



PLANNING & DEVELOPMENT SERVICES

CITY OF
**PALO
ALTO** 250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
(650) 329-2441

NOTICE OF EXEMPTION

PROJECT TITLE: 3781 El Camino Real Residential Project

PROJECT LOCATION: The 1.49-acre (63,025-square-foot) project site is located at 3727–3737 & 3773–3783 El Camino Real, 378–400 Madeline Court, and 388 Curtner Avenue (Assessor’s Parcel Numbers 132-41-084, 132-41-083, 132-41-020, and 132 41-019) in the southwestern portion of the city of Palo Alto in Santa Clara County. The project site is on the eastern side of El Camino Real, north of Curtner Avenue.

PROJECT DESCRIPTION: The proposed project includes 183 residential rental units in a new building including two levels of above-grade parking, ground floor residential amenities, and a rooftop terrace facing El Camino Real. The project includes demolition of the existing uses, including 14 residential rental units, none of which are currently deed restricted, and approximately 10,100 square feet of commercial floor area across four existing parcels located at 3727–3737 & 3773–3783 El Camino Real, 378–400 Madeline Court, and 388 Curtner Avenue. These four parcels would be merged under a Certificate of Compliance to create a single 63,025-square-foot resulting parcel for the proposed development.

The project is proposed under the provisions of California Government Code 65589.5(d)(5) as a Builder’s Remedy project. The project would include 23 affordable units, provided at a rate affordable to low-income households. This percentage is based on the total number of units allowed prior to the application of state density bonus (177 units).

The City evaluated the project for its eligibility under Assembly Bill (AB) 130 and found that the project is eligible under AB 130 [Public Resources Code Section 21080.66].

**NAME OF PUBLIC
AGENCY APPROVING
THE PROJECT:** City of Palo Alto

**NAME OF PERSON OR
GROUP CARRYING OUT
PROJECT:** Vittoria Management, Inc.

EXEMPT STATUS (check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption:
- Statutory Exemption (Public Resources Code section 21080.66; AB 130)

**REASONS WHY
PROJECT IS EXEMPT:**

This is to advise that the City of Palo Alto (Lead Agency) approved the project described above on May 11, 2026, through City Council action. As detailed in the attached document, the City determined that the project and project site satisfy all criteria set forth in Public Resources Code Section 21080.66 and therefore qualify for the AB 130 CEQA exemption.

This is to certify that the record of project approval, are available to the General Public online at _and at:

<https://www.paloalto.gov/Departments/Planning-Development-Services/Current-Planning/Projects/3781-El-Camino-Real>

City of Palo Alto, Planning Division, 250 Hamilton Ave, Ground Floor, Palo Alto, California 94301

PROJECT PLANNER: Steven Switzer

- IF FILED BY APPLICANT:**
1. Attach certified document of exemption finding. Yes
 2. Declare if a Notice of Exemption has been filed by the public agency approving the project N/A

DocuSigned by:

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 Signature (Public Agency)

Claire Raybould, Manager, Current Planning
Title

5/21/2026
Date