTURES:  
(1) 7 STORY PODIUM BUILDING WITH 5 LEVELS OF TYPE IIIB OVER 2 LEVELS OF TYPE I CONSTRUCTION. 15,000 SF WILL BE DEDICATED TO THE MOLLIE STONE GROCERY STORE  
(1) 17 STORY TOWER  
(1) 11 STORY TOWER  
BOTH TOWERS WILL BE PROPOSED AND CONCEPTUALIZED AS TYPE IV MASS TIMBER CONSTRUCTION . THE MATERIAL PALETTE IS INSPIRED BY THE CALIFORNIA COAST LINE AND ATMOSPHERE. THE ARCHITECTURE PROMOTES ACTIVE STREETSCAPES, THE CREATION OF PRIVATELY OWNED PUBLIC SPACES (POPOS) AND CONNECTIVITY WITH TRANSIT DUE TO THE PROJECTS CLOSE PROXIMITY TO THE ALMA STATION CALTRAIN STOP.

APPLICABLE CODES & STANDARDS

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
- 2022 CALIFORNIA ENERGY CODE (CENRC)

VICINITY MAP



SHEET LIST

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RECEIVED, REVIEWED & REVISION STAMPS



PROPOSED PROJECT - VIEW FROM ALMA STREET WITH CALTRAIN STATION IN THE FOREGROUND



PROPOSED PROJECT - VIEW OF TWO TOWERS WITH GROCERY STORE IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF GROCERY STORE WITH TOWERS IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF POPOS - Privately Owned Public Open Space

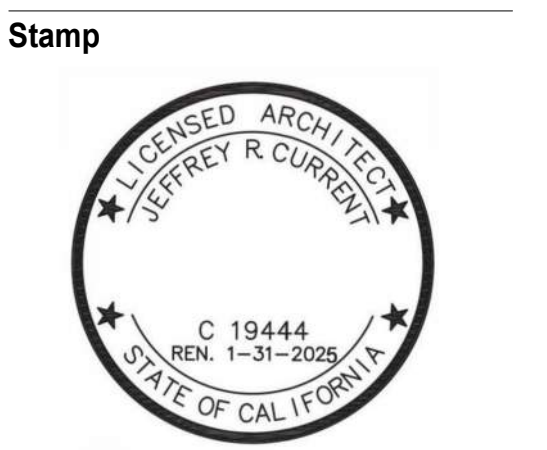


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**RENDERINGS**

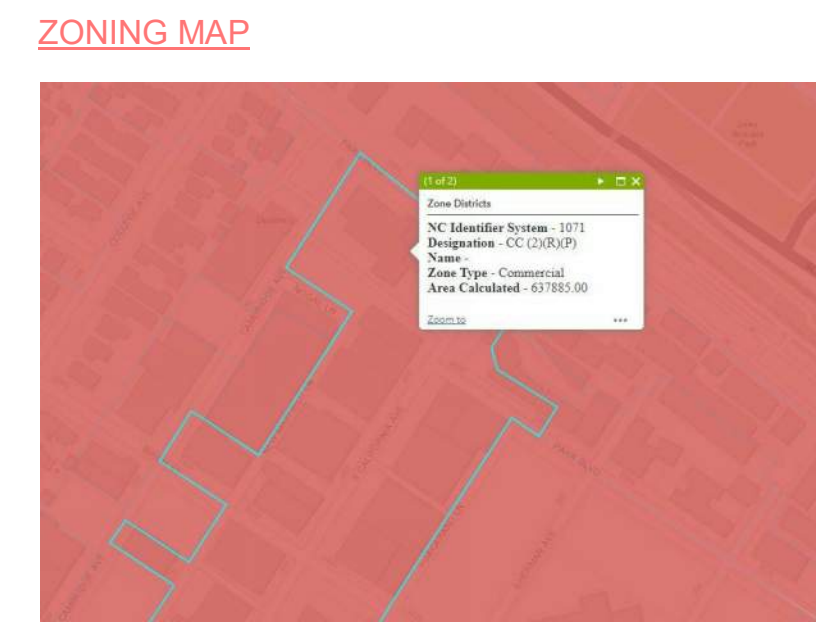
CITY OF PALO ALTO CURRENT ZONING /GENERAL PLAN STANDARDS

SITE LOCATION	SITE AREA	APN #
156 CALIFORNIA AVENUE PALO ALTO, CA 94306	1.14 ACRES	124 - 28 - 045
PARK BOULEVARD PALO ALTO CA 94306	0.292 ACRES	124 - 28 - 003



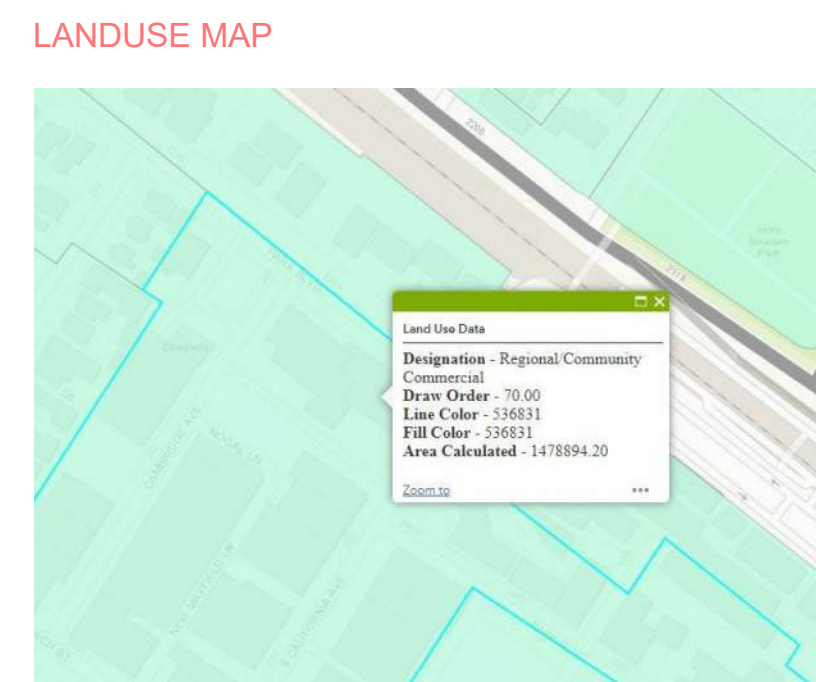
**ZONING:**  
**156 CALIFORNIA AVENUE  
 PALO ALTO, CA 94306**  
 NC IDENTIFIER SYSTEM - 1071  
 DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL (P) PEDESTRIAN SHOPPING  
 ZONE TYPE - COMMERCIAL

**PARK BOULEVARD  
 PALO ALTO CA 94306**  
 NC IDENTIFIER SYSTEM - 1195  
 DESIGNATION - CC (2) COMMUNITY COMMERCIAL (R) RETAIL  
 ZONE TYPE - COMMERCIAL



**GENERAL PLAN/ LAND USE PLAN:**  
**156 CALIFORNIA AVENUE  
 PALO ALTO, CA 94306**  
 DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL

**PARK BOULEVARD  
 PALO ALTO CA 94306**  
 DESIGNATION - REGIONAL / COMMUNITY COMMERCIAL



**MINIMUM SETBACK (ZONING: TABLE 18.16.060) TABLE 3**

Site Location	Front	Side	Rear
156 CALIFORNIA AVENUE PALO ALTO, CA 94306	0'-10' TO CREATE AN 8'-12' EFFECTIVE SIDEWALK WIDTH	NONE	NONE
PARK BOULEVARD PALO ALTO CA 94306	0'-10' TO CREATE AN 8'-12' EFFECTIVE SIDEWALK WIDTH	NONE	NONE

Site Location	Front	Side	Rear
PARK BOULEVARD PALO ALTO CA 94306	0'-10' TO CREATE AN 8'-12' EFFECTIVE SIDEWALK WIDTH	NONE	NONE

**MAXIMUM HEIGHT (ZONING: TABLE 18.16.060) TABLE 3**

156 CALIFORNIA AVENUE PALO ALTO, CA 94306	37'
PARK BOULEVARD PALO ALTO CA 94306	37'

**MAXIMUM FAR (ZONING: TABLE 18.16.060) TABLE 3**

156 CALIFORNIA AVENUE PALO ALTO, CA 94306	2.0:1
PARK BOULEVARD PALO ALTO CA 94306	2.0:1

PROPOSED PROJECT DATA ( CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY"

LOT: 124 - 28 - 045

PROJECT DESCRIPTION	SITE	ACRES/ SF	F.A.R	DENSITY
156 CALIFORNIA AVENUE PALO ALTO, CA 94306		1.144 / 49817	TOTAL BUILDING 261,668 + 108,918 = 370,586/ 49817 = 7.43	265.7 /ACRE

CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY": THIS MIXED USE PROJECT IS LOCATED AT 156 CALIFORNIA AVENUE. SITE HAS FRONTAGES FACING CALIFORNIA AVENUE ON THE EAST, PARK BLVD ON NORTH AND CAMBRIDGE AVE ON THE WEST SIDE.

THE PROPOSED PROJECT CONSISTS OF 16,268 SF OF RETAIL THAT INCLUDES A 15,000 SF OF MOLLY STONES GROCERY STORE AT THE CORNER OF CALIFORNIA AVE & PARK BLVD. THE ENTIRE GROUND FLOOR FACADE FRONTING PARK BLVD AND CALIFORNIA AVENUE, IS ACTIVATED WITH POPOS, RETAIL & LOBBY CREATING A VIBRANT PEDESTRIAN FRIENDLY SPACE CLOSE TO THE TRANSIT STATION.

THE LOBBY TO TOWER "A" IS FRONTING CAMBRIDGE AVE., AND SITS FACING ACROSS LOBBY FOR TOWER "B" ALLOWING FOR EASY ACCESS FOR THE RESIDENTS OF THE TWO TOWERS TO ACCESS DIFFERENT AMENITY/ ACTIVE SPACE PROVIDED AT BOTH TOWERS AND AT THE PODIUM DECK. THERE WILL BE A TOTAL OF 304 UNITS, 110 UNITS IN THE PODIUM BUILDING AND 194 UNITS IN TOWER "A". SEE BELOW FOR UNIT BREAKDOWN. PARKING IS PROVIDED AT THE TWO UNDERGROUND LEVELS, GROUND LEVEL AND LEVEL 2 WITH ACCESS FROM CAMBRIDGE AVENUE.

**CONSTRUCTION TYPE**

PODIUM	PODIUM (5 FLOORS OF WOOD OVER 2 FLOORS OF CONCRETE) TYPE 1A (GROUND FLOOR, 2ND FLOOR) TYPE 3A (3RD TO 7TH FLOOR)
TOWER "A"	TYPE IV ( CLT) - 17 STORIES

**NUMBER OF STORIES PROPOSED**

PODIUM	7 STORIES
TOWER "A"	17 STORIES

**PROPOSED HEIGHT**

PODIUM	77'
TOWER "A"	177'

**OCCUPANCY TYPE**

RETAIL	M
RESIDENTIAL	R-2
PARKING	S-2
ASSEMBLY	A-3

**PROPOSED NUMBER OF UNITS**

PODIUM	STUDIO	25
	ONE BEDROOM	69
	TWO BEDS	16
	<b>TOTAL</b>	<b>110 UNITS</b>

TOWER	STUDIO	55
	ONE BEDROOM	86
	TWO BEDS	53
	<b>TOTAL</b>	<b>194 UNITS</b>

**TOTAL BUILDING AREA**

TOTAL (PODIUM + TOWER "A")	433,712 SF
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**PARKING PROVIDED**

TOTAL OF 326 PARKING SPACES ARE PROVIDED

FOR DETAIL BREAKUP OF AREAS SEE EXCEL SPREAD SHEET ATTACHED WITH THE APPLICATION FORM

LOT: 124 - 28 - 003

SITE	ACRES/ SF	F.A.R	DENSITY
PARK BOULEVARD PALO ALTO CA 94306	0.292 / 12724	TOTAL BUILDING 80,700/ 12724 = 6.34	267.1 /ACRE

CA GOV CODE 65589.5(D)(5) "BUILDER'S REMEDY": THIS MIXED USE PROJECT IS LOCATED AT PARK BOULEVARD AT CORNER OF CAMBRIDGE AVENUE AND PARK BOULEVARD.

THE PROPOSED PROJECT CONSISTS OF 2131 SF OF RETAIL AT THE CORNER OF PARK BLVD AND CAMBRIDGE AVENUE. THE POPOS AND RETAIL AT THE CORNER IS LOCATED TO CONTINUE THE ACTIVE / VIBRANT STREETSCAPE VISION ACROSS THE STREET. COMBINED ACTIVE STREETSCAPE FROM BOTH SITE FRONTING PARK BLVD IS ABOUT 340 LF.

LOBBY SITS FACING CAMBRIDGE AVENUE OVERLOOKING LOBBY OF TOWER "A" ACROSS THE STREET. THERE WILL BE A TOTAL OF 78 UNITS. SEE BELOW FOR UNIT BREAKDOWN.

**CONSTRUCTION TYPE**

TOWER "B"	TYPE IV ( CLT) - 11 STORIES
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**NUMBER OF STORIES PROPOSED**

TOWER "B"	11 STORIES
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**PROPOSED HEIGHT**

TOWER "B"	123'
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**OCCUPANCY TYPE**

RETAIL	M
RESIDENTIAL	R-2
PARKING	S-2

**PROPOSED NUMBER OF UNITS**

TOWER	STUDIO	24
	ONE BEDROOM	32
	TWO BEDS	22
	<b>TOTAL</b>	<b>78 UNITS</b>

**TOTAL BUILDING AREA**

TOTAL	82,753 SF
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**PARKING PROVIDED**

TOTAL OF 15 PARKING SPACES ARE PROVIDED. THE TENANTS OF THIS TOWER WILL BE SHARING UNBLUNDLED PARKING SPACES AT 156 CALIFORNIA AVE SITE

FOR DETAIL BREAKUP OF AREAS SEE EXCEL SPREAD SHEET ATTACHED WITH THE APPLICATION FORM



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PROJECT  
INFORMATION

A1.2



1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE



2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



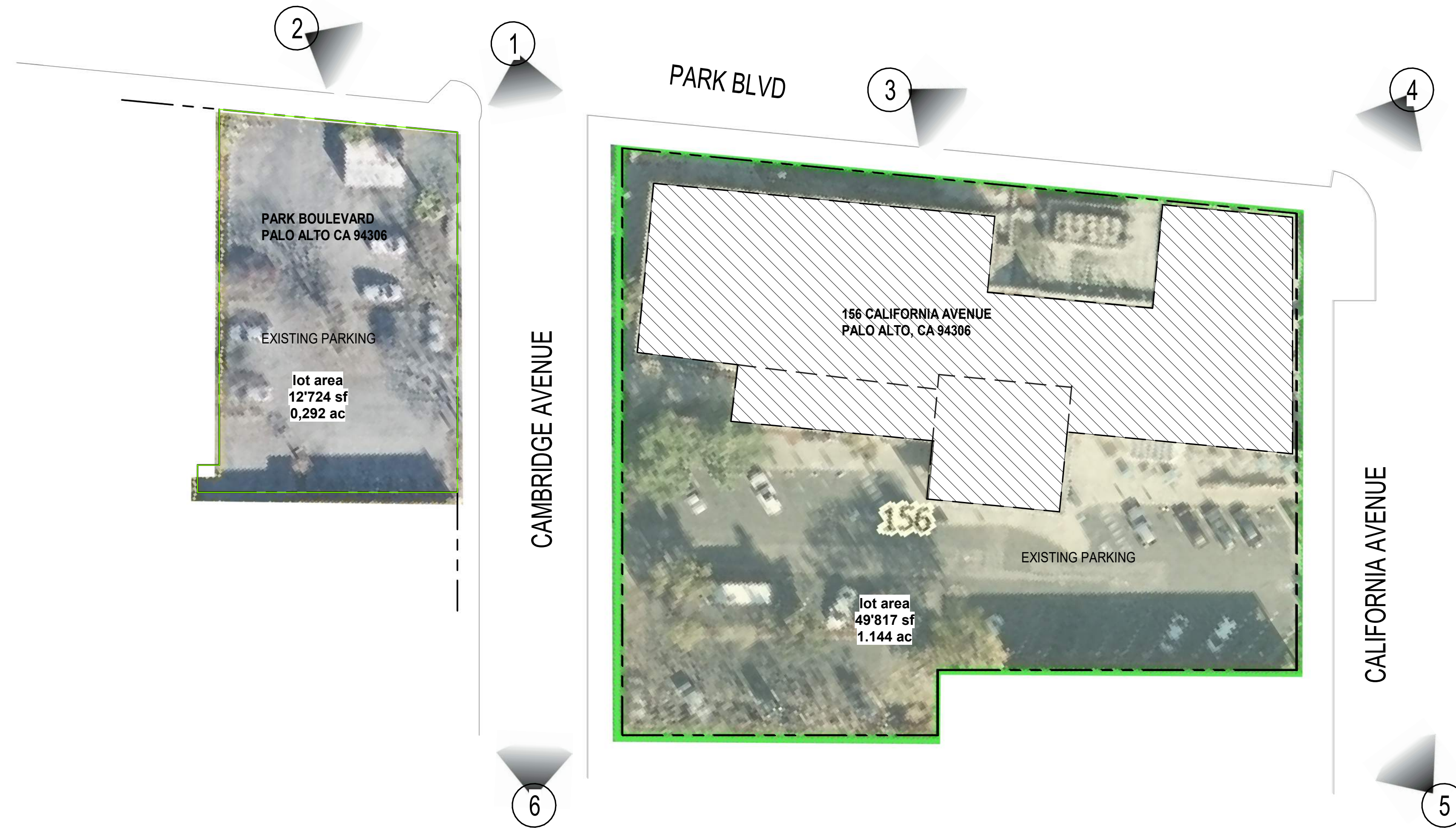
4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD



5) VIEW FROM CALIFORNIA AVENUE LOOKING TOWARDS PARK BLVD

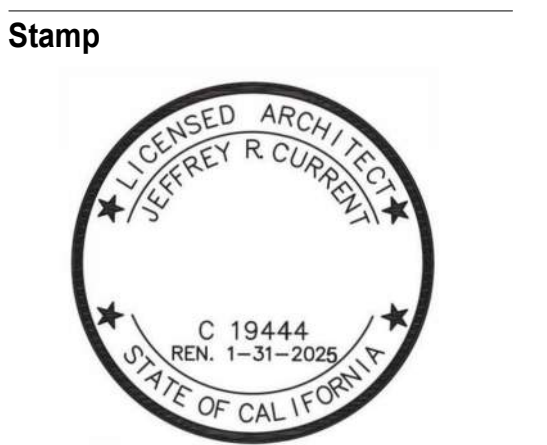


6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD



1 ■ EXISTING SITE PLAN  
Scale: 1" = 30'-0"

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EXISTING SITE PLAN



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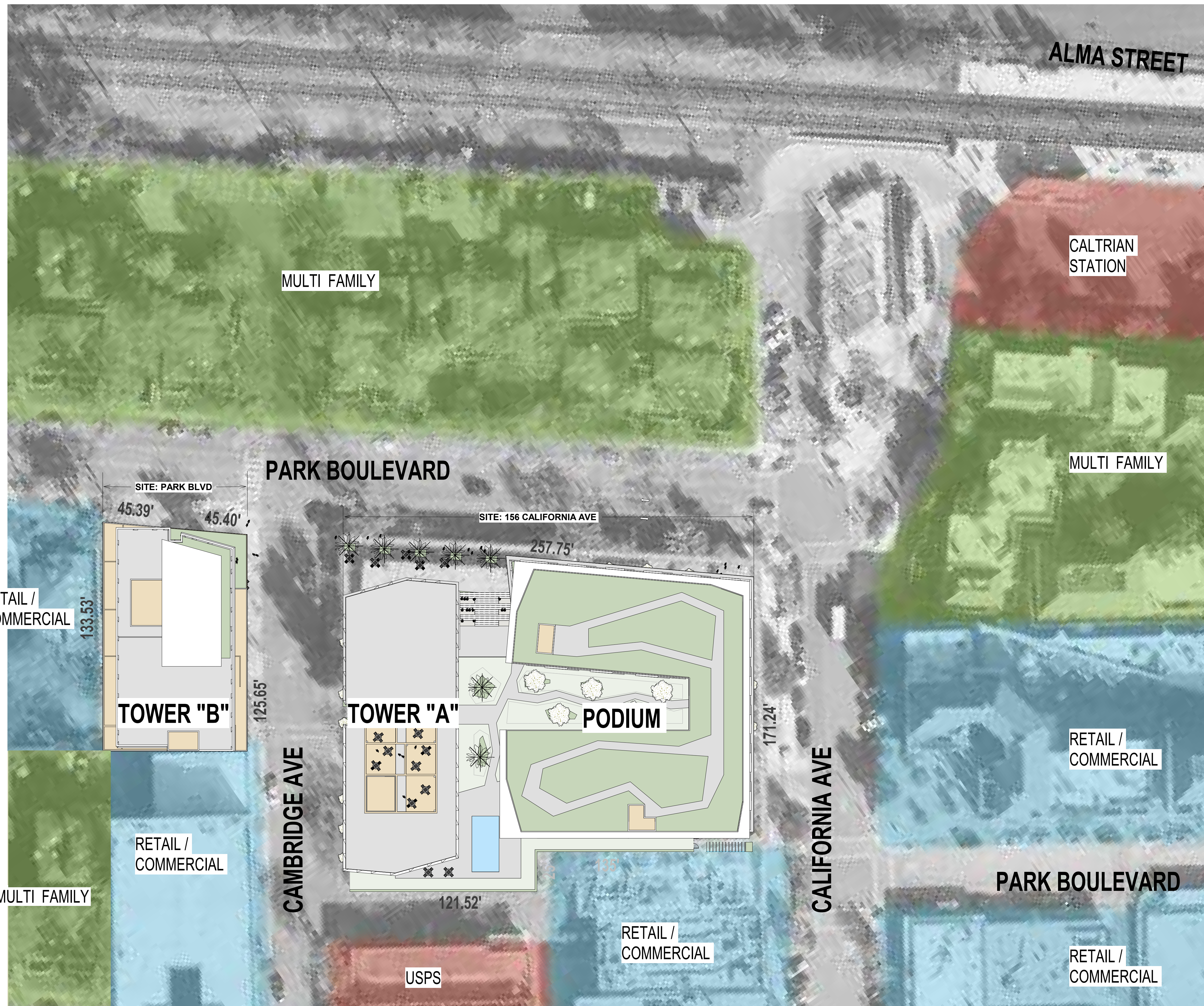


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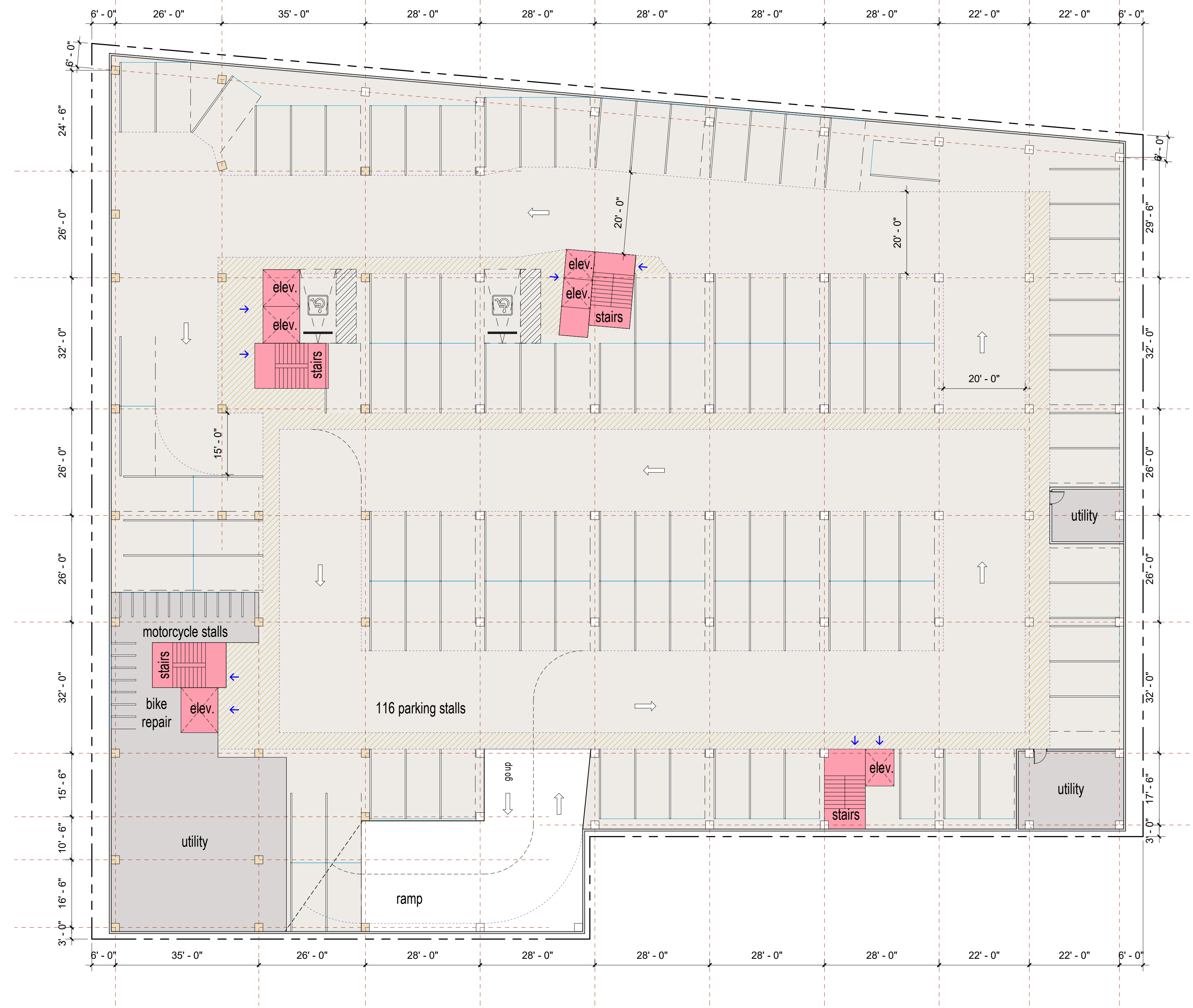
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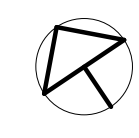
PROPOSED SITE PLAN



**1** SITE PLAN  
Scale: 1/32" = 1'-0"

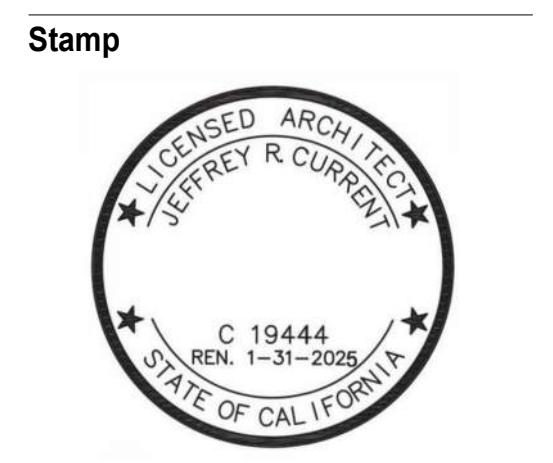
Project: **156 California Ave**
  
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 -2 ■ **UND. GND - 2**
  
 Scale: 1/16" = 1'-0"

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**BASEMENT -2**

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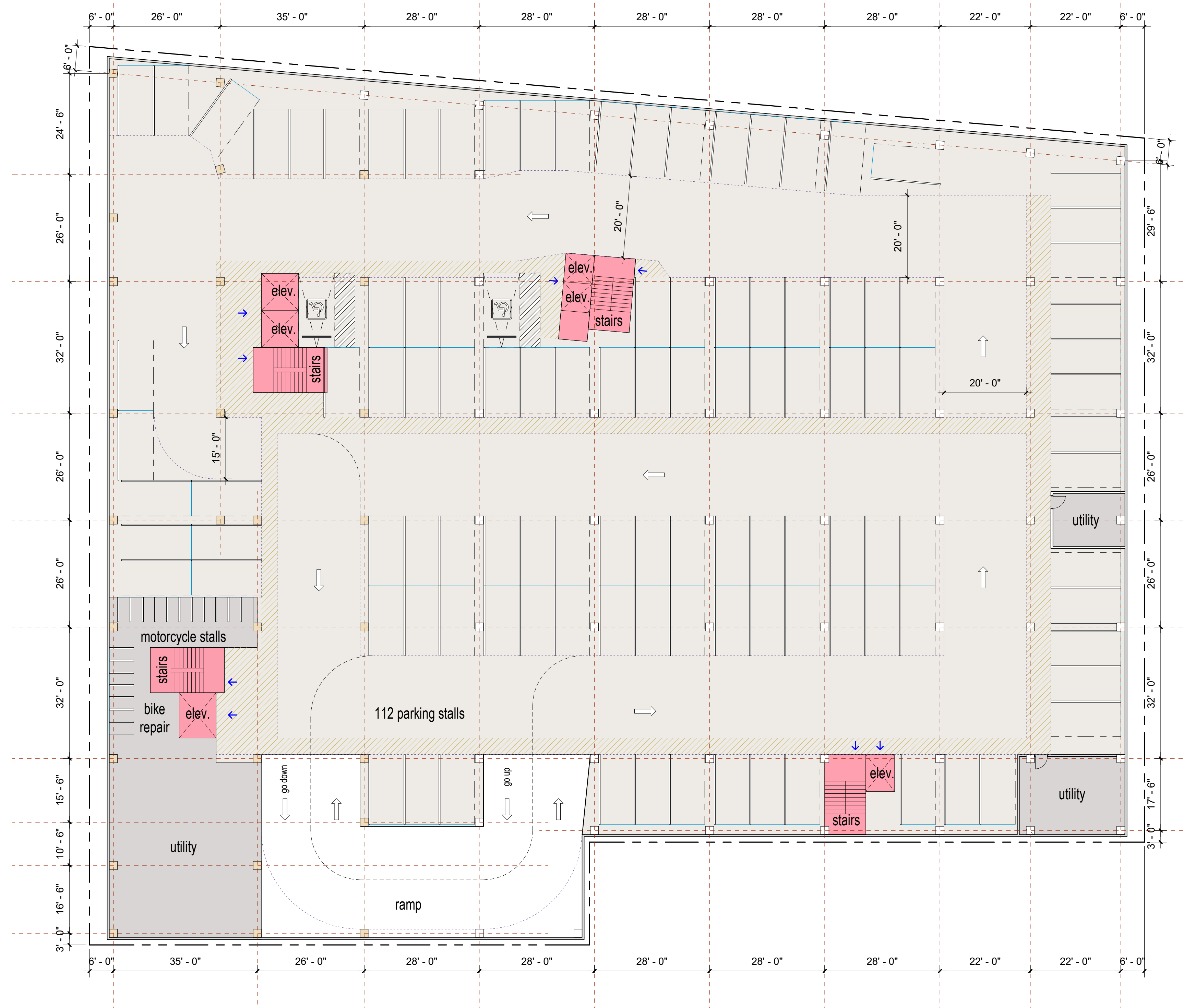


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BASEMENT -1





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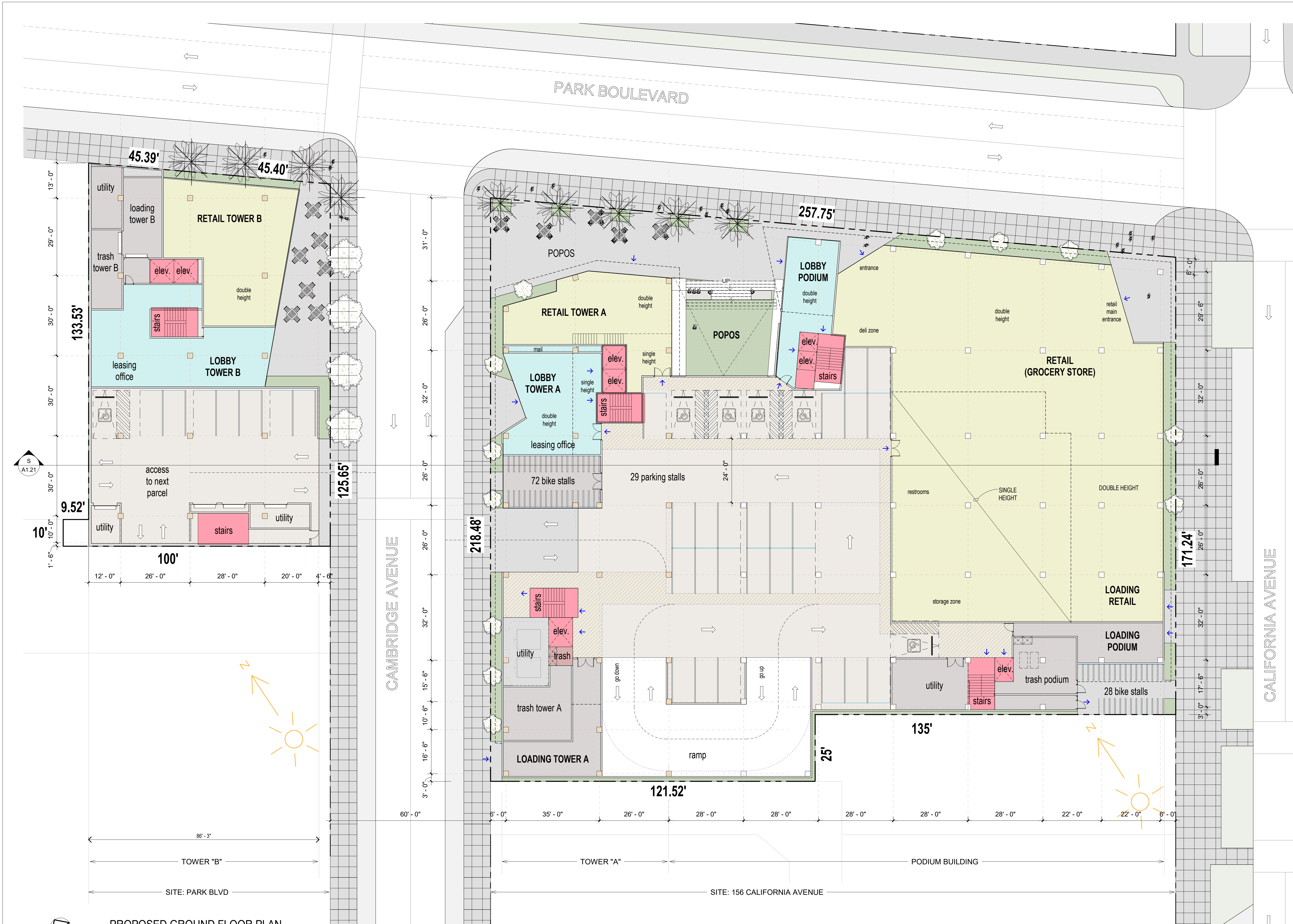
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**PROPOSED GROUND FLOOR PLAN**



**1** PROPOSED GROUND FLOOR PLAN  
Scale: 1/16" = 1'-0"





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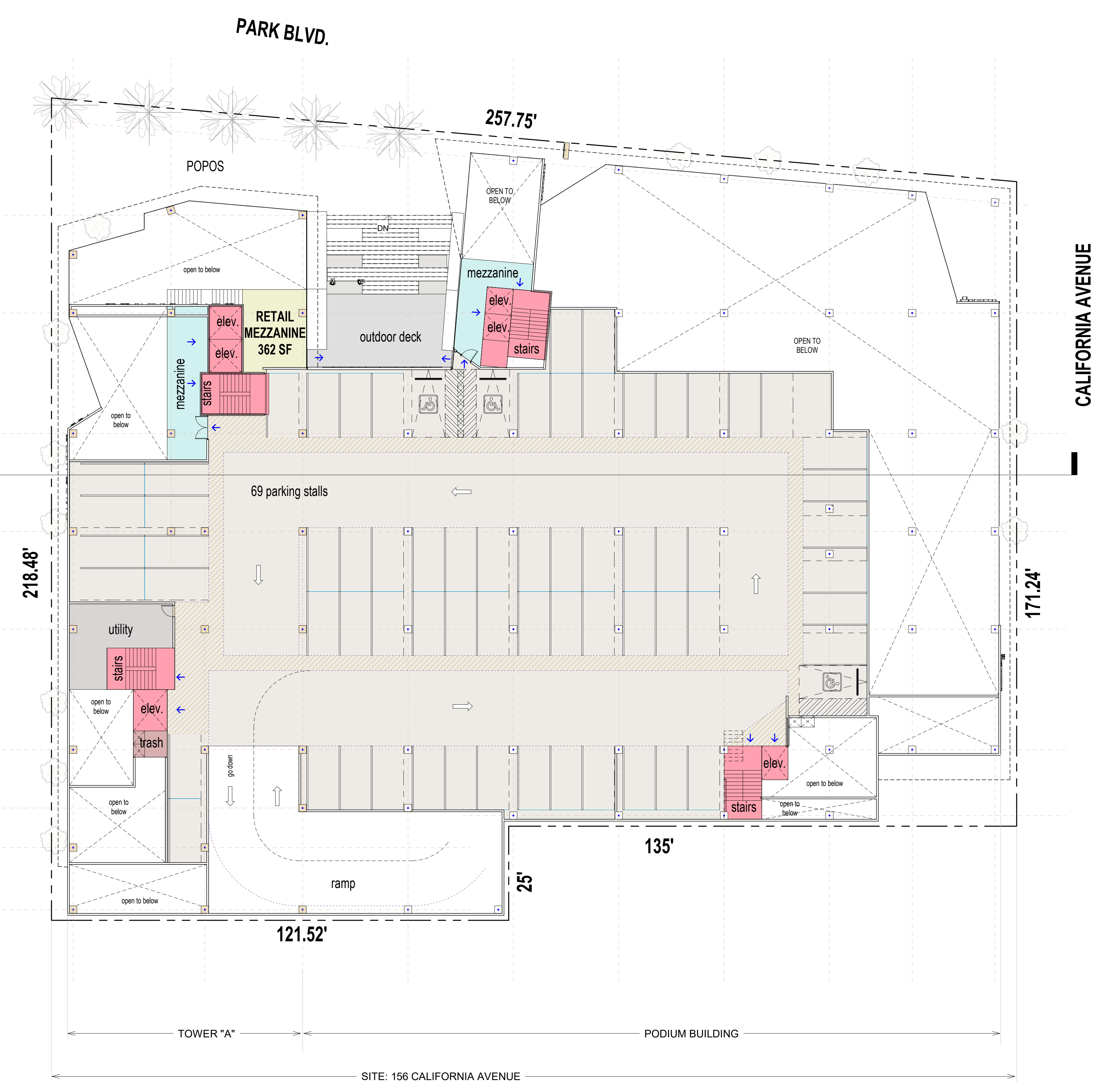
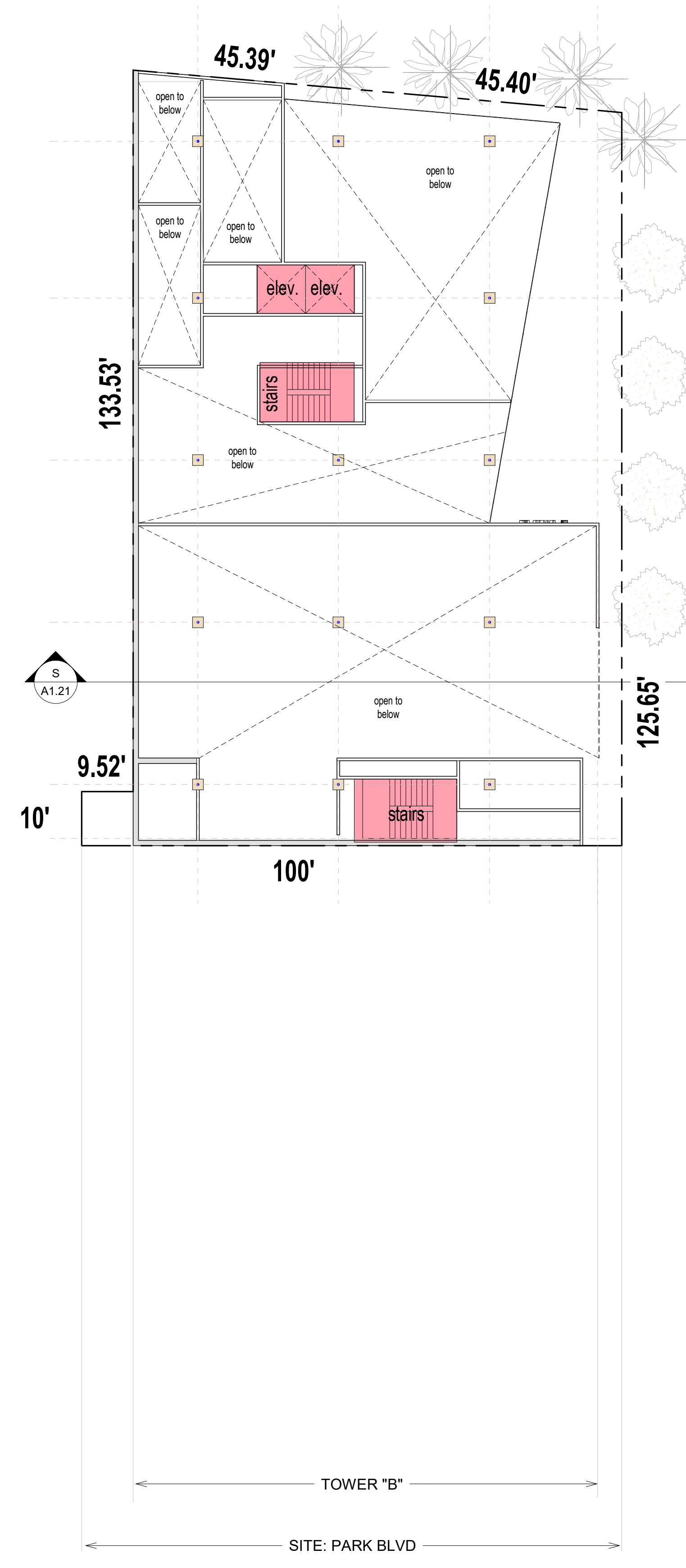
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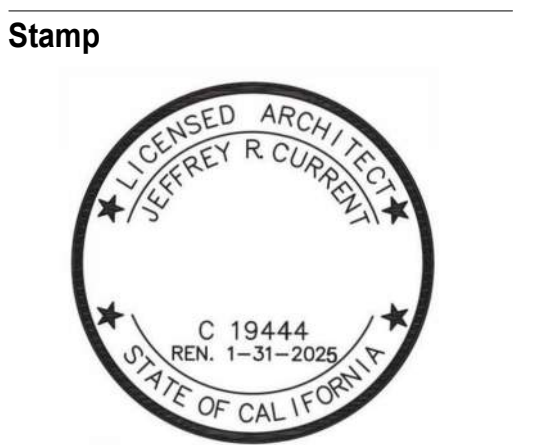
**SHEET TITLE**  
**LEVEL 2**



**2** Level 2  
Scale: 1/16" = 1'-0"



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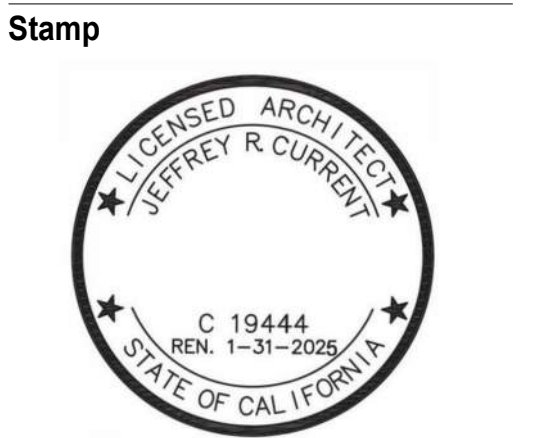
**LEVEL 3**

**A1.9**



**3** Level 3  
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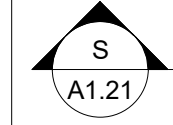
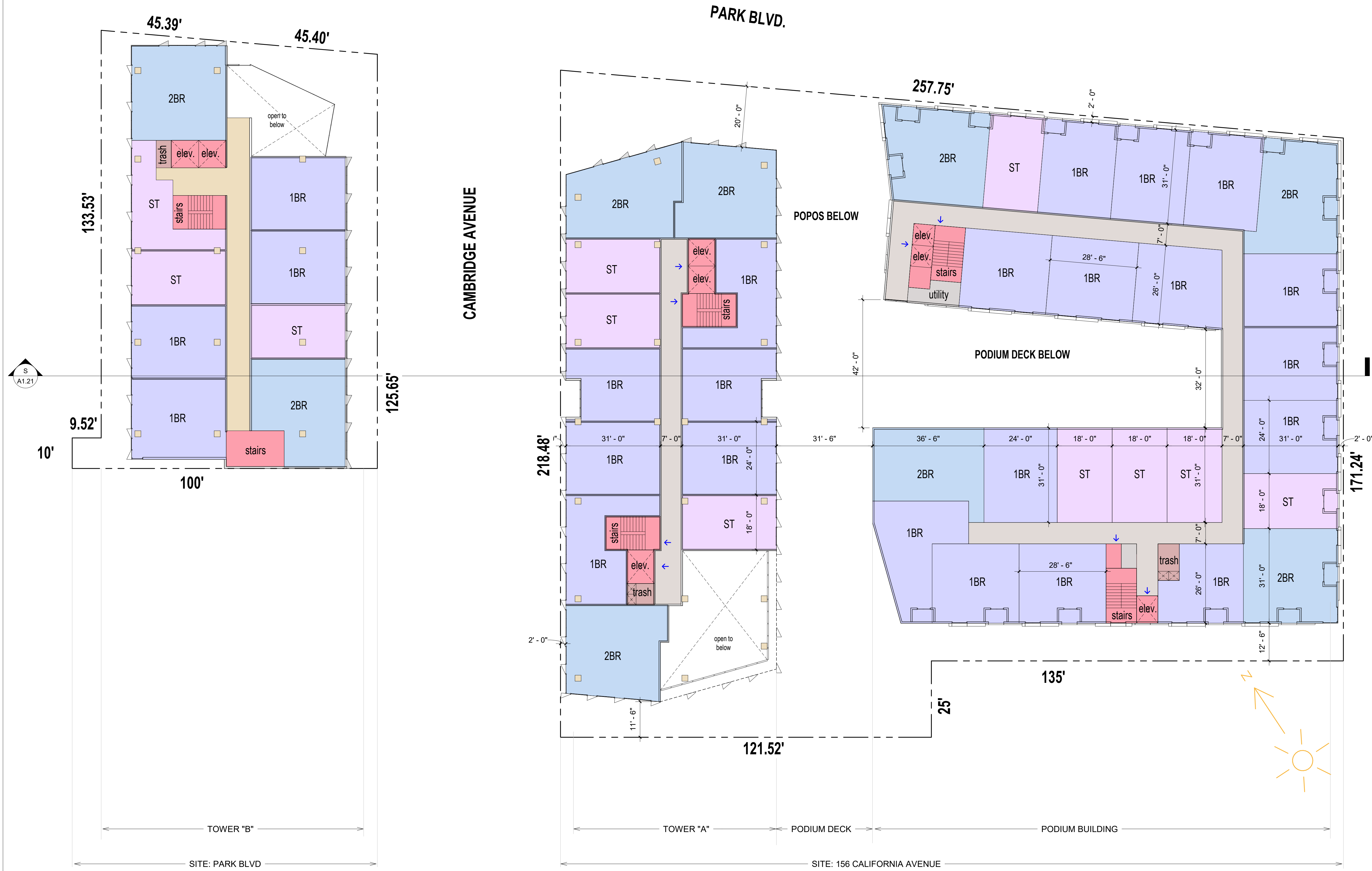
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**LEVEL 4 (similar to levels 5 & 6)**



**4** Level 4 (similar to levels 5 & 6)  
 Scale: 1/16" = 1'-0"





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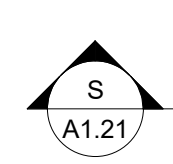
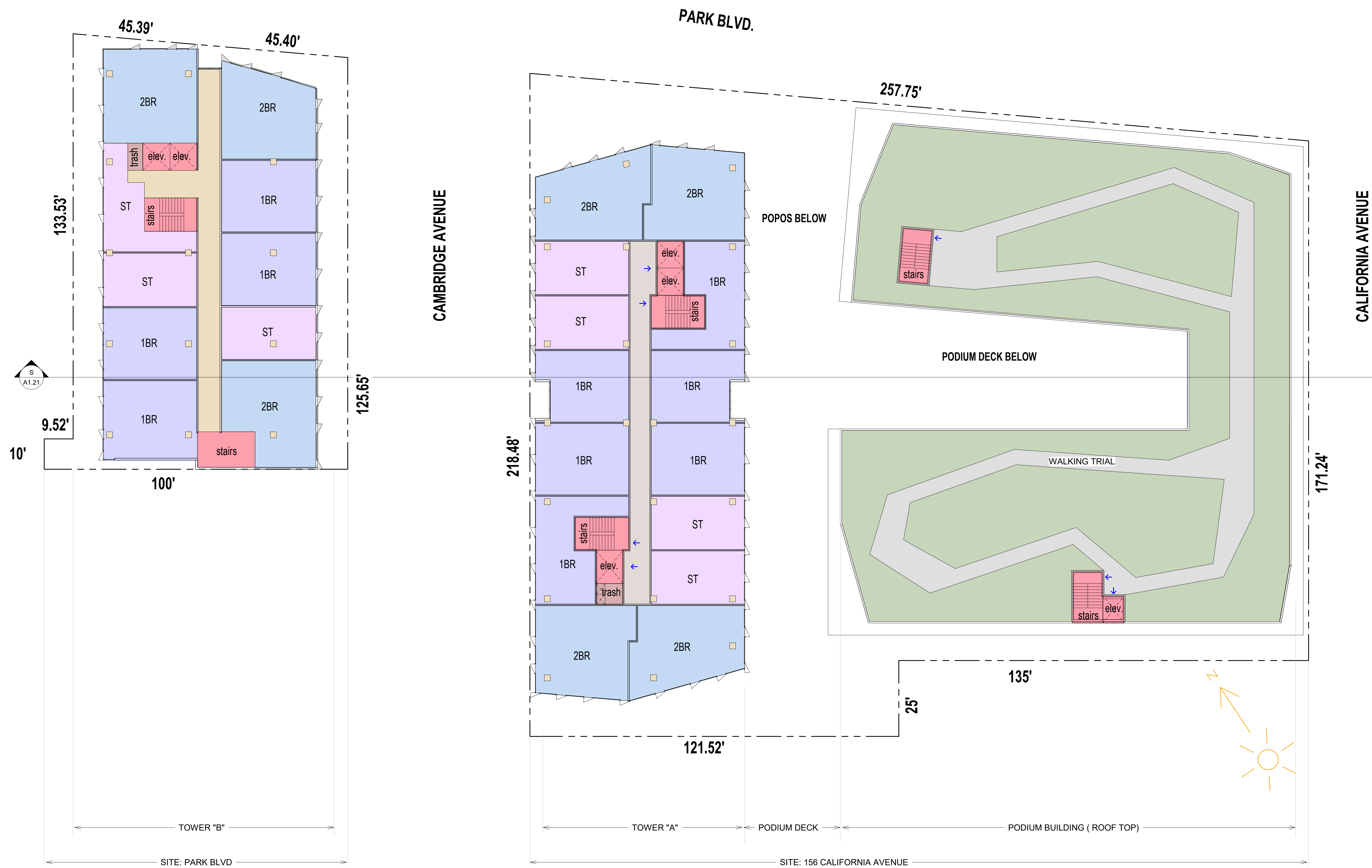
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**LEVEL 8**

**A1.12**

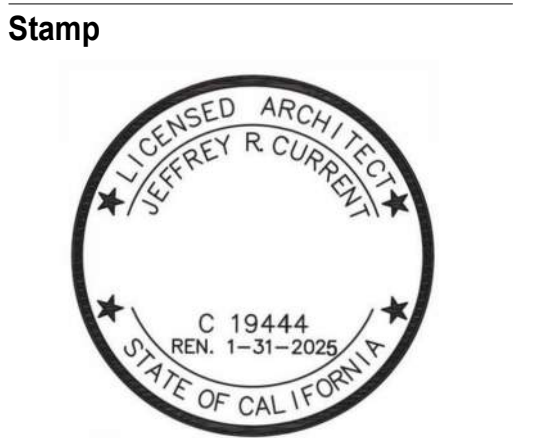


**8** Level 8  
Scale: 1/16" = 1'-0"



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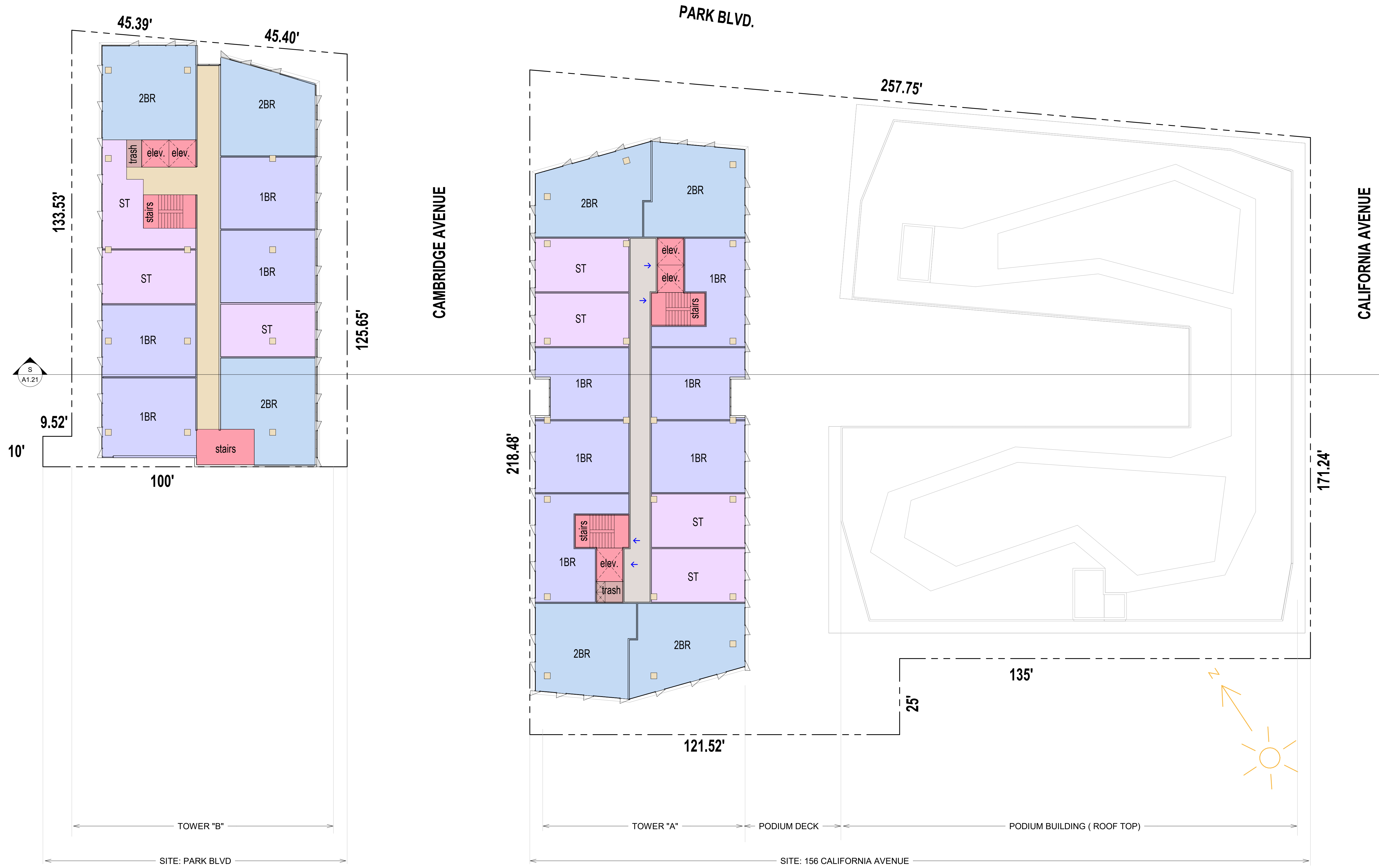
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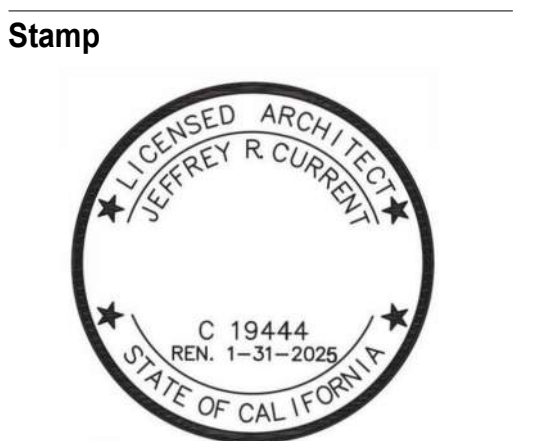
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**Sheet Title**  
LEVEL10



**10** Level 10  
Scale: 1/16" = 1'-0"

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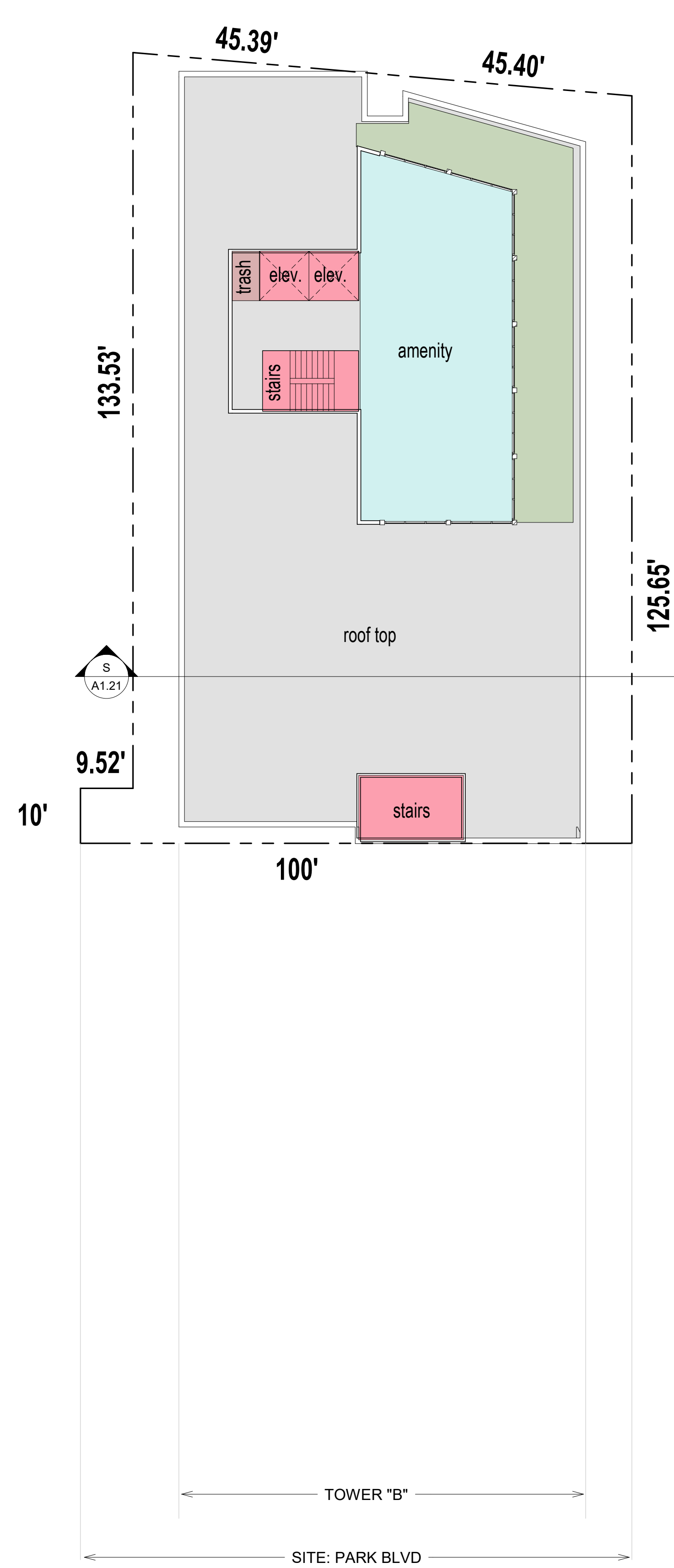


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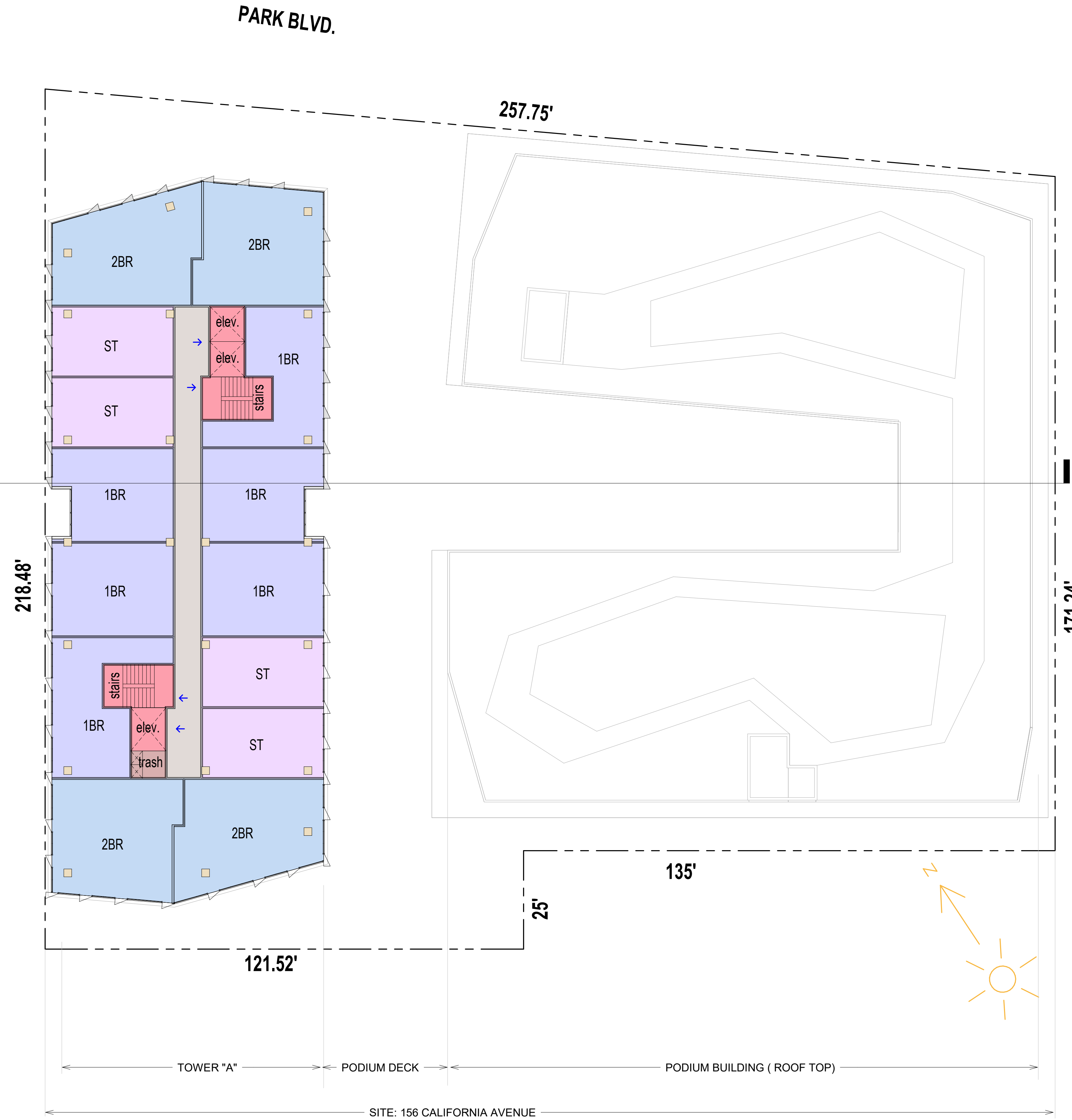
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LEVEL 11

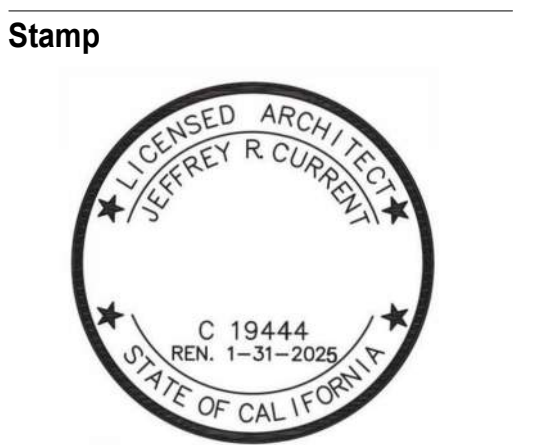


**11-B** Level 11-B (ROOF TOP AMENITY)  
Scale: 1/16" = 1'-0"



**11-A** Level 11-A (similar to levels 12, 13, 14 & 15)  
Scale: 1/16" = 1'-0"

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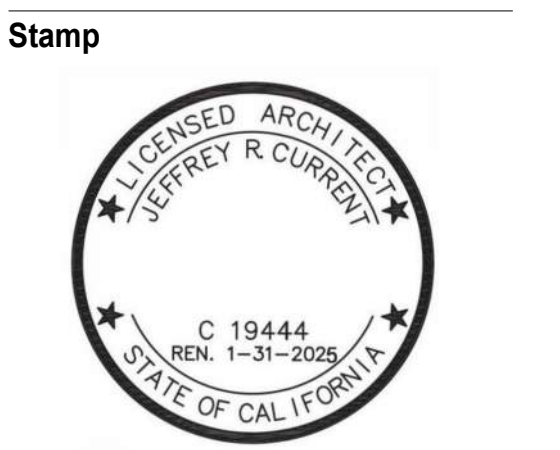
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**LEVEL 16**

**A1.15**





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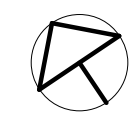
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LEVEL 17

A1.16

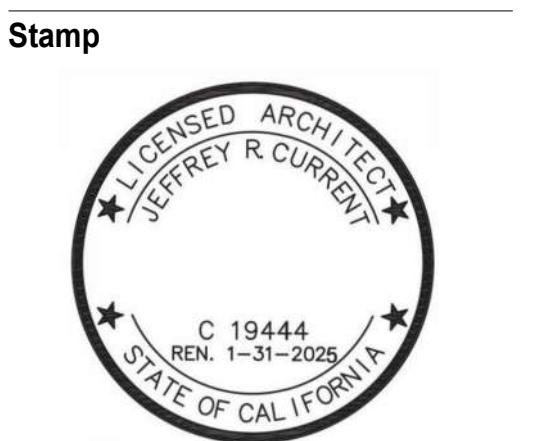



**17** Level 17  
 Scale: 1/16" = 1'-0"



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**LEVEL 18 (ROOF)**



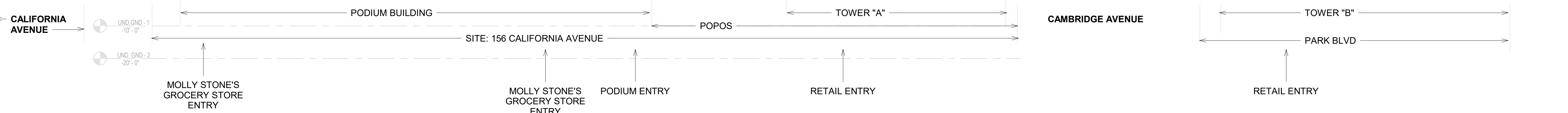
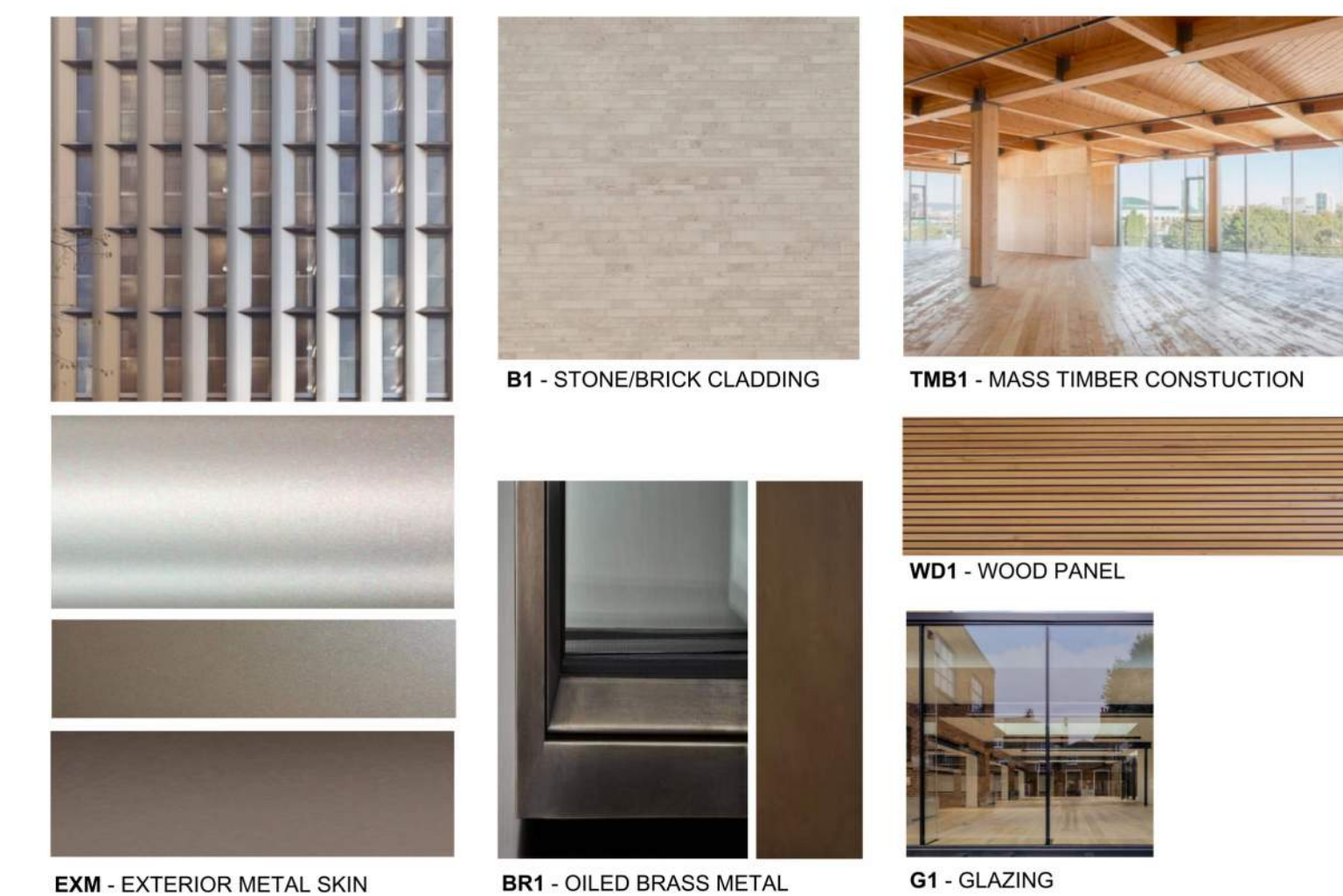
**18** Level 18 (roof)  
Scale: 1/16" = 1'-0"



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**156 California Ave**  
Mixed Use Proposal  
Consultant

TYPICAL:



**SB330  
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No	Date
1	10.05.2023

Stamp



Sheet Information

Issue Date	11/01/23
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Scale	1/16" = 1'-0"

Sheet Title

**PROPOSED  
ELEVATIONS**

**A1.18**



**S** SOUTH ELEVATION
   
 Scale: 1/16" = 1'-0"

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PROPOSED
   
 ELEVATIONS

A1.19



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Sheet Title

**PROPOSED  
ELEVATIONS**

**A1.20**



**1 TOWER B - WEST ELEVATION**  
Scale: 1/16" = 1'-0"



**2 TOWER B - EAST ELEVATION**  
Scale: 1/16" = 1'-0"



**3 TOWER A - WEST ELEVATION**  
Scale: 1/16" = 1'-0"



**4 TOWER A - EAST ELEVATION**  
Scale: 1/16" = 1'-0"

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**P ■** PODIUM - EAST ELEVATION  
Scale: 1/16" = 1'-0"

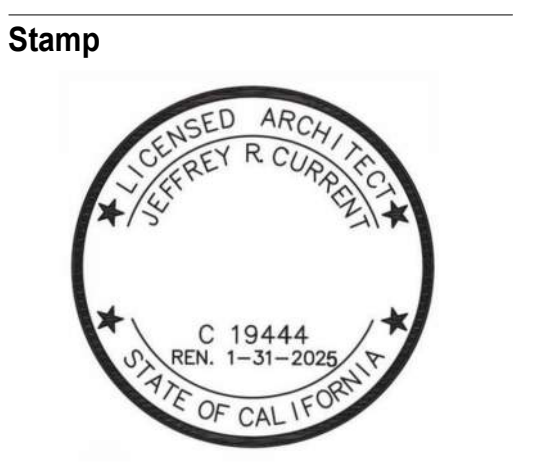


**S ■** WEST-EAST SECTION  
Scale: 1/16" = 1'-0"

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**PROPOSED ELEVATION & SECTION**

**A1.21**



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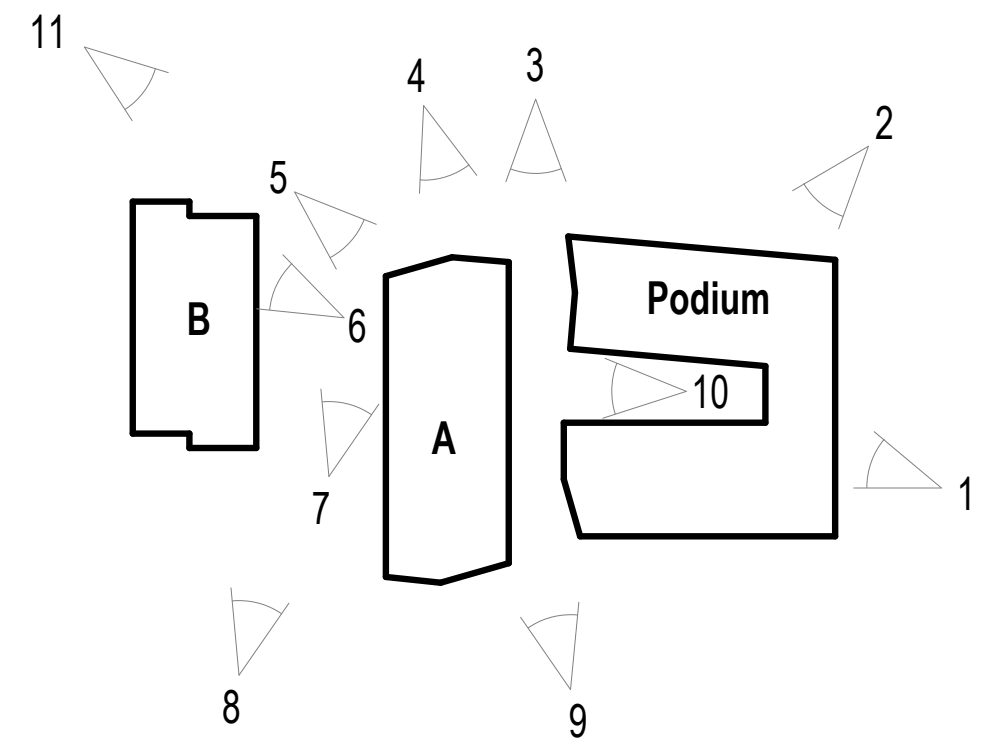
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Sheet Information

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3D VIEWS



**1** 1- California Ave View - Podium  
Scale:



**2** 2- Park Blvd View - Podium  
Scale:



**3** 3- POPOS - Privately Owned Public Open Space  
Scale:



**4** 4- Lobby Podium - Retail Tower A  
Scale:



**5** 5- Ground Floor - Tower A  
Scale:



**6** 6- Ground Floor - Tower B  
Scale:



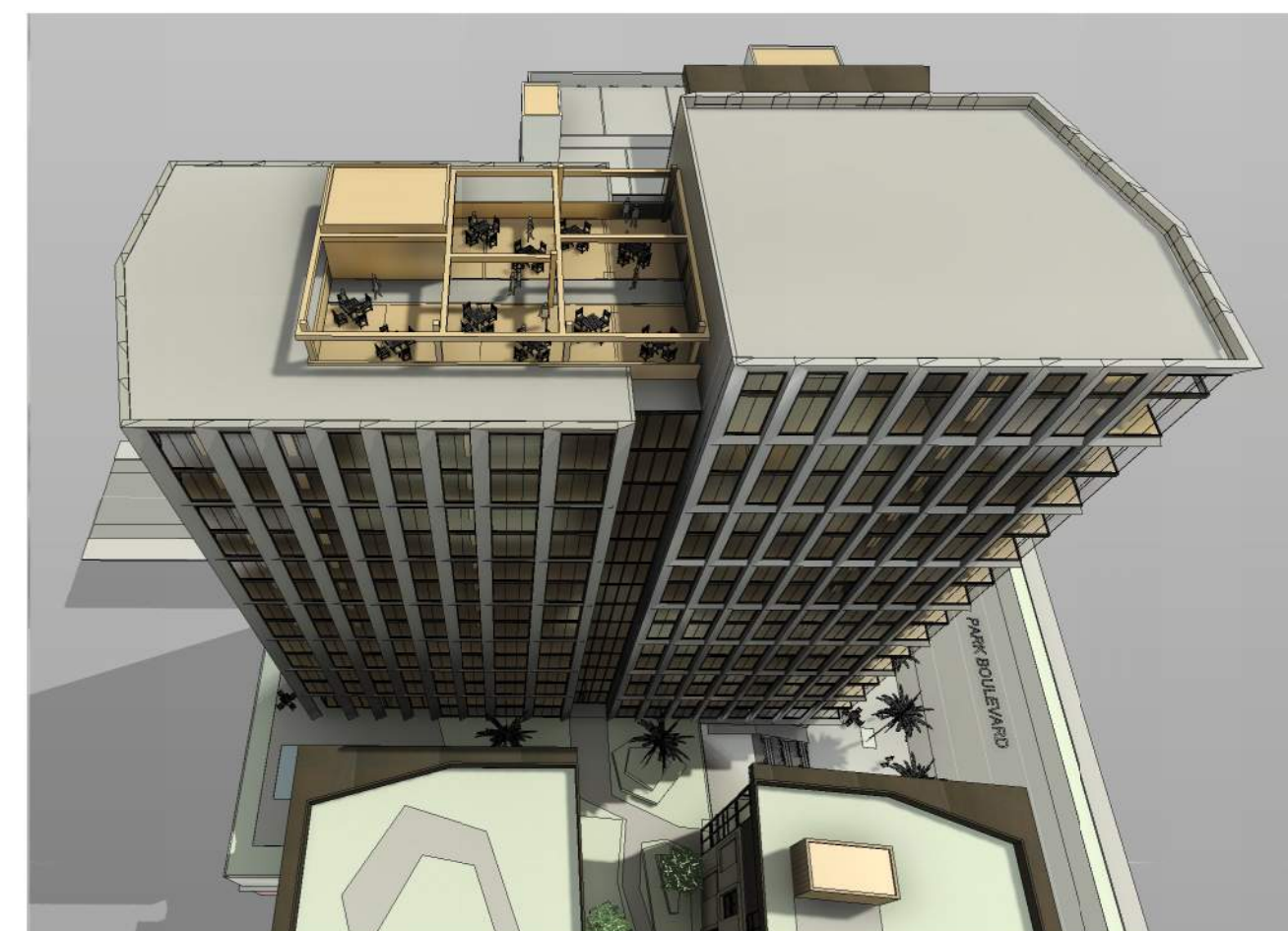
**7** 7- Ground Floor Cambridge Ave  
Scale:



**8** 8- Cambridge Ave View  
Scale:



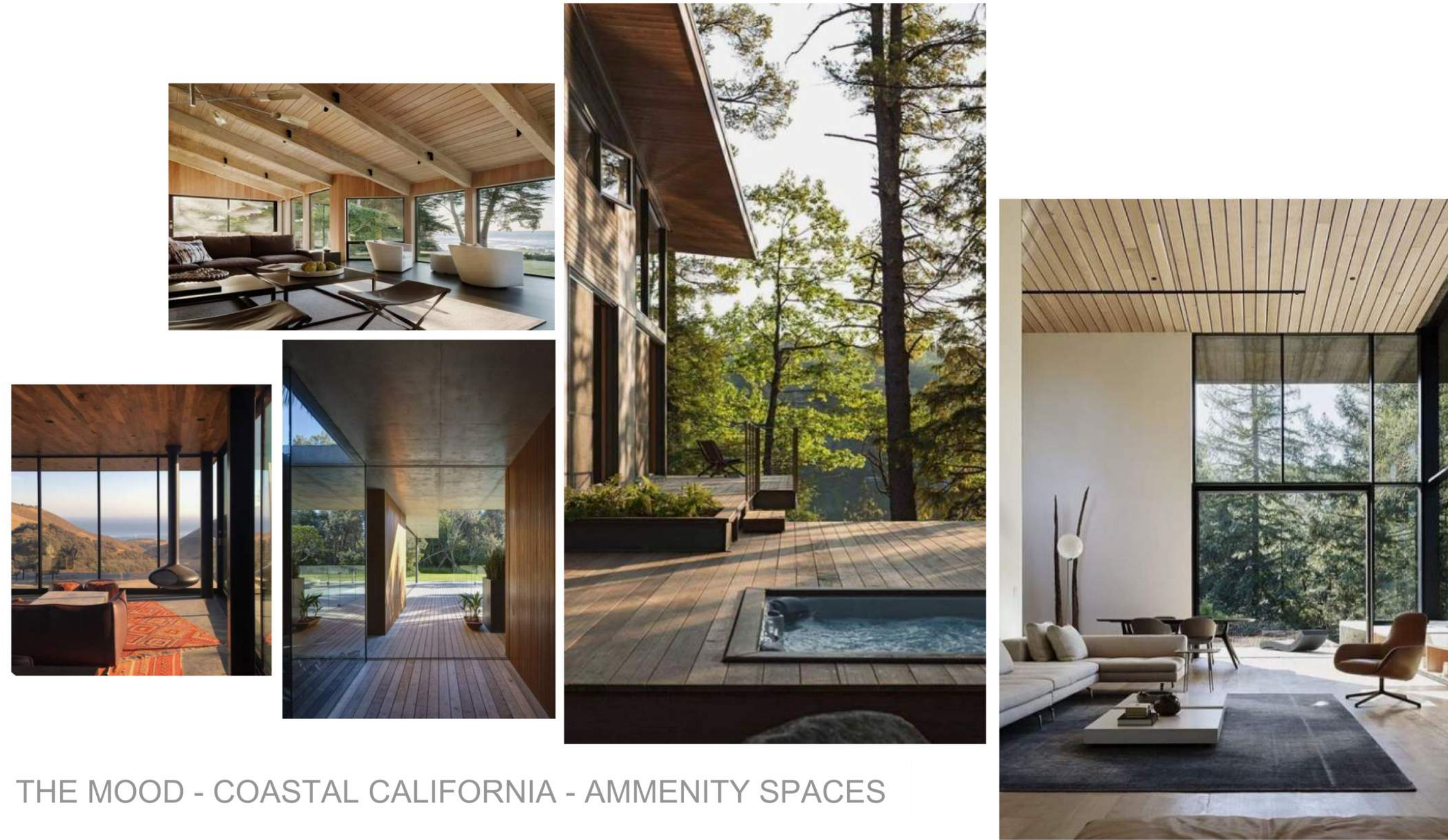
**9** 9- Rooftop View - Podium  
Scale:



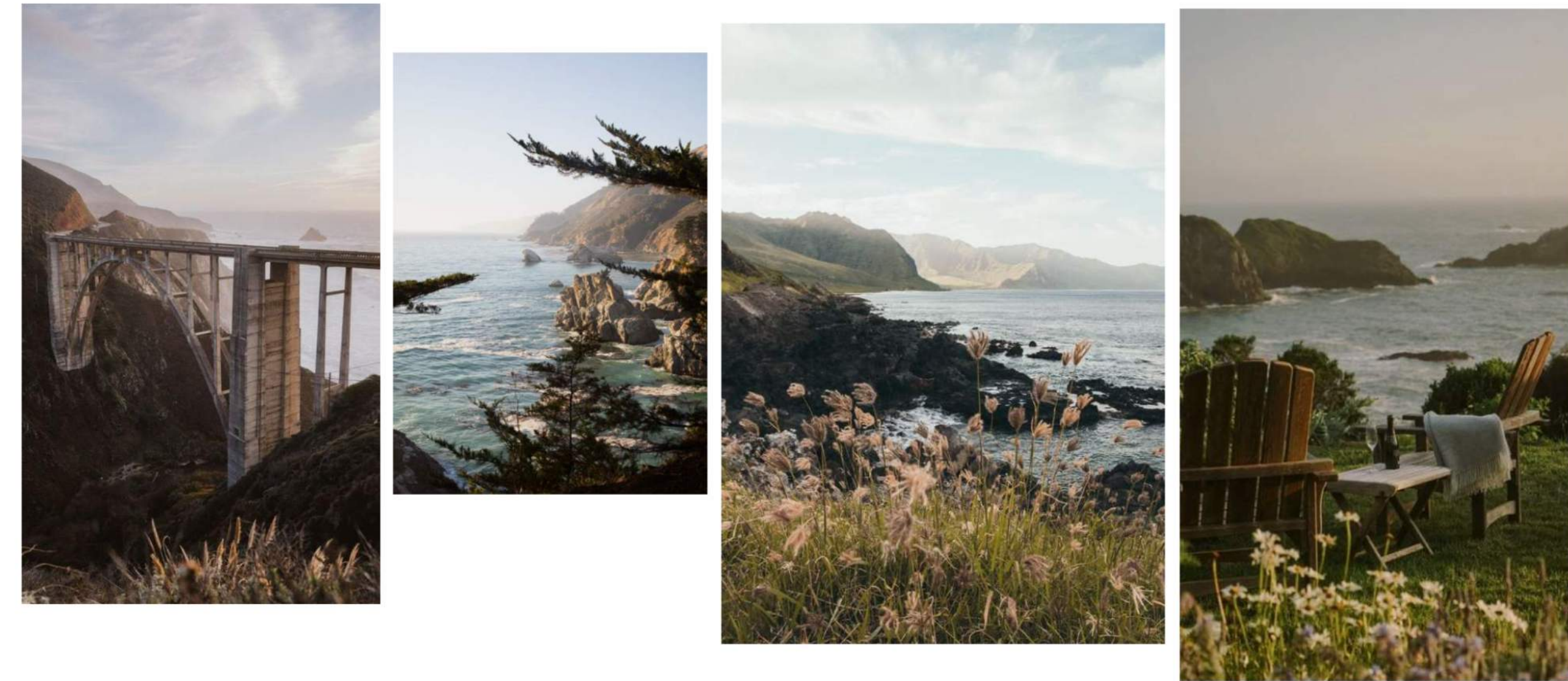
**10** 10- Rooftop View - Tower A  
Scale:



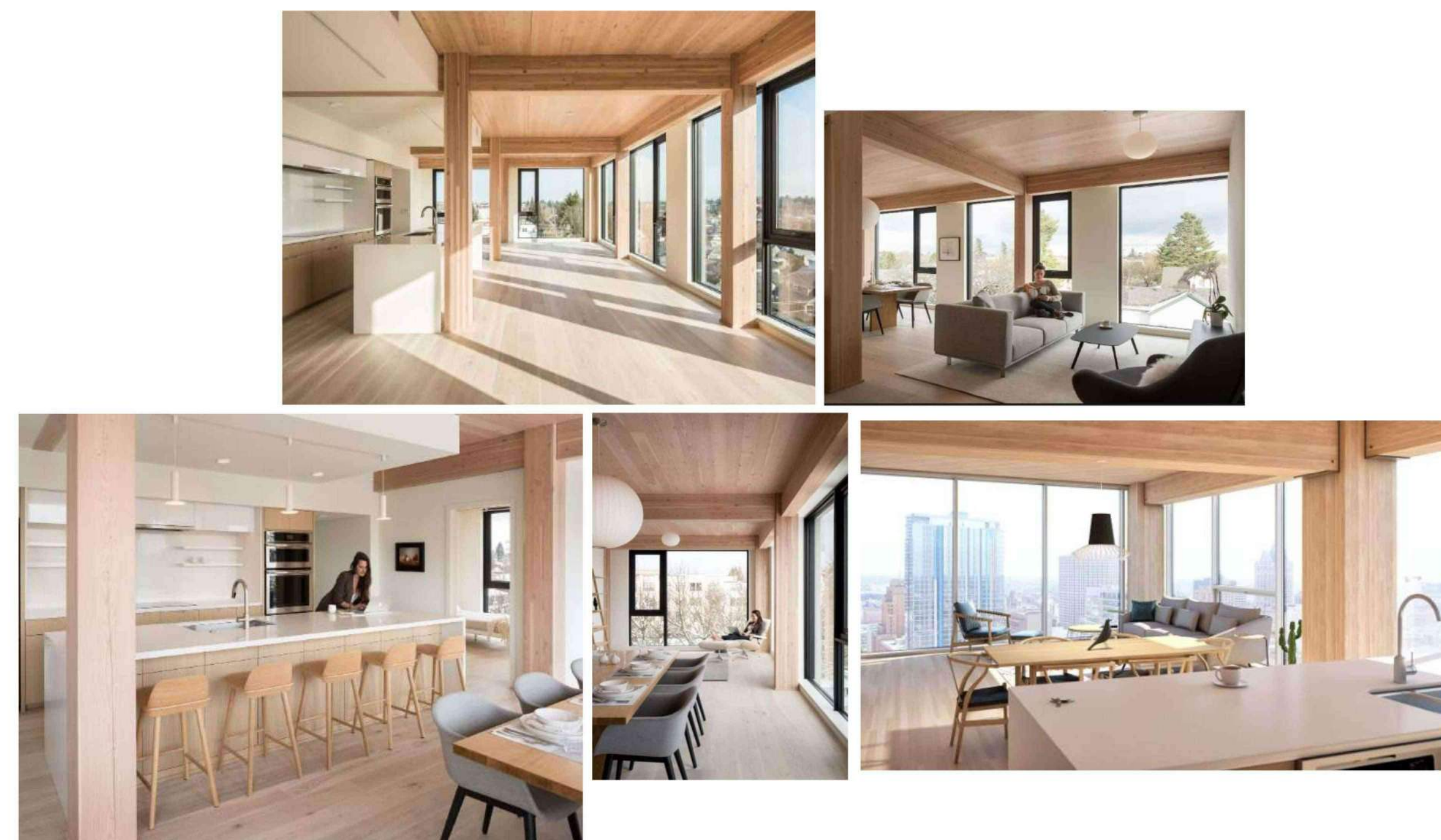
**11** 11- Rooftop View - Tower B  
Scale:



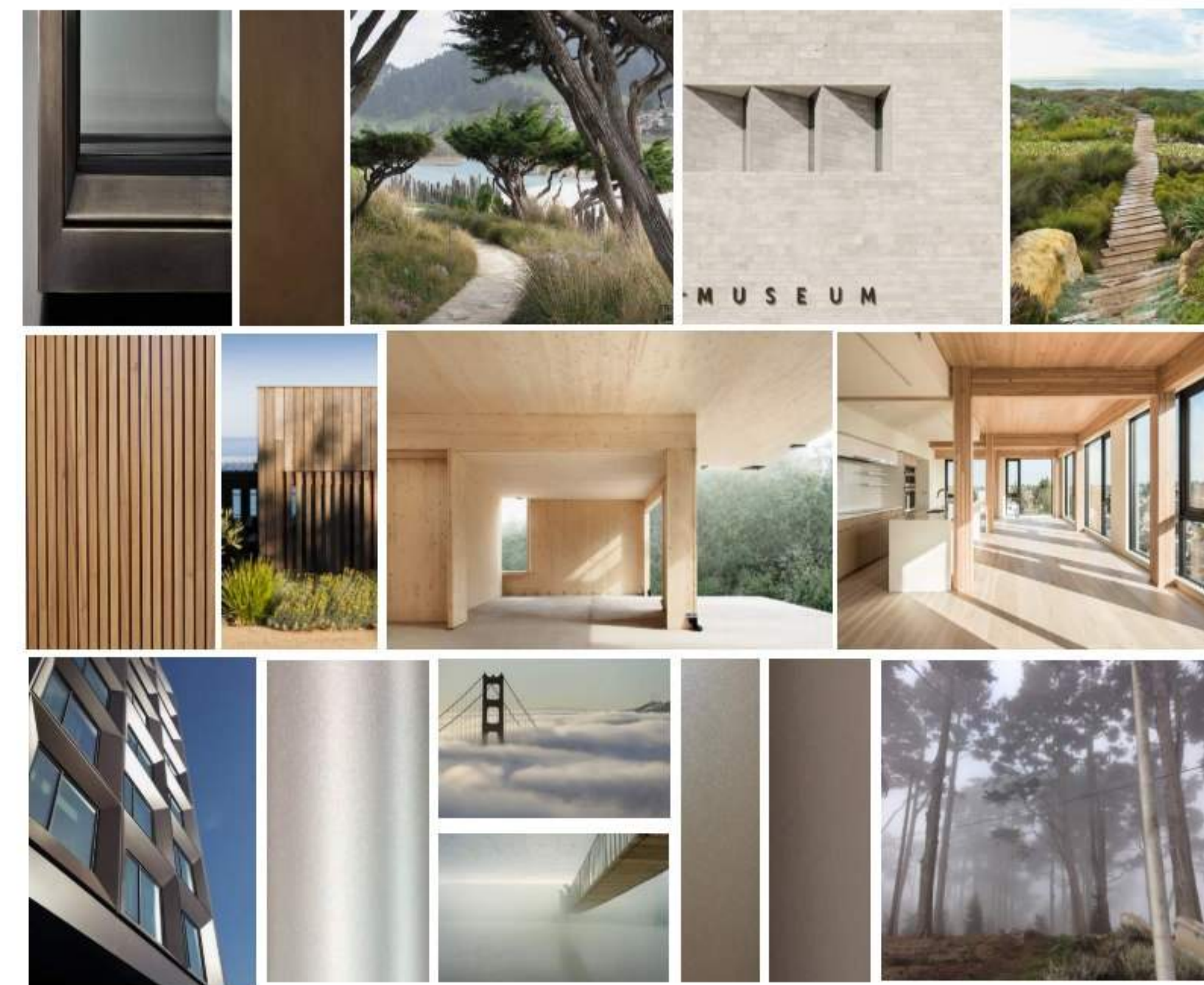
THE MOOD - COASTAL CALIFORNIA - AMMENITY SPACES



THE MOOD - COASTAL CALIFORNIA



CROSS LAMINATED TIMBER RESIDENTIAL



THE MOOD - COASTAL CALIFORNIA

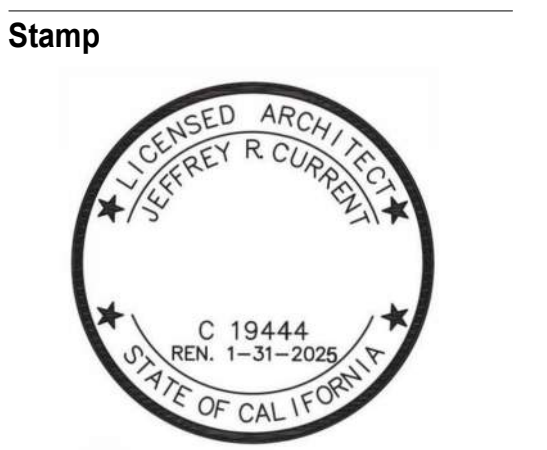


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INSPIRATION IMAGES