



EAST PALO ALTO PLANNING COMMISSION REGULAR SESSION AGENDA

Monday, March 24, 2025, 7:00 PM

East Palo Alto City Hall

2415 University Ave.

East Palo Alto, CA 94303

Notice

This Planning Commission meeting on March 24, 2025 at 7:00 p.m., will be held virtually and in-person at the Council Chambers located at 2415 University Avenue, First Floor, East Palo Alto, CA 94303. The virtual portion of this meeting will be conducted in accordance with City of East Palo Alto Resolution adopted pursuant to Assembly Bill 361.

The public may participate in the Planning Commission meeting via Zoom meeting or by attending in-person at the Council Chambers at 2415 University Avenue, First Floor, East Palo Alto, CA 94303. Members of the public may provide comments by signing up on the City's meeting page <https://www.cityofepa.org/citycouncil/page/agenda-and-minutes> or by attending the meeting live via Zoom and using the **"RAISE HAND"** feature when the Chair or Planning Clerk calls for public comment.

Please click this URL to join

<https://us06web.zoom.us/j/82394528885>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or

+ 1 346 248 7799 or

+ 1 253 215 8782 or

+ 1 312 626 6799 or

+ 1 929 205 6099 or

+ 1 301 715 8592

Webinar ID: 823 9452 8885

International numbers available: <https://zoom.us/u/aMWYF4KT>

1. **CALL TO ORDER AND ROLL CALL**

2. **APPROVAL OF THE AGENDA**

3. **APPROVAL OF CONSENT CALENDAR**

3.1 **March 10, 2025 Planning Commission Meeting Minutes**

4. **PUBLIC COMMENT**

5. **INFORMATIONAL REPORTS**

6. **SPECIAL PRESENTATIONS**

6.1 **University and Bay at Four Corners Mixed Use Project Preliminary Application**

Recommendation:

Review the Preliminary Application 24-004 for 1675 Bay Road “University and Bay at Four Corners – Mixed Use Residential Project” proposed by Four Corners EPA Property Owner, LLC and provide feedback to the applicant and City staff.

6.2 **University and Bay at Four Corners Townhouse Residential Project Preliminary Application**

Recommendation:

Review the Preliminary Application (PRE) 24-003 for the 1675 Bay Road townhomes project proposed by Four Corners EPA Property Owner, LLC, and provide feedback to the applicant and City staff.

7. **PUBLIC HEARINGS**

8. **ADJOURNMENT**

Upcoming meetings:

Regular Meeting	April 14, 2025	7:00 PM
Regular Meeting	April 28, 2025	7:00 PM
Regular Meeting	May 12, 2025	7:00 PM

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

This Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the Planning Commission will be available for public inspection at the Community and Economic Development Office, 1960 Tate Street, East Palo Alto, CA at the same time that the public records are distributed or made available to the advisory bodies. Such documents may also be available on the East Palo Alto website www.cityofepa.org subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3189.

East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office at (650) 853-3127 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

POSTED: 3/21/2025

ATTEST:

Ruby Phillips

Planning Secretary II

SEAT	COMMISSIONER	EXPIRES	SEAT	COMMISSIONER	EXPIRES
1	Uriel Hernandez	5/16/2026	5	Robert Sherrard	5/31/2027
2	Juan Mendez	5/31/2027	6	Javanni Brown-Austin	5/31/2027
3	Robert Allen Fisk	7/08/2025	7	Curtis Monette	5/31/2027
4	Michael Mashack	7/08/2025	8	Q Smith	5/31/2025



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: March 24, 2025

TO: Honorable Chair and Members of the Planning Commission

VIA: Amy Chen, Director of Community and Economic Development Department

BY: Ruby Phillips, Secretary II

SUBJECT: March 10, 2025, Planning Commission Meeting Minutes

Recommendation

Accept the March 10, 2025, Planning Commission Meeting Minutes.

Attachments

1. March 10, 2025, Planning Commission Meeting Minutes.



CITY OF EAST PALO ALTO PLANNING COMMISSION REGULAR MEETING MINUTES

March 10, 2025, 7:00 p.m.
EPA Government Center
City Council Chamber
East Palo Alto, CA 94303

1. **CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 7:00 p.m. by Chair Mashack.

Attendee Name	Title	Status	Arrived
Uriel Hernandez	Commissioner	Present	
Juan Mendez	Commissioner	Absent	
Robert Allen Fisk	Commissioner	Present	
Michael Mashack	Chair	Present	
Robert Sherrard	Vice Chair	Present	
Javanni Brown-Austin	Commissioner	Present	
Curtis Monette	Commissioner	Present	
Q Smith	Alternate Commissioner	Present	

Planning Manager Elena Lee requested Chair Mashack to add informational items to the agenda to share announcements.

Chair Mashack agreed to add informational items on the agenda for the additional announcements and to allow Commissioner Monette to share his experience at the Planning Commission Academy..

Chair Mashack recognized Commissioner Smith as a voting member.

2. **APPROVAL OF AGENDA**

Commissioner Brown-Austin made a motion to approve the agenda with additional items. It was seconded by Commissioner Smith and unanimously approved.

RESULT:	Motion Carried
MOTION BY:	Brown-Austin
SECOND:	Smith
AYES:	Hernandez, Allen Fisk, Mashack, Sherrard, Brown-Austin, Monette, Smith
ABSENT:	Mendez

3. **PUBLIC COMMENT/INFORMATIONAL REPORTS**

Planning Manager Lee made the following announcements:

- A community workshop and a goal setting study session was held Saturday March 8, 2025. The public and council discussed priorities and concerns and offered ideas for the city's future, facilitated by the City's consultant, Matt Raimi of Raimi and Associates. There will be a follow-up study session April 22 where staff will incorporate what was heard from the session as well as information from popups. They will refine the vision and strategic priorities and develop a work plan for the first 2 years of the four-year plan. Packet and meeting information can be viewed on the city's website under meetings.
- The Development Code Update will go to City Council for a second reading on March 18, 2025. The packet has been posted and is available for review. If the item is approved March 18, 2025, the Development Code Update will be effective 30 days later.

There were no speakers for public comments.

4. **APPROVAL OF CONSENT CALENDAR**

Commissioner Monette made a motion to approve the consent calendar. It was seconded by Commissioner Sherrard. The motion was approved.

3.1) January 13, 2025, Planning Commission Minutes

Recommendation: Accept January 13, 2025, Planning Commission Minutes.

RESULT:	Motion Carried
MOTION BY:	Monette
SECOND:	Sherrard
AYES:	Hernandez, Allen Fisk, Mashack, Sherrard, Monette
ABSENT:	Mendez
ABSTAIN:	Brown-Austin, Smith

5. **COMMISSIONER COMMENT**

Commissioner Monette shared information about his experience at the Planning Commission Academy.

- Chair Mashack, Vice Chair Sherrard, Commissioner Monette and Commissioner Smith attended PCA 2025

- There are new regulations coming down from the state and there was an overview of current regulations. This information was beneficial to the commissioners.

7. **SPECIAL PRESENTATIONS**

7.1) **2024 Housing Element and General Plan Annual Progress Reports**

Recommendation:

Adopt a resolution recommending that the City Council:

1. Review and accept the 2024 Housing Element Annual Progress Report and 2024 General Plan Annual Progress Report; and
2. Direct staff to submit the 2024 Housing Element Annual Progress Report and 2024 General Plan Annual Progress Report to the appropriate State authorities; and
3. Find that the acceptance and submittal of the 2024 Housing Element Annual Progress Report and 2024 General Plan Annual Progress Report are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Sections 15061(b)(3) and 15306.

Commissioners asked staff questions and provided comments regarding presentation.

Commissioner Allen Fisk made a motion to adopt a resolution with staff's recommendations. It was seconded by Commissioner Smith. The motion carried.

RESULT:	Motion Carried
MOTION BY:	Allen Fisk
SECOND:	Smith
AYES:	Hernandez, Allen Fisk, Mashack, Sherrard, Brown-Austin, Monette, Smith
ABSENT:	Mendez

8. **PUBLIC HEARINGS**

- 8.1 **Design Review Application (DR24-007) to partially enclose an existing structure (trellis) to build out a proposed 1,501-square foot café, façade improvements to three existing buildings of a combined 1,010-square feet, 3,330-square feet of landscape improvements to**

the inner circle, and the removal of 28 protected trees and replacement of 14 trees in the same general area

Recommendation:

1. Approving Design Review Application (DR24-007) for the addition of walls to enclose part of an existing structure (trellis) a modification of an existing structure to build out a proposed 1,501-square foot café, façade improvements to the existing three buildings of a combined 1,010-square feet, 3,330-square feet of landscape improvements to the inner circle, and the removal of 28 protected trees and replacement of 14 trees in the same general area based on the findings listed in this staff report and subject to the standard requirements and conditions of approval proposed by staff, as may be subsequently amended by the Planning Commission; and
2. Finding that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15301 Class 1, Existing Facilities.

Commissioners asked questions and provided comments regarding project.

Public Comment: Larry Moody & Chris Kao

Vice Chair Sherrard made a motion to adopt staff's recommendations. It was seconded by Commissioner Monette. The motion carried.

RESULT:	Motion Carried
MOTION BY:	Sherrard
SECOND:	Monette
AYES:	Sherrard, Brown-Austin, Smith, Monette, Mashack
NO:	Allen Fisk, Hernandez
ABSENT:	Mendez

9. ADJOURNMENT

The meeting was adjourned at 8:32

ATTEST:

Planning Commission Clerk



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: March 24, 2025
TO: Honorable Chair and Members of the Planning Commission
VIA: Amy Chen, Community and Economic Development Director
BY: Chris Dacumos, Contract Senior Planner and Elena Lee, Planning Manager
SUBJECT: University and Bay at Four Corners Mixed Use Project Preliminary Application

Recommendation

Review the Preliminary Application 24-004 for 1675 Bay Road “University and Bay at Four Corners – Mixed Use Residential Project” proposed by Four Corners EPA Property Owner, LLC and provide feedback to the applicant and City staff.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Promote Housing, Economic and Workforce Development

Background

Located at 1675 Bay Road within the Ravenswood Business District/4 Corners Specific Plan (RBD) area, the project includes a mixed-use building and a separate residential building, with a total of 200 residential units with ground floor retail and community spaces. Sand Hill Property Company (“Sand Hill”) serves as the applicant for the property owner, Four Corners EPA Property Owner, LLC.

Sand Hill submitted a Preliminary Application (PRE) 24-004 on December 2, 2024 to initiate the preliminary review process, gather community feedback for the University and Bay at Four Corners Townhomes Residential Project, and vest rights under Government Code Section 65589.5(o)(1). The information provided by the applicant for the preliminary application is conceptual in nature. A formal application, including an affordable housing compliance plan, would need to be provided in order to advance the project and provide enough information to City staff to determine whether the project is in conformance and complies with City codes, guidelines and regulations.

As noted above, the application seeks to utilize Senate Bill (SB) 330 provisions to facilitate housing production, including provisions that subject a housing development project only to the ordinances, policies, and standards adopted and effective when a preliminary application

including all the required information was submitted (referred to as vesting the project). The applicant also intends to use the State Density Bonus Law to allow for development incentives and waivers.

Preliminary Application Requirement

The University and Bay at Four Corners Mixed Use Residential Project qualifies as a Major Project under East Palo Alto Municipal Code (EPAMC) section 18.82.030.A, requiring a preliminary application process because it proposes more than 20 new residential units. The City's Preliminary Application Ordinance requires community outreach before formal land use entitlement submittals. This provides residents, interested parties, and City officials an opportunity to offer feedback that may shape the project to better reflect community needs. The process also enables City staff to address technical and design issues early. As required, the applicant notified residents within a 600-foot radius of the project site about both the proposal and a community meeting. Sand Hill held the required community meeting on February 27, 2025, where the project was presented to the public.

This proposal represents a departure from Sand Hill's original 2020 submittal, which has been placed on hold by the applicant in 2024. The original application featured a 500,000- square foot life science building, a seven-story residential building with 180 units, 20,000 square feet of retail, and up to 20,000 square feet of community space. That proposal aimed to implement the 2013 RBD Specific Plan's vision for a downtown-like neighborhood at 4 Corners. The current PRE24-004 application reflects a re-envisioning of the site based on community feedback during the RBD Specific Plan Update process and in response to changing economic conditions, as detailed in the "History of Previous Submittals" section below.

The current PRE24-004 application reflects a re-envisioning of the site based on community feedback during the RBD Specific Plan Update process and in response to changing economic conditions, as detailed in the "History of Previous Submittals" section below.

Property Description

The Assessor's Parcel Number (APN) for 1675 Bay Road is 063-111-230. The existing size of APN 063-111-230 is 6.03 acres (Figure 1). The applicant proposes to subdivide the property to develop two separate projects; this project (PRE24-004 – mixed use project) and a separate townhouse project, PRE24-003, that would consist of 95 units. A separate staff report and presentation have been prepared for PRE24-003 and is included in tonight's Planning Commission agenda. The proposed project fronts onto University Avenue and is bounded by Bay Road to the south, and existing residential development along the north and east of the property. The property is within the Ravenswood/Four Corners Transit-Oriented Development (TOD) Specific Plan area. Per the requirements of SB 330 and the project applicant having submitted a preliminary application prior to the City's adoption of the Specific Plan Update, which includes changes to residential zoning standards applicable to this parcel, the site shall have a zoning designation of 4 Corners Gateway that was in effect on December 2, 2024 (when the preliminary application was submitted), which are those residential zoning standards under the 2013 RBD Specific Plan and a General Plan Land Use designation of Mixed-Use High (MUH).

The applicant has requested that these two projects be processed as two separate applications. Tentative Tract Map and Final Map would be required to subdivide the parcel for the two projects and to further divide the PRE24-003 project area for townhouses and supportive areas and spaces. After the subdivision, the proposed project area for PRE24-004 (mixed use) would be 1.978 acres (Figure 2). The applicant has requested that these two projects be reviewed separately for financing reasons.

Figure 1: Existing Parcel



Figure 2: Proposed Project Area



The main frontage for the PRE24-004 mixed use project would be along University Avenue and takes up the majority of the frontage between Bay Road and Michigan Avenue. The site is currently vacant and has been vacant since 1989. Prior to 1989, the site was utilized as a retail center and was first known as the University Village Shopping Center, until being renamed the Nairobi Village Shopping Center in the early 1970s.

The project site is located within the RBD and is bounded by the University Village neighborhood to the east and north. Immediately to the west and south, the project is bounded by other parcels within the RBD, and further to the west and northwest is bounded by the University Village neighborhood.

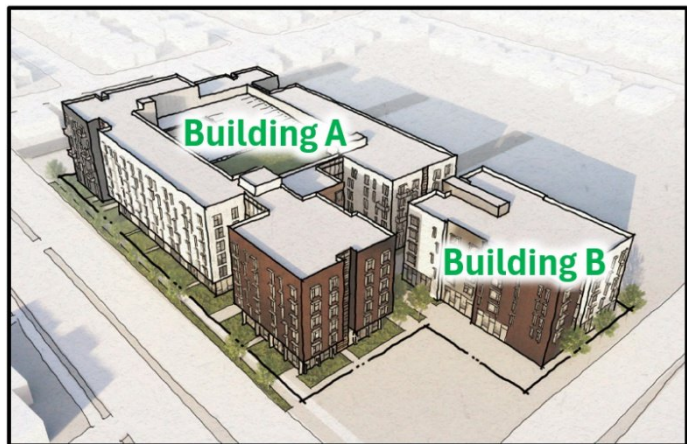
Project Description

Table 1. Project Description	
Project Element	Description

Table 1. Project Description	
Property Owner(s)	Four Corners EPA Property Owner, LLC; Sand Hill (Applicant)
Location	1675 Bay Road
Assessor's Parcel #	063-111-230
Size	1.978 acres (proposed after subdivision)
General Plan Land Use Designations	Mixed Use High
Zoning	4 Corners
Existing Use	Undeveloped
Surrounding Zoning	North: Single-Family Residential Zone (R-LD) South: 4 Corners: Mixed Use East: R-LD West: 4 Corners: Mixed Use
Flood Zone	Flood Zone X, area outside the 500-year flood plain
CEQA Status	The project is in the preliminary stages and has not submitted a formal application. It is therefore not considered a project and thus is exempt from CEQA guidelines.

The project consists of two buildings, (shown in Figure 3) with Building A along University Avenue and Building B on Bay Road. Building B is where the applicant is proposing to provide all of the required inclusionary housing units for this project. As a result of concentrating the inclusionary units in Building B, the applicant may be required to request approval from the City Council because this would be considered an alternative compliance option. The Inclusionary requirements are further discussed below.

Figure 3: Proposed Buildings



Residential Building A:

- 174,507-square foot (sf) building.
- Height: 77 feet to the stair/elevator penthouse and 6 stories.
- Units: 160 market-rate residential units.
- Configuration: Residential units wrap around a central above-ground parking garage.
- Unit mix: Studios, one-bedroom, and two-bedroom apartments.
- Parking: Central garage provides 238 spaces for both buildings and retail uses.

Mixed Use Building B:

- 43,813 sf mixed use building.
- Height: 66 feet to the stair/elevator penthouse and 5 stories.
- Units¹: 40 affordable housing units distributed across income levels:
 - o 10 units at extremely low income level;
 - o 20 units at very low income level; and
 - o 10 units at low income level.
- Unit mix: Studios, junior one-bedroom, one-bedroom, and two-bedroom apartments.
- The project includes approximately 2,400 square feet of ground-floor retail space.
- Junior one-bedroom units feature a flexible space that can function either as an extension of the main living area or can be partitioned to create a separate bedroom-like space.

Project History

On July 31, 2020 the applicant submitted a preliminary application for the 6.1-acre site that included:

- 550,000 sf of research and development;
- 50,000 sf of active frontage that could have consisted of small business or community spaces; and
- 260 residential units.

The original project composition was developed after a number of conversations with community members. A formal application was later submitted on November 19, 2020 to initiate the entitlement and environmental review process.

During this same period, the City of East Palo Alto initiated a review of and update to the 2013 adopted RBD Specific Plan. The City initiated this process after receiving significant interest from the community and from property owners of large parcels to reexamine the development potential of the RBD and to consider changes to community needs. Among the changes requested by the community was to provide more guidance on development standards, reduce heights directly adjacent to single family residences, and reduce intensity by identifying maximum base level floor to area ratio (FAR), while still allowing for additional FAR for projects that seek to implement more of the City's and Specific Plan's objectives and goals.

The applicant determined that these changes in development standards and current economic conditions potentially limited their ability to pursue a project with a significant amount of office space at the 1675 Bay Road location. Exploring other opportunities for the site and considering the community's desire for more housing and less intense uses as illustrated through the RBD Specific Plan Update process, the applicant has put forward two separate housing projects: this project (PRE24-004) and the townhouse project (PRE24-003) in lieu of the original application.

¹ Definitions for "extremely low income," "very low income" and "low income" households are cited in the East Palo Alto Municipal Code Chapter 18.37 – Inclusionary Housing, and in the Inclusionary Housing Guidelines.

Applicant Initiated Community Meetings

The applicant conducted outreach efforts to engage the community in discussions about the proposed project and included Spanish translation. On February 27, 2025, a community meeting was held at the Lewis & Joan Platt East Palo Alto Family YMCA from 6:30 PM to 8:30 PM. Invitations to a community meeting on this mixed use and the townhouse projects were mailed to addresses within a 600-foot radius of the project. There were approximately 30 community members in attendance. The outreach event started with a project introduction and objectives. This was followed by an open segment where attendees could review boards displaying project data (unit type, parking, etc.), conceptual architecture, and visuals of sample interiors. Questions and comments from community members on the mixed-use project centered on the following topics:

- Parking.
- Affordability.
- Unit type and amenities.
- Retail spaces, including a request for farmers markets.
- Breaking up the massing along University Avenue.
- Public/private open space.
- Impacts to surrounding areas.

The applicant also maintains a project website: www.universityandbay.com.

Analysis

In addition to fulfilling the City’s Preliminary-Application process, the applicant submitted the preliminary application to elect the use of Senate Bill (SB 330)² mechanisms to expedite the City entitlement process and facilitate the development of housing. As will be further discussed below, one of the components of SB 330 is to allow applicants to submit a preliminary application to be able to use the residential zoning standards to what they were in place on the date the preliminary application was submitted. Given that requirement, the analysis below reviews the project under the 2013 Ravenswood Business District Specific Plan, in addition to the General Plan.

Application Details

Table 2. Application Details		
Project Wide		
Landscaping	12,488 square feet (sf)	14% of lot coverage
Parking	238 spaces (182 for Building A, 50 for Building B, and 6 for the retail area)	

² SB 330 /8– Housing Crisis Act: <https://www.cityofepa.org/planning/page/sb-330-8%E2%80%93housing-crisis-act>

Table 2. Application Details			
Project Area		1.978 acres (86,148 sf)	
Total SF		218,319 sf	
Residential SF		145,760 sf	
Residential SF Percentage		66.7% (or 2/3)	
Building A (Market Rate)		Building B (Affordable)	
Unit Type	Count or sf	Unit Type	Count or sf
Studio	16	Studio	12
Junior 1 Bedroom	35	Junior 1 Bedroom	NA
1 Bedroom	44	1 Bedroom	12
2 Bedroom	65	2 Bedroom	12
3 Bedroom	Na	3 Bedroom	4
Total	160	Total	40
Retail	2,441 sf	Retail	2,417 sf

SB 330 – Housing Crisis Act

SB 330, also known as the Housing Crisis Act (HCA), was signed into law on October 9, 2019 and went into effect on January 1, 2020. The law seeks to address the statewide housing crisis by:

- 1) Increasing residential unit development;
- 2) Protecting existing housing inventory; and
- 3) Expediting permit processing.

The HCA defines a “housing development project” as a project that proposes residential units only; a mixed-use development in which at least two-thirds of the square footage is residential; or transitional, supportive, emergency or farmworker housing. Based on the amount of residential square footage of the project, the project qualifies as a housing development project under HCA. On September 16, 2021, Senate Bill (SB) 8 was signed into law, which made some clarifications and extended the Housing Crisis Act (HCA) from January 1, 2025 to January 1, 2030.

Key provisions of HCA include:

- The prohibition of finding a project inconsistent with applicable plans and standards if the project is in receipt of a density bonus increase by requesting waivers of development standards or utilizing incentives or concessions.
- Prohibiting imposing or enforcing subjective design standards, such as guidelines

requiring a building façade to reflect the character of a neighborhood.

- Prohibiting agencies from holding more than five hearings in connection with review of a proposed project.

General Plan Consistency

The project site has a General Plan designation and zoning of Mixed-Use High (MUH) based on the General Plan provisions in place on the date the preliminary application was submitted as allowed under the HCA.

This designation is meant to support new enlivened, thriving districts for East Palo Alto, by accommodating multi-story mixed use buildings. This designation provides for vertical and horizontal mixed-use development at key locations within the City, including the Ravenswood 101 Shopping Center, and 4 Corners/Bay Road specific plan area. Residential only projects are not allowed; however, there may be a horizontal mix of residential and non-residential uses within a single project. At least 35% of the ground floor space of building shall be retail space in those areas. In areas where retail is removed for the construction of new buildings, the new retail space shall be greater than 85% of the previously existing retail space. Allowed land uses include multi-family residential, attached single family residential, retail, services, office and research and development (R&D).

Table 3. General Plan Consistency Evaluation		
Category	Allowed	Proposed
Density ¹	86 units per acre (max); 170 total for the project	101 units per acre; 200 total
Intensity (FAR)	2.5 (max)	2.5
Height	100' or 8 stories, whichever is higher (max)	77'
Ground floor retail ²	35% (required)	6% provided (2,417 sf of the total 37,622 ground floor total sf)

¹While the General Plan limits density for the project area to 172 total units, State density bonus regulations allow the project to exceed the limit due to its provision of affordable housing. Based on the mix of affordable units described under “Project Description” earlier in the report, the project would be allowed a 35% density bonus or 229 total units.

²State density bonus regulations also permit the use of waivers from development standards to encourage the construction of additional housing. The applicant would also be requesting a waiver from the General Plan ground floor retail percentage requirement.

Zoning

As indicated above, the project site has a zoning of Mixed-Use High (MUH) based on the provisions in place on the date the preliminary application was submitted as allowed under the HCA.

Under the 2013 RBD Specific Plan, the project site would fall under the “4 Corners” zoning district which is intended to support an enlivened, thriving "downtown" for East Palo Alto, focused around the intersection of University Avenue and Bay Road. This zoning district also accommodates multi-story mixed use buildings that have retail stores or community facilities on the ground floor, with apartments or condominiums on upper floors.

Table 4. Zoning Compliance			
Category	Allowed	Proposed	Complies?
Density ³	60 dwelling units per acre (max); 120 total units for the project	101 units per acre; 200 total	Yes
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	0.3 for the retail component.	Yes
Height	6 stories above grade, plus an additional 15' for equipment	6 stories (77')	Yes
Ground floor height	16' (min)	17'	Yes

³The Housing Accountability Act allows developers to utilize either the General Plan or zoning standards to identify the maximum allowable density.

State Density Bonus Law

California's Density Bonus Law allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents. Qualifying projects can also receive reductions in required development standards.

Along side the State Density Bonus, all requirements of the Inclusionary Housing Ordinance (IHO) would still need to be met for this project. In order for this project to meet the 20% baseline requirement, the project also must meet all IHO requirements including, but not limited to, concurrent construction of inclusionary units and market rate units, even distribution of inclusionary units throughout the project site, and like finishes and access to

amenities. More details regarding the IHO can be found on the City's website³.

As described in the Project Description, the project proposes 40 affordable units: 10 at the extremely-low-income level, 20 at the very-low-income level, and 10 at the low-income level. It should be noted that the below market rate units are all located in the smaller mixed-use building rather than be allocated throughout both buildings. The state density bonus law requires a city or county to provide a developer who agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among others, with a density bonus and other incentives, concessions, and waivers upon their request. Chapter 18.36 of the East Palo Alto Municipal Code implements the state law.

State Density Bonus Law allows qualified projects to request concessions for reduced development standards, including setbacks, square footage requirements, parking, and open space. The applicant intends to utilize a density bonus to request incentives and concessions from development standards and other development regulations. As stated earlier, as this is a preliminary application, the incentives, concessions or waivers that may be allowed for the project would be determined after submittal of a formal application and an affordable housing compliance plan.

If allowed, the applicant would seek the following concessions and waivers upon formal submittal:

- Requirement for mixed use development to include at least 35% of ground floor space in each structure. The applicant is providing a modicum of ground floor retail: approximately 2,400 sf or 6% of the ground floor area.
- Requirement for ground floor uses along all frontages to be at least 40' deep. The location of the parking garage as within Building A limits ground floor depth to 36'.
- Rear setbacks of 30'. The project's proposed rear setbacks for Building A and Building B are 15' and 10', respectively. It should be noted that at the end of the setback area would be the applicant's second project, the 95-unit townhouse project.

During the formal application process, an affordable housing compliance plan would need to be submitted to Housing staff for the housing proposal to be considered and determined if it meets the IHO requirements. If the applicant is proposing an alternative compliance option, including not meeting all the requirements of the IHO such as concentrating the affordable units in one building or on one side of the project site, this project and the affordable housing compliance plan would need to be brought forward to the City Council for consideration before the project can move forward with entitlement hearings.

³ Inclusionary Housing Ordinance webpage: <https://www.cityofepa.org/housing/page/inclusionary-housing>

Site Configuration, Buildings and Access

The proposed project would occupy the western portion of the property (Figure 2 above). The project would include one multi-family residential building, Building A, and one mixed use with multifamily residential units above ground floor retail, Building B. Building A consists of 6 stories, 160 market-rate units and occupies the northern portion of the project site, most of which is along University Avenue as shown in the attached plans. Building B has a smaller footprint, consists of 5 stories, 40 affordable units, and is located entirely along the narrower Bay Road frontage. The buildings are buffered with landscaping and trees and includes a roof terrace for Building A and a shared publicly accessible courtyard between Buildings A and B. Both buildings would include residential common areas, such as a courtyard and a roof terrace above the parking.

Building A is oriented west to east and Building B is oriented South to North. Active retail frontage is currently proposed along Bay Road on the ground level of Building B. Detailed circulation has not been determined at this preliminary stage, but pedestrian level entries onto the site are provided along University Avenue and Bay Road, with the main vehicular access proposed on University Avenue through an access easement onto the project site of PRE24-003.

Architecture

Building A and Building B are designed with the same modern architectural styles. The majority of Building A along University Avenue is 74.5' in height to the top of roof and includes a 77' stair/elevator penthouse (Figure 4). Building A steps down to 62.5' towards the east and towards the proposed townhouse project (PRE 24-003). The portion of Building B with frontage along Bay Road is 62' in height to the top of roof and includes a 66' stair/elevator penthouse (Figure

Figure 4: Building A Elevation

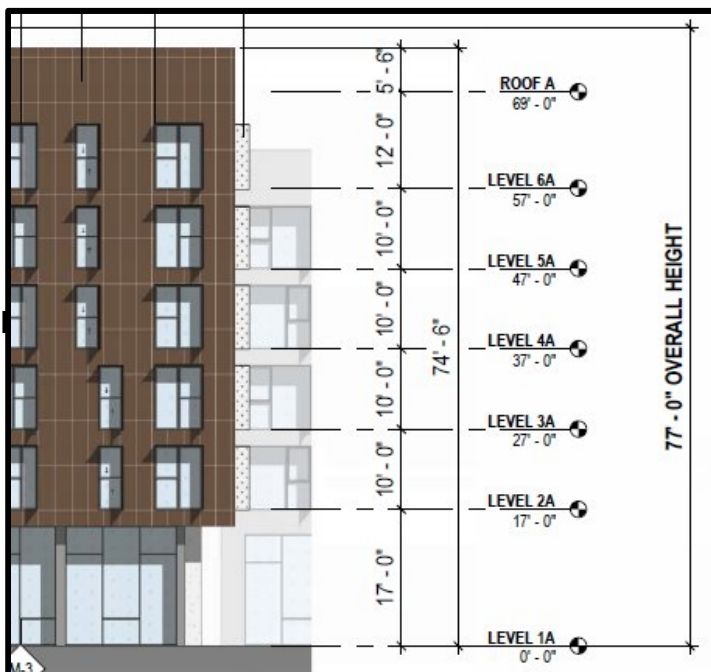
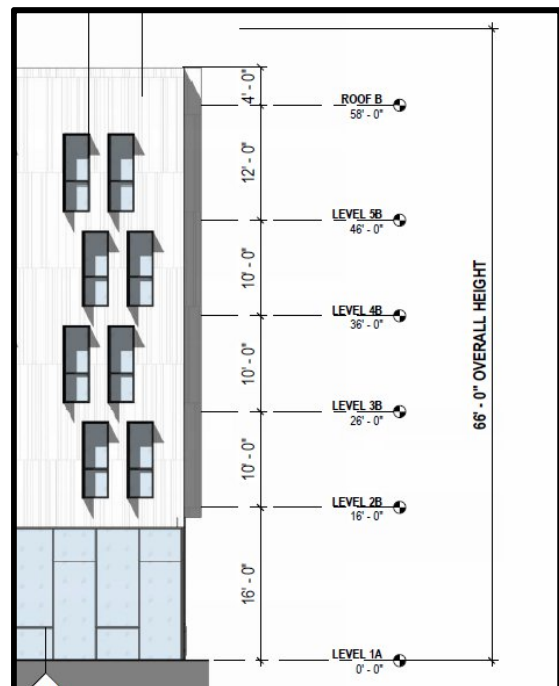


Figure 5: Building B Elevation



5). The architecture incorporates a variety of exterior materials, including textured concrete, metal standing seam cladding, wood siding accents, aluminum storefronts, and corten steel elements, creating a contemporary and industrial aesthetic. The design includes screened rooftop equipment, sunshades, and steel and wood slat screens at stair enclosures, emphasizing both functional and aesthetic elements in an urban mixed-use context. The design utilizes different setback depths and step-backs on upper floors to reduce the perceived bulk of the structure. The buildings are articulated with different façade depths and offset wall planes which create visual separation between different building components. Both buildings also include varied balcony and entry treatments contributing to a more distinct street presence.

Parking

The 238 spaces for Building A, Building B, and the onsite retail would be provided through central parking garage within Building A. These spaces are further broken down by building or use:

- Building A: 182 Spaces
- Building B:
 - o 50 spaces for residential uses
 - o 6 spaces for retail uses

State Law governing parking requirements continues to evolve; however, the most relevant legislation is Assembly Bill (AB) 2097 regarding Parking Requirements. Per AB 2097, a public agency shall not impose or enforce any minimum vehicle parking requirement on eligible development projects, which are projects within one-half mile of a major public transit stop.

What qualifies as a major public transit stop are stops with bus service of two or more major bus routes with a frequency of service of 20 minutes or less during morning and afternoon peak commutes. Bus Routes 281 and 296 both service the Bay Road and University Avenue intersection and have frequencies of 20 minutes or less during peak commute hours⁴.

Next Steps

This preliminary review application will be discussed by the City Council at the April 1, 2025 meeting. The applicant submitted a complete SB 330 preliminary application on December 2, 2024. The applicant has 180 days from that date to submit a formal application, which would be May 31, 2025.

Fiscal Impact

No fiscal impact is anticipated for this action. If the project is formally submitted, per EPAMC Chapter 18.32.030.A.1.c, the City may require a fiscal impact report to be prepared by a City selected consultant to analyze how the project would affect the City's finances directly and indirectly.

⁴ <https://www.ci.east-palo-alto.ca.us/publicworks/page/public-transit#:~:text=Local%20buses%20run%20within%20a,every%2020%20minutes%20or%20less>

Public Notice

The public was provided notice by making the agenda and report available on the City's website and on a bulletin board located at City Hall: 2415 University Avenue, East Palo Alto.

Environmental

The project is in the preliminary stages and has not submitted a formal application and is therefore not considered a project and thus is exempt from CEQA guidelines.

Government Code § 84308

Applicability of Levine Act: No, as the proposed action does not involve an entitlement.

Analysis of Levine Act Compliance: Not applicable because this is a preliminary review application and not a request for entitlement.

Attachments

1. Project Plans.

DEC -2 REC'D

RECEIVED

FOUR CORNERS MIXED-USE

SB330 PRELIMINARY APPLICATION

OWNER/APPLICANT

SAND HILL PROPERTY COMPANY
2600 EL CAMINO REAL, SUITE 410
PALO ALTO, CALIFORNIA, 94306
ATTN: MICHAEL KRAMER
mkramer@shpc.com

ARCHITECT

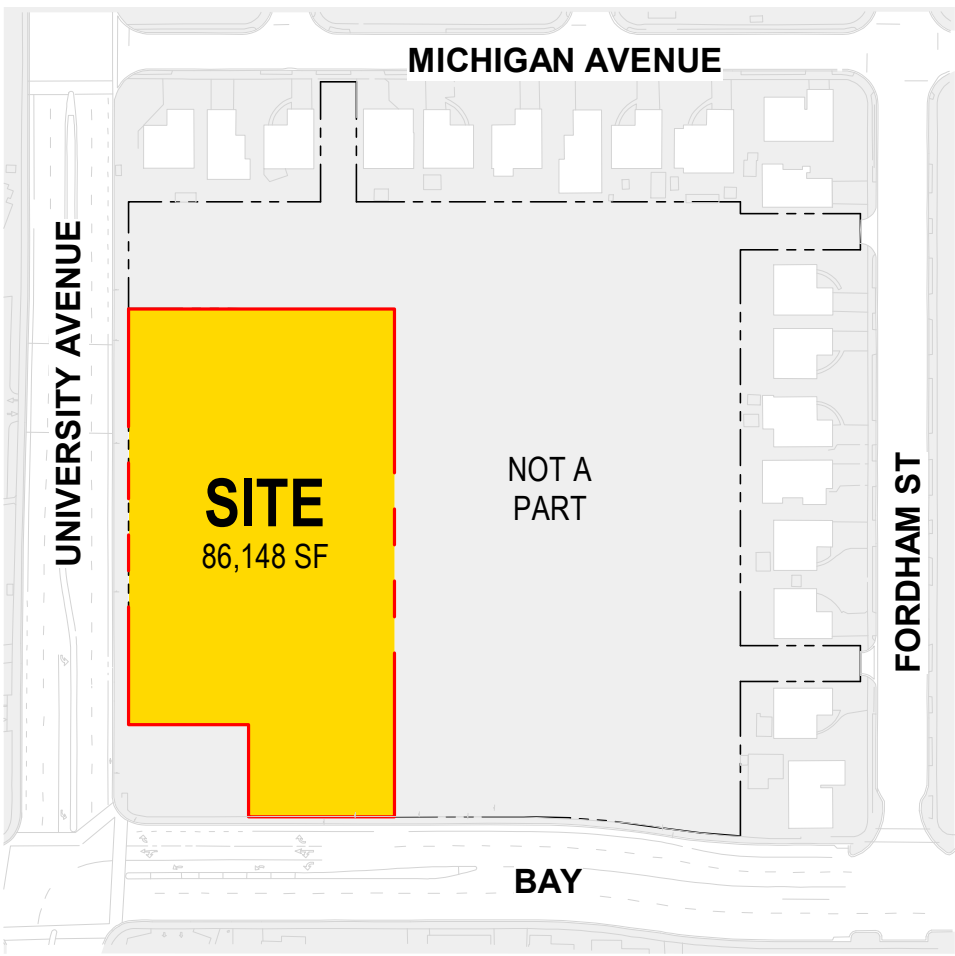
DAVID BAKER ARCHITECTS
461 2ND ST, LOFT C-127
SAN FRANCISCO, CALIFORNIA, 94107
ATTN: DANIEL SIMONS, FAIA
danielsimons@dbarchitect.com

PROJECT DESCRIPTION

THE FOUR CORNERS MIXED-USE PROJECT IS LOCATED AT 1675 BAY ROAD, EAST PALO ALTO, ON THE WESTERN EDGE OF THE PROPERTY. THE PROJECT FRONTS ONTO UNIVERSITY AVE & BAY ROAD, WITH THE MAJORITY OF FRONTAGE ALONG UNIVERSITY. THE PROJECT CONSISTS OF TWO RESIDENTIAL BUILDINGS AND A WRAP-GARAGE STRUCTURE: A 5-TO-6 STORY RESIDENTIAL BUILDING OF 160 MARKET RATE UNITS AND A 5-STORY 40-UNIT AFFORDABLE RESIDENTIAL BUILDING. THE PROJECT FEATURES LANDSCAPED SETBACKS, A COURTYARD, AND ACTIVE GROUND FLOOR USES SUCH AS APPROXIMATELY 2,400 SF OF RETAIL AND RESIDENTIAL COMMON AREAS. THE GARAGE STRUCTURE IS FULLY WRAPPED BY RESIDENTIAL USES AND CONTAINS APPROXIMATELY 238 SPACES.

SHEET INDEX

G000	TITLE SHEET
G100	PROJECT DATA
G200	PROJECT DATA
REF1	EXISTING CONDITIONS
A001	SITE PLAN
A200A	BUILDING A ELEVATIONS - NORTH, SOUTH
A201A	BUILDING A ELEVATIONS - EAST, WEST
A202B	BUILDING B ELEVATIONS
A203	MATERIALS



PROJECT INFORMATION

PROJECT NAME: FOUR CORNERS MIXED-USE
ADDRESS: 1675 BAY ROAD, EAST PALO ALTO, CA 94303
APN #063111250
LOT AREA: 86,148 SF (1.978 ACRES)

CURRENT GENERAL PLAN DESIGNATION: MIXED USE HIGH (MUH)
CURRENT ZONING DESIGNATION: 4 CORNERS ZONE
OTHER REGULATIONS: RAVENSWOOD / FOUR CORNERS TOD SPECIFIC PLAN (2013)
CURRENT USES: VACANT
PROPOSED USES: RESIDENTIAL, GENERAL RETAIL

DEVELOPMENT SUMMARY

GROSS FLOOR AREA	
USE TYPE	GROSS FLOOR AREA

AFFORDABLE	
CIRCULATION	6,042 SF
RESIDENTIAL	26,178 SF
RESIDENTIAL COMMON	3,329 SF
RETAIL	2,417 SF
SERVICE	2,608 SF
VERTICAL CIRCULATION	3,238 SF
AFFORDABLE	43,813 SF
GARAGE	
PARKING	106,098 SF
VERTICAL CIRCULATION	3,205 SF
GARAGE	109,303 SF
MARKET RATE	
CIRCULATION	28,566 SF
RESIDENTIAL	119,582 SF
RESIDENTIAL COMMON	19,172 SF
SERVICE	2,441 SF
VERTICAL CIRCULATION	4,745 SF
MARKET RATE	174,507 SF
TOTAL	327,622 SF

GROSS FLOOR AREA BY LEVEL	
LEVEL	GROSS FLOOR AREA

AFFORDABLE	
LEVEL 1	8,505 SF
LEVEL 2	8,827 SF
LEVEL 3	8,827 SF
LEVEL 4	8,827 SF
LEVEL 5	8,827 SF
AFFORDABLE	43,813 SF
GARAGE	
LEVEL 1	20,148 SF
LEVEL 2	20,148 SF
LEVEL 3	20,148 SF
LEVEL 4	20,148 SF
LEVEL 5	20,148 SF
LEVEL 6	8,564 SF
GARAGE	109,303 SF
MARKET RATE	
LEVEL 1	29,117 SF
LEVEL 2	30,699 SF
LEVEL 3	30,699 SF
LEVEL 4	30,699 SF
LEVEL 5	30,699 SF
LEVEL 6	22,594 SF
MARKET RATE	174,507 SF
TOTAL	327,622 SF

UNIT COUNT AND PARKING REQUIREMENT			
UNIT TYPE	COUNT	%	PARKING REQ

AFFORDABLE			
1BR	12	30%	12
2BR	12	30%	18
3BR	4	10%	8
ST	12	30%	12
AFFORDABLE	40	100%	50
MARKET RATE			
1BR	65	41%	65
2BR	44	28%	66
JR 1BR	35	22%	35
STUDIO	16	10%	16
MARKET RATE	160	100%	182
TOTAL	200		232

RETAIL PARKING REQUIREMENT		
USE TYPE	GFA	PARKING REQ.

RETAIL	2,417 SF	6
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TOTAL PARKING REQ.	238
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HARDSCAPE AREA		
AREA TYPE	AREA	%

HARDSCAPE AND BUILDING	73,657 SF	86%
LANDSCAPE	12,488 SF	14%
TOTAL	86,145 SF	

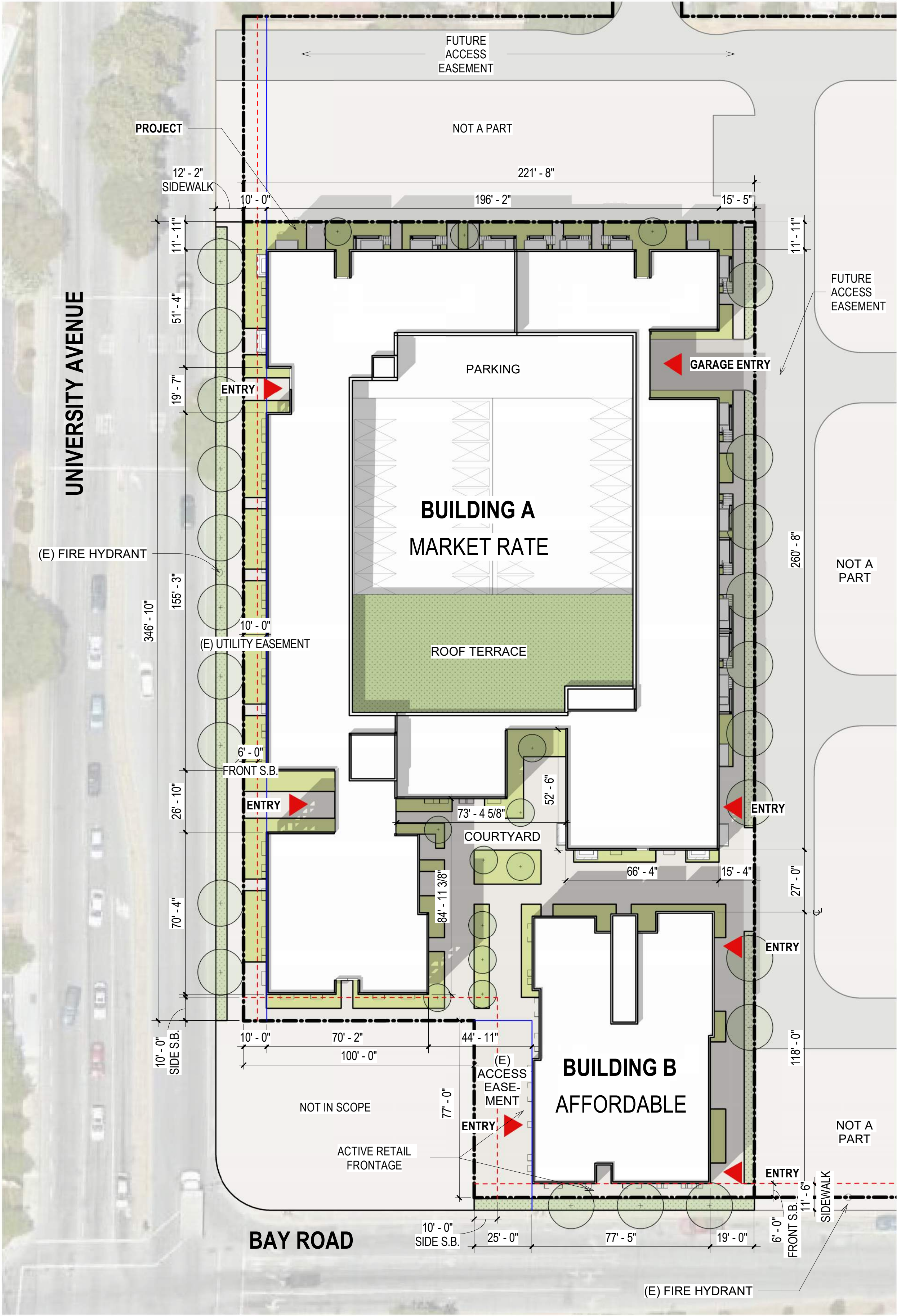
PARKING - PROVIDED TOTAL		
PARKING TYPE	COUNT	%
COMPACT	83	35%
STANDARD	155	65%
TOTAL	238	100%

EVCS / ADA BREAKDOWN	
PARKING TYPE	COUNT
ADA	5
EVCS	20
EVCS ADA	4

PARKING - PROVIDED PER USE	
USE	COUNT
AFFORDABLE	50
MARKET RATE	182
RETAIL	6
TOTAL	238

ZONING SUMMARY

CONTROL	REQUIREMENT	REFERENCE	PROPOSED	NOTES
PERMITTED USES	MULTI-FAMILY HOUSING ON UPPER FLOORS ONLY; AT LEAST 35% OF THE GROUND FLOOR SPACE OF EACH STRUCTURE SHALL BE RETAIL SPACE	TABLE 6-1 OF SPECIFIC PLAN & GENERAL PLAN	UNITS ONLY ON GROUND FLOORS FACING LOT INTERIOR; 28% OF AFFORDABLE BUILDING GROUND FLOOR IS RETAIL	WAIVER
PERMITTED USES	REQUIRES GROUND FLOOR USE ALONG ALL FRONTAGES AT LEAST 40' DEEP	TABLE 6-1 OF SPECIFIC PLAN	PARKING FACILITY WRAPPED BY GROUND FLOOR USES 36' DEEP	WAIVER
HEIGHT	6 STORIES MAX + ADDITIONAL 15 FT FOR EQUIPMENT	2013 SPECIFIC PLAN	MARKET RATE: 6 STORIES MAX + 10 FT FOR EQUIPMENT AFFORDABLE: 5 STORIES MAX + 10 FT FOR EQUIPMENT	COMPLIES
SETBACKS	FRONT: 6 FT, SIDE: NONE, EXTERIOR SIDE: 10 FT REAR YARD: 30 FT	2013 SPECIFIC PLAN	<u>MARKET RATE</u> : FRONT: 10 FT, SIDE: 12 FT, EXTERIOR SIDE: 10 FT, REAR YARD: 15 FT. <u>AFFORDABLE</u> : FRONT: 6 FT, SIDE: 17 FT, EXTERIOR SIDE: 25 FT, REAR: 10 FT	WAIVER
STREETWALL ALONG UNIVERSITY & BAY	AT LEAST 65% OF A BUILDING SHALL BE BUILT TO WITHIN 16 FEET OF THE PROPERTY LINE.	2013 SPECIFIC PLAN	<u>MARKET RATE</u> : 85% BUILT W/IN 16 FT OF PL ON UNIVERSITY. <u>AFFORDABLE</u> : 100% BUILT W/IN 16 FT OF PL ON BAY	COMPLIES
RESIDENTIAL DENSITY	86 DU/ACRE	GENERAL PLAN	200 DWELLING UNITS / 1.98 AC = 101 DU/ACRE	COMPLIES UNDER DENSITY BONUS
FAR - NON-RESIDENTIAL	MAX FAR 1.5 FOR NON-RESIDENTIAL USES AND COMMERCIAL COMPONENTS IN MIXED USE PROJECTS	2013 SPECIFIC PLAN	GENERAL RETAIL = .03 FAR	COMPLIES
GROUND FLOOR HEIGHT	MIN 16 FT	2013 SPECIFIC PLAN	<u>MARKET RATE</u> : 17 FT <u>AFFORDABLE</u> : 16 FT	COMPLIES
OFF-STREET PARKING	RESIDENTIAL: 1 PER DU (1BR), .5 ADDITONAL SPACES FOR EACH ADDITIONAL BEDROOM	2013 SPECIFIC PLAN	<u>MARKET RATE</u> : 182 SPACES REQUIRED; 182 PROVIDED <u>AFFORDABLE</u> : 50 SPACES REQUIRED; 50 PROVIDED	COMPLIES
OFF-STREET PARKING	ALL OTHER NON-RESIDENTIAL USES: 1 PER 400 SF FLOOR AREA	2013 SPECIFIC PLAN	<u>GENERAL RETAIL</u> : 6 SPACES REQUIRED; 6 PROVIDED	COMPLIES
BICYCLE PARKING	RESIDENTIAL: 1 CLASS I PER 3 UNITS + 1 CLASS II PER 15 UNITS. RETAIL: 1 CLASS I PER 30 EMPLOYEES + 1 CLASS II PER 6,000 SF RETAIL, 1 PER 6,000 SF OFFICE.	2013 SPECIFIC PLAN	<u>MARKET RATE</u> : 54 CLASS I, 11 CLASS II PROVIDED <u>AFFORDABLE</u> : 14 CLASS I, 3 CLASS II PROVIDED <u>GENERAL RETAIL</u> : 1 CLASS I, 1 CLASS II PROVIDED	COMPLIES
SIDEWALK WIDTH	10 FT MIN (6 FT WALK, 4 FT PLANTING ZONE)	2013 SPECIFIC PLAN	UNIVERSITY: 12 FT SIDEWALK; BAY: 11 FT SIDEWALK (INCLUDING 6 FT SETBACK)	COMPLIES
ENTRIES	ONE PEDESTRIAN ACCESS POINT PER 300 LINEAR FEET OF STREET FRONTAGE SHALL BE PROVIDED FROM THE STREET TO PARKING LOTS LOCATED IN THE REAR OF BUILDINGS. A MAXIMUM OF TWO CURB CUTS PER STREET FRONTAGE MAY BE PROVIDED.	2013 SPECIFIC PLAN	<u>UNIVERSITY AVE FRONTAGE</u> : 347' TWO ACCESS POINTS PROVIDED, NO CURB CUTS PROVIDED <u>BAY ROAD FRONTAGE</u> : 121' ONE ACCESS POINT PROVIDED, NO CURB CUTS PROVIDED	COMPLIES



EXTERIOR MATERIALS AND SYSTEMS

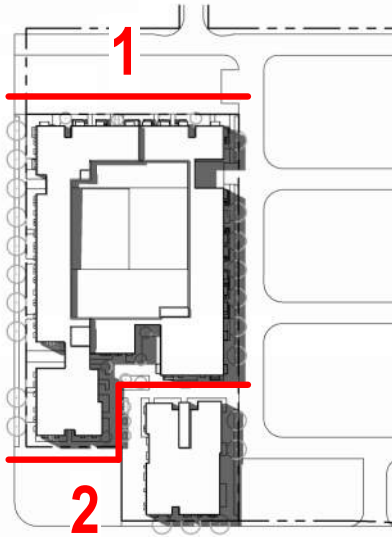
- C-1 TEXTURED CONCRETE
- CP-4 RANDOM BATTON SIDING, DARK
- FC-4 RANDOM BATTON SIDING, LIGHT
- M-3 ALUMINUM STOREFRONT
- MP-1 CORTEN
- S-1 SUNSHADES, COLOR TBD
- SM-1 METAL STANDING SEAM
- SS2 STEEL RAILINGS, COLOR TBD
- W-1 ALUMINUM CLAD WINDOWS, COLOR TBD
- WS-1 WOOD SIDING ACCENTS
- WH-1 STEEL AND WOOD SLAT SCREENS AT STAIR ENCLOSURES



① BUILDING A ELEVATION - NORTH
1/16" = 1'-0"



② BUILDING A ELEVATION - SOUTH
1/16" = 1'-0"



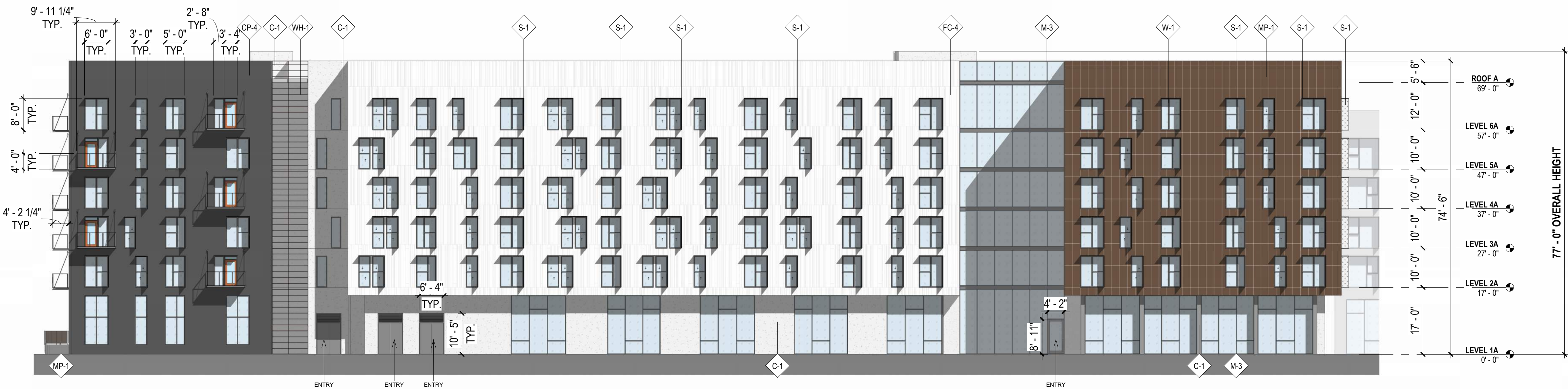
③ KEY PLAN
1" = 200'-0"

EXTERIOR MATERIALS AND SYSTEMS

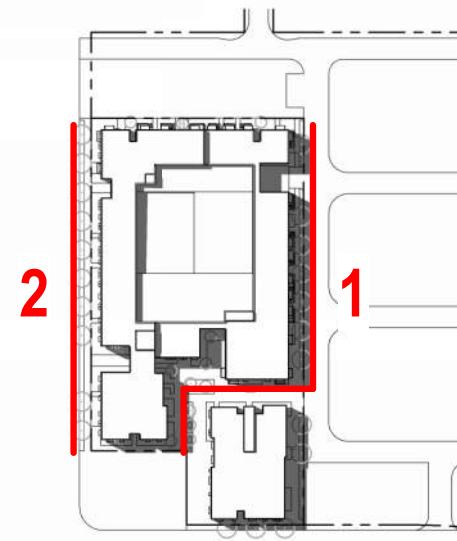
- C-1 TEXTURED CONCRETE
- CP-4 RANDOM BATTON SIDING, DARK
- FC-4 RANDOM BATTON SIDING, LIGHT
- M-3 ALUMINUM STOREFRONT
- MP-1 CORTEN
- S-1 SUNSHADES, COLOR TBD
- SM-1 METAL STANDING SEAM
- SS2 STEEL RAILINGS, COLOR TBD
- W-1 ALUMINUM CLAD WINDOWS, COLOR TBD
- WS-1 WOOD SIDING ACCENTS
- WH-1 STEEL AND WOOD SLAT SCREENS AT STAIR ENCLOSURES



1 BUILDING A ELEVATION - EAST
1/16" = 1'-0"



2 BUILDING A ELEVATION - WEST
1/16" = 1'-0"



3 KEY PLAN
1" = 200'-0"



① BUILDING B ELEVATION - NORTH
1" = 10'-0"



② BUILDING B ELEVATION - EAST
1" = 10'-0"



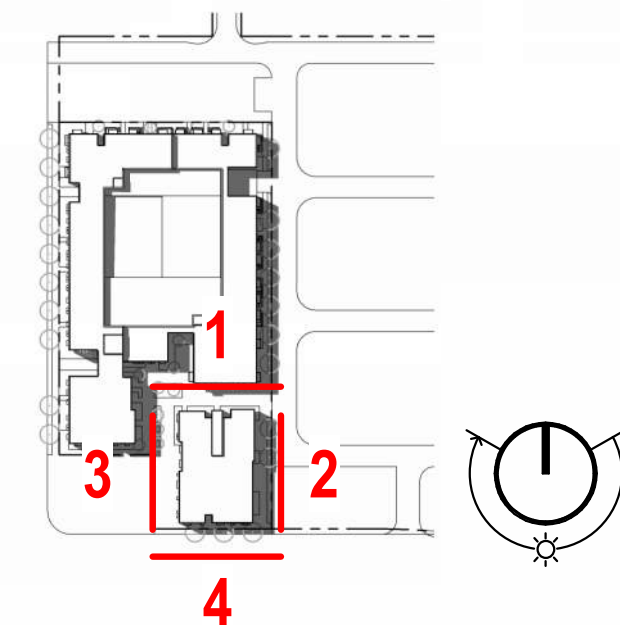
③ BUILDING B ELEVATION - WEST
1" = 10'-0"



④ BUILDING B ELEVATION - SOUTH
1" = 10'-0"

EXTERIOR MATERIALS AND SYSTEMS

- C-1 TEXTURED CONCRETE
- CP-4 RANDOM BATTON SIDING, DARK
- FC-4 RANDOM BATTON SIDING, LIGHT
- M-3 ALUMINUM STOREFRONT
- MP-1 CORTEN
- S-1 SUNSHADES, COLOR TBD
- SM-1 METAL STANDING SEAM
- SS2 STEEL RAILINGS, COLOR TBD
- W-1 ALUMINUM CLAD WINDOWS, COLOR TBD
- WS-1 WOOD SIDING ACCENTS
- WH-1 STEEL AND WOOD SLAT SCREENS AT STAIR ENCLOSURES



⑤ KEY PLAN
1" = 200'-0"



DARK RANDOM BATTON SIDING



LIGHT RANDOM BATTON SIDING, SUNSHADES



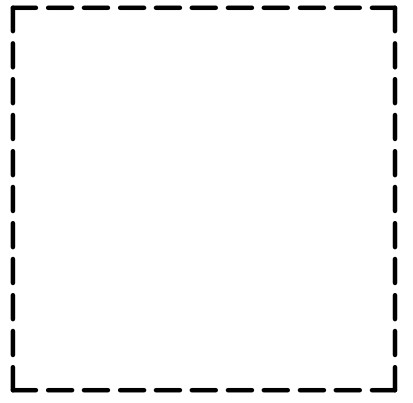
CORTEN

COLOR PALETTE

CP-4 DARK RBS: DARK COLOR



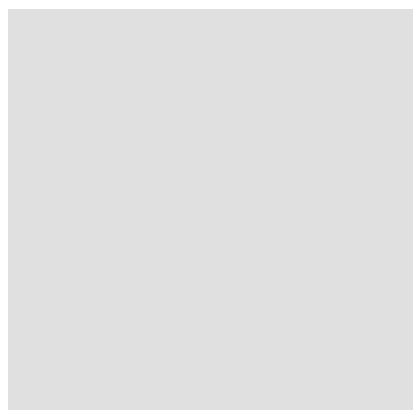
FC-4 LIGHT RBS: LIGHT COLOR



MP-1 CORTEN: BROWN



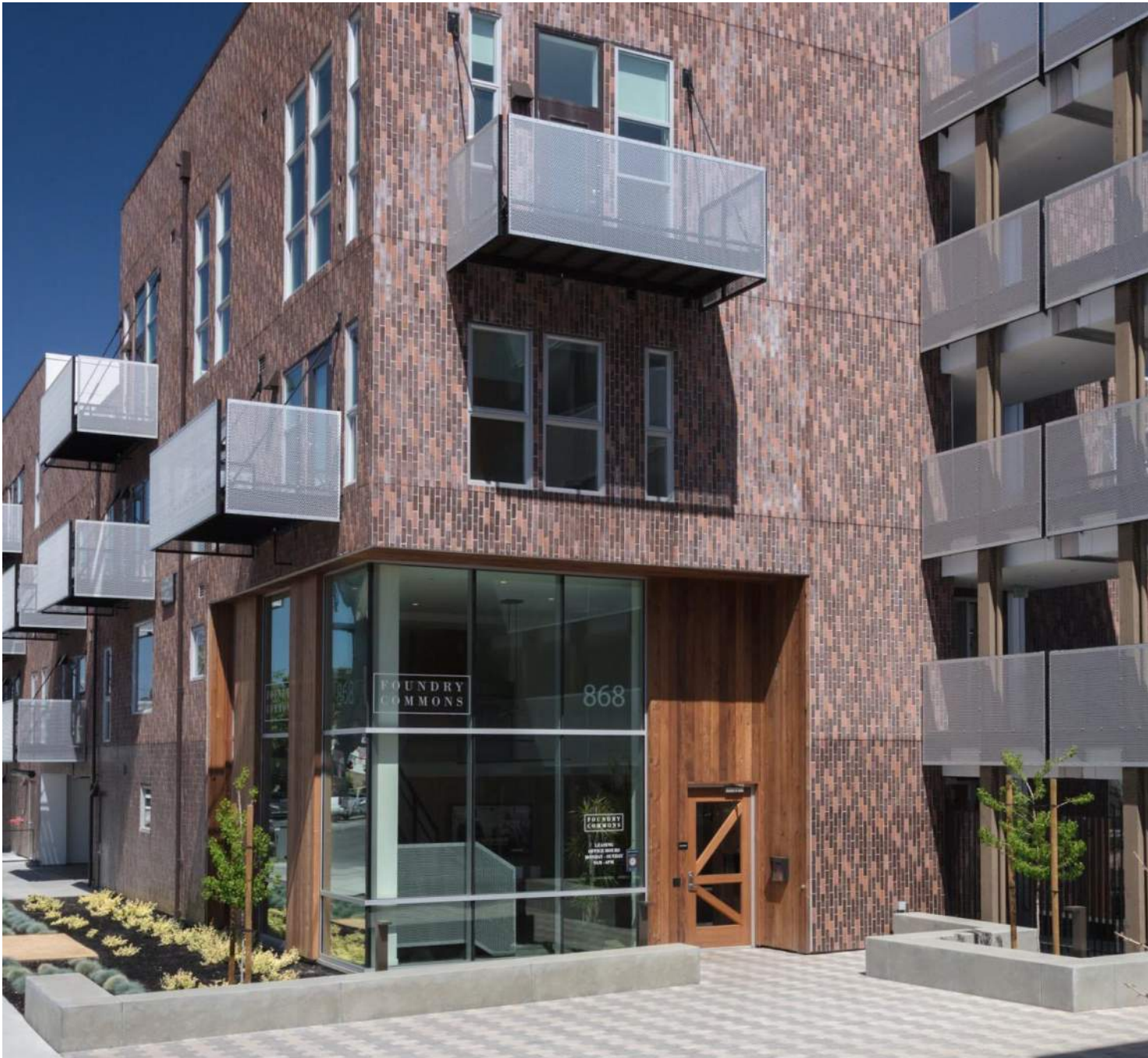
SM-1 STANDING SEAM: LIGHT GRAY



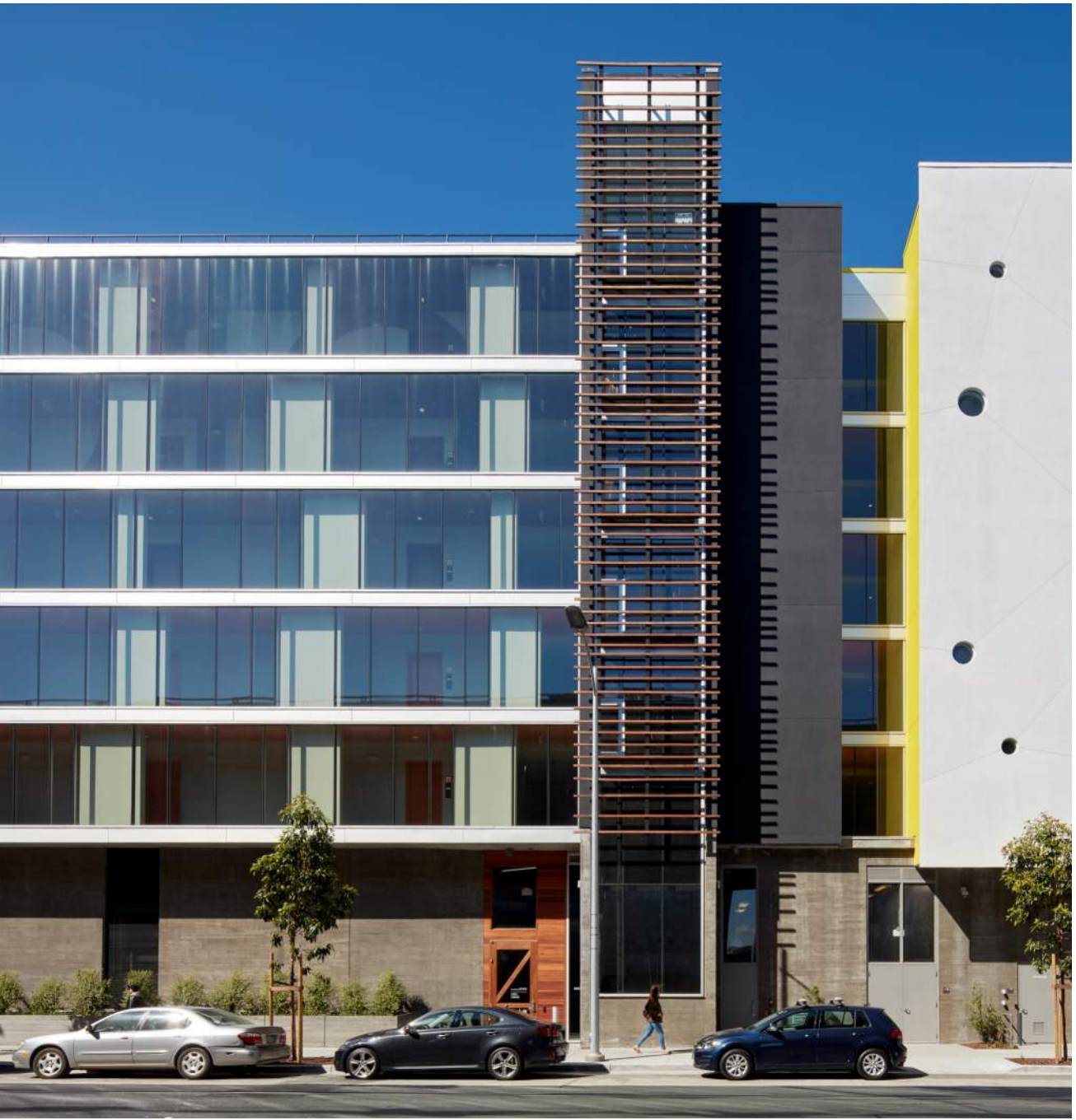
WS-1 WOOD ACCENT = WARM COLOR



METAL STANDING SEAM



STOREFRONT, HUNG BALCONIES



GLAZED WALKWAYS, WOOD SLAT SCREEN, TEXTURED CONCRETE



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: March 24, 2025
TO: Honorable Chair and Members of the Planning Commission
VIA: Amy Chen, Community and Economic Development Director
BY: Arianna O'Connell, Contract Associate Planner
Chris Dacumos, Contract Senior Planner
Elena Lee, Planning Manager
SUBJECT: University and Bay at Four Corners Townhomes Residential Project Preliminary Application

Recommendation

Review the Preliminary Application (PRE) 24-003 for the University and Bay at Four Corners Townhomes Project proposed by Four Corners EPA Property Owner, LLC, and provide feedback to the applicant and City staff.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Promote Housing, Economic and Workforce Development

Background

Located at 1675 Bay Road within the Ravenswood Business District/4 Corners Specific Plan (RBD) area, the project includes 95 townhome-style condominium units, including several common open areas and guest parking spaces. Sand Hill Property Company ("Sand Hill") serves as the applicant for the property owner, Four Corners EPA Property Owner, LLC.

Sand Hill submitted a Preliminary Application (PRE) 24-003 on November 22, 2024, to initiate the preliminary review process, gather community feedback for the University and Bay at Four Corners Townhomes Residential Project, and vest rights under Government Code Section 65589.5(o)(1). The information provided by the applicant for the preliminary application is conceptual in nature. A formal application, including an affordable housing compliance plan, would need to be provided to advance the project and provide enough information to City staff to determine whether the project is in conformance and complies with City codes, guidelines and regulations.

As noted above, the application seeks to utilize Senate Bill (SB) 330 provisions to facilitate housing production, including provisions that subject a housing development project only to the ordinances, policies, and standards adopted and effective when a preliminary application including all the required information was submitted (referred to as vesting the project). The applicant also intends to use the State Density Bonus Law to allow for development incentives and waivers.

Preliminary Application Requirement

The University and Bay at Four Corners Townhome Residential Project qualifies as a Major Project under East Palo Alto Municipal Code (EPAMC) section 18.82.030.A, requiring a preliminary application process because it proposes more than 20 new residential units. The City's Preliminary Application Ordinance requires community outreach before formal land use entitlement submittals. This provides residents, interested parties, and City officials an opportunity to offer feedback that may shape the project to better reflect community needs. The process also enables City staff to address technical and design issues early. As required, the applicant notified residents within a 600-foot radius of the project site about both the proposal and prior to this community meeting. Sand Hill held the required community meeting on February 27, 2025, where the project was presented to the public.

This proposal represents a departure from Sand Hill's original 2020 submittal, which has been placed on hold by the applicant in 2024. The original application featured a 500,000- square foot life science building, a seven-story residential building with 180 units, 20,000 square feet of retail, and up to 20,000 square feet of community space. That proposal aimed to implement the 2013 RBD Specific Plan's vision for a downtown-like neighborhood at 4 Corners. The City's RBD Specific Plan update ("Specific Plan Update") process ran parallel to the entitlement review of the original project, and the RBD Specific Plan Update was approved by the Council in December 2024.

The current PRE24-003 application reflects a re-envisioning of the site based on community feedback during the RBD Specific Plan Update process and in response to changing economic conditions, as detailed in the "History of Previous Submittals" section below. The applicant has requested that these two projects be reviewed separately for financing reasons.

Property Description

The Assessor's Parcel Number (APN) for 1675 Bay Road is 063-111-230. The existing size of APN 063-111-230 is 6.03 acres (Figure 1). The proposed project is on a vacant existing parcel that the applicant is seeking to subdivide for the creation of two separate projects: one for the subject townhome project, and the other for a mixed-use project (PRE) 24-004. A separate staff report for the mixed-use preliminary review has been prepared for this same agenda. The subject property consists of approximately 4.084 acres on which 95 townhome units of between 1,200 and 1,900 square feet (sf) of net living area are proposed and features two- to four-bedroom

Figure 1: Existing Parcel



Figure 1: Proposed Project Area



units, several common open areas and guest parking spaces. The proposed project fronts onto University Avenue and is bounded by Bay Road to the south, and existing residential development along the north and east of the property. The property is within the Ravenswood/Four Corners Transit-Oriented Development (TOD) Specific Plan area. Per the requirements of SB 330 and the project applicant having submitted a preliminary application prior to the City's adoption of the Specific Plan Update, which includes changes to residential zoning standards applicable to this parcel, the site shall have a zoning designation of 4 Corners Gateway that was in effect on November 22, 2024, which are those residential zoning standards under the 2013 RBD Specific Plan and a General Plan Land Use designation of Mixed-Use High (MUH).

Tentative Tract Map and Final Map would be required to subdivide the parcel for the two projects and to further divide the PRE24-003 project area for townhomes and supportive areas and spaces. After the subdivision, the proposed project area for PRE24-003 (mixed use) would be 4.084 acres (Figure 2).

The proposed project PRE24-003 fronts onto University Avenue and is bounded by Bay Road to the south, and existing residential development along the north and east of the property. The site is currently vacant and has been vacant since 1989. Prior to 1989, the site was utilized as a retail center and was first known as the University Village Shopping Center, until being renamed the Nairobi Village Shopping Center in the early 1970s.

The project site is located within the RBD area and is bounded by the University Village neighborhood to the east and north. Immediately to the west and south, the project is bounded by other parcels within the RBD, and further to the west and northwest is bounded by the University Village neighborhood.

Project Description

Table 1. Project Description	
Project Element	Description
Property Owner(s)	Sand Hill Property Company (Applicant)
Location	1675 Bay Road, East Palo Alto
Assessor's Parcel #	063-111-250
Size	4.084 acres
General Plan Land Use Designations	Mixed Use High
Zoning	4 Corners Gateway
Existing Use	Undeveloped
Surrounding Zoning	North: Existing residential development South: Bay Road West: University Avenue East: Existing residential development
Flood Zone	N/A, Project is not in the Flood Zone
CEQA Status	The project is in the preliminary stages and has not submitted a formal application and is therefore not considered a project and thus is exempt from CEQA guidelines.

The Preliminary Application for the Four Corners Townhomes Project consists of 95 townhomes units with 2 to 4 bedrooms, and a range of 1,200 to 1,900 sf. All requirements of the Inclusionary Housing Ordinance (IHO) would need to be met for this project to be considered meeting the 20% baseline requirement including, but not limited to, concurrent construction of inclusionary units and market rate units, even distribution of inclusionary units throughout the project site, and like finishes and access to amenities.

The City follows the California Department of Housing and Community Development (HCD) state income limits and Inclusionary Housing Guidelines. However, the City defines affordability levels differently for ownership units than HCD to reflect local conditions as adopted through the City's IHO¹. Based on the City's definitions, the applicant has stated that this project would commit 20% of the 95 townhomes for sale ranging from moderate at 120% area median income (AMI) to median at 80% AMI. More details regarding the IHO can be found on the City's website².

The applicant is proposing that this project would provide 76 Market Rate, 10 Median Income, and 9 Moderate Income units. An affordable housing compliance plan would need to be submitted to Housing staff for the housing proposal to be considered and determined if it meets the IHO requirements. If the applicant is proposing an alternative compliance option, including not meeting all the requirements of the IHO such as concentrating the affordable units in one building or on one side of the project site, this project and the affordable housing compliance plan would need to be brought forward to the City Council for consideration before the project can move forward with entitlement hearings.

¹ Definitions for "median income" and "moderate income" households are cited in the East Palo Alto Municipal Code Chapter 18.37 – Inclusionary Housing, and in the Inclusionary Housing Guidelines.

² Inclusionary Housing Ordinance webpage: <https://www.cityofepa.org/housing/page/inclusionary-housing>

Table 2. Residential Affordability Details		
Type of Housing	# of Units	%
Market Rate	76	80%
Manager's Unit(s)	0	0%
Extremely Low Income	0	0%
Very Low Income	0	0%
Low Income	0	0%
Median Income	10	11%
Moderate Income	9	9%
Total Number of units		95
Total Number of Affordable Units		19
Total % Affordable Units		20%
Total Number of Bonus Units		0

Project History

The applicant originally submitted a development application in 2020 to create a mixed use “downtown” neighborhood with employment and residential uses. The original project submittal incorporated feedback from several community meetings and public hearings with the Planning Commission. As noted above, the City’s Specific Plan Update was approved in December 2024. Under the Specific Plan Update, the original project proposal was not consistent with the goals for the updated 4 Corners/Bay Road Corridor (specifically a focus on lower building heights, lower density, and more residential uses). Exploring other opportunities for the site and considering the community’s desire for more housing and less intense uses as illustrated through the RBD Specific Plan Update process, the applicant has put forward two separate housing projects: this project (PRE 24-003) and a mixed-use project (PRE 24-004) in lieu of the original larger application.

Applicant Initiated Community Meetings

The applicant conducted outreach efforts to engage the community in discussions about the proposed project and included Spanish translation. On February 27, 2025, a community meeting on both this townhouse and the mixed use projects was held at the Lewis & Joan Platt East Palo Alto Family YMCA from 6:30 PM to 8:30 PM. Invitations to the community meeting were mailed to addresses within a 600-foot radius of the project. There were approximately 30 community members in attendance. The outreach event started with a project introduction and objectives. This was followed by an open segment where attendees could review boards displaying project data (unit type, parking, etc.), conceptual architecture, and visuals of sample interiors. Questions and comments from community members on the mixed-use project centered on the following topics:

- Parking.

- Affordability.
- Unit type and amenities.
- Breaking up the massing along University Avenue.
- Public/private open space.
- Impacts to surrounding areas.

The applicant also maintains a project website: www.universityandbay.com.

Analysis

In addition to fulfilling the City's Preliminary-Application process, the applicant submitted the preliminary application to elect the use of Senate Bill (SB 330)³, also known as the Housing Crisis Act (HCA), mechanisms to expedite the City entitlement process and facilitate the development of housing. As will be further discussed below, one of the components of SB 330 is to allow applicants to submit a preliminary application to be able to use the residential zoning standards to what they were in place on the date the preliminary application was submitted. Given that requirement, the analysis below reviews the project under the 2013 Ravenswood Business District Specific Plan, in addition to the General Plan.

The preliminary application included conceptual plans, which are included as Attachment 1. The following analysis includes project information, comparing the project to the General Plan as well as the site configuration and building massing.

Application Details

The project's main categories of use include mixed-income for-sale housing and common open space.

Table 3. Application Details					
Project Wide					
Landscaping		20,860 square feet (sf) described as common open space			
Parking		201 spaces, 190 spaces in private garages and 11 surface spaces			
Project Area		4.acres (177,905 sf)			
Total SF		201,614 sf			
Residential SF		141,331 net sf			
Residential SF Percentage		70%			
Building A (BLDG 1)		Building B (BLDG 2-7)		Building C (BLDG 8,9)	
Unit Type	Count	Unit Type	Count	Unit Type	Count
2 bd	NA	2 bd	4	2 bd	NA
3 bd	8	3 bd	6	3 bd	4
4 bd	3	4 bd	2	4 bd	2
Total / building	11	Total / building	12	Total / building	6
Total units across buildings: 95					

³ SB 330 /8– Housing Crisis Act: <https://www.cityofepa.org/planning/page/sb-330-8%E2%80%93housing-crisis-act>

Table 3. Application Details
Retail: NA

Housing Crisis Act (SB 330)

The HCA was signed into law on October 9, 2019, and went into effect on January 1, 2020. The law seeks to address the statewide housing crisis by:

- 1) Increasing residential unit development;
- 2) Protecting existing housing inventory; and
- 3) Expediting permit processing.

The HCA defines a “housing development project” as a project that proposes residential units only; a mixed-use development in which at least two-thirds of the square footage is residential; or transitional, supportive, emergency or farmworker housing. On September 16, 2021, Senate Bill (SB) 8 was signed into law, which made some clarifications and extended the HCA from January 1, 2025, to January 1, 2030. The following analysis includes project information, comparing the project, including the site configuration and building massing to the 2013 RBD regulations, consistent with the requirements of the HCA.

Key provisions of HCA include:

- The prohibition of finding a project inconsistent with applicable plans and standards if the project is entitled to density bonus waivers of such development standards or subject to incentives or concessions.
- Prohibiting imposition or enforcement of subjective design standards, such as guidelines requiring a building façade to reflect the character of a neighborhood.
- Prohibiting agencies from holding more than five hearings in connection with review of a proposed project.

General Plan Consistency

The project site has a General Plan designation and zoning of Mixed-Use High (MUH) based on the General Plan provisions in place on the date the preliminary application was submitted as allowed under the HCA.

This designation is meant to support new enlivened, thriving districts for East Palo Alto, by accommodating multi-story mixed use buildings. This designation provides for vertical and horizontal mixed-use development at key locations within the City, including the Ravenswood 101 Shopping Center, and 4 Corners/Bay Road specific plan area. Residential-only projects are not allowed; however. At least 35% of the ground floor space of building shall be retail space in those areas. Allowed land uses include multi-family residential, attached single family residential, retail, services, office and research and development (R&D). As will be discussed in the State Density Bonus section, the applicant may be requesting a concession or waiver to allow for multi-family uses on the ground floor of the proposed buildings, thus possibly allowing for a residential-only project

Table 4. General Plan Consistency Evaluation		
Category	Allowed	Proposed
Density	86 units per acre (max)	Proposes 23 units per acre; 95 units total
Intensity (FAR)	2.5 max	1.13
Height	100' or 8 stories, whichever is higher (max)	3 stories above grade; 38'-10 1/2"
Ground Floor Retail	35% (required)	9' floor to floor

Zoning

As indicated in the SB 330 – Housing Crisis Act section, the project site has a zoning of Mixed-Use High (MUH) based on the provisions in place on the date the preliminary application was submitted as allowed under the HCA.

Under the 2013 RBD Specific Plan, the project site would fall under the “4 Corners” zoning district, which is intended to support an enlivened, thriving "downtown" for East Palo Alto, focused around the intersection of University Avenue and Bay Road. This zoning district also accommodates multi-story mixed use buildings that have retail stores or community facilities on the ground floor, with apartments or condominiums on upper floors.

Table 5. Zoning (2013 RBD Specific Plan)			
Category	Allowed	Proposed	Complies?
Density	60 dwelling units per acre (max); 120 total units for the project	23 units per acre; 95 total	Yes
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	1.13 FAR	Yes
Height	6 stories above grade, plus an additional 15' for equipment	3 stories above grade (38'-10 1/2")	Yes
Ground Floor Height ⁴	16' (min)	9' floor to floor	No

State Density Bonus Law

California's Density Bonus Law allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan. In exchange for the increased density, a certain number of the new affordable dwelling units must be reserved at below market rate (BMR) rents or housing costs. Qualifying projects can also receive reductions in required development standards.

⁴ State density bonus regulations permit the use of waivers from development standards to encourage the construction of additional housing. The applicant would be requesting a waiver from the General Plan ground floor retail percentage requirement.

State Density Bonus Law allows qualified projects to request concessions for reduced development standards, including setbacks, square footage requirements, parking, and open space. The applicant intends to utilize a density bonus to request incentives and concessions from development standards and other development regulations. As stated earlier, as this is a preliminary application, the incentives, concessions or waivers that may be allowed for the project would be determined after submittal of a formal application and an affordable housing compliance plan.

If allowed, the applicant would seek the following concessions and waivers upon formal submittal:

- a. Proportion of Unit Types. EPAMC 18.35.040 establishes that affordable units shall have the same proportion of unit types (studio/bedroom mixes) as the market rate units in the housing development. The applicant requests relief from having the same proportion of unit types as the market rate units.
- b. Bedroom Mix and Unit Size. Inclusionary Housing Standards and Incentives: Bedroom Mix and Unit Size EPAMC 18.37.060 (C) states that “The number of bedrooms and the size of the inclusionary units shall be comparable to or greater than the average number of bedrooms and average size of the market-rate units consistent with any adopted inclusionary housing guidelines.” The applicant is requesting relief having comparable square footage and the same or greater bedroom count as the market rate units.
- c. Maximum Setback along Bay Road. Per the 2013 RBD Specific Plan, projects in the 4 Corners Gateway are required to meet a maximum setback along Bay Road and University Avenue, stating that at least “65% of a building shall be built to within 16 feet of the property line.”
- d. Minimum Ground Floor Height. Per the 2013 RBD Specific Plan, projects in the 4 Corners Gateway are required to provide a minimum ground floor height of “16 feet floor-to-floor.”
- e. Ground Floor Uses. Per the 2013 RBD Specific Plan, Table 6-1 Allowed Uses in Land Use Districts, the 4 Corners Gateway, Multiple-Family Dwellings are only Permitted on upper rather than ground floors.

Site Configuration, Buildings, and Access

The Four Corners Townhomes development at 1675 Bay Road features:

- 95 townhomes across nine buildings in three distinct configurations
- Units ranging from 1,200-1,900 sq ft with 2-4 bedrooms
- Each unit includes an attached 1-2 car garage and private bicycle parking

Site access includes four entry points: one each from University and Michigan Avenues, and two from Fordham Street (Figure 3). Garages connect to internal roadways, while primary pedestrian access faces shared green spaces. The development provides 11 additional surface parking spaces for visitors.

The layout balances vehicular and pedestrian needs with landscaped walkways connecting buildings to common open spaces, enhancing community interaction. A 19-foot setback along Bay Road creates additional open space while buffering units from street traffic. This integrated approach to site planning and multimodal access supports urban density and livability goals in the Four Corners Gateway area.

Architecture

The architectural design for the Four Corners Townhomes project at 1675 Bay Road in East Palo Alto incorporates a contemporary aesthetic with a combination of stucco, board-and-batt siding, and adhered brick veneer, complemented by asphalt shingle roofing and corrugated metal accents. The project's material and neutral color palette are designed to create visual interest while maintaining compatibility with the surrounding neighborhood.

The applicant has submitted preliminary architectural drawings detailing three distinct building configurations: Building A (one 11-plex), Building B (6 12-plexes), and Building C (two 6-plexes). All townhome units would be three stories tall, with living areas spanning three floors and a ground-level garage. The maximum building height would be approximately 38 feet, 10 ½ inches.

Figure 3: Conceptual Site Plan



As noted in the *Waivers and Concessions* section of this report, the project is located within the 4 Corners Gateway designation, which requires a minimum ground floor height of 16 feet and mandates that residential uses be placed above the ground floor. The applicant intends to request a waiver to allow residential units on the ground floor. Additionally, the project seeks a waiver from the development standard requiring at least 65% of a building to be within 16 feet of the property line along Bay Road. Instead, the applicant proposes a 19-foot setback to create additional common open space for residents.

Parking

Parking for this project would be provided in the form of 190 private garages for private residences (some units having space for 2 cars), and 11 surface parking spaces for visitors and guests. The proposed amount of parking meets the City's parking ratio requirement for 1 space per dwelling unit for 1-bedroom units, and .5 spaces for each additional bedroom, as shown in Table 1. Additionally, the project is providing 95 Class I bicycle parking spaces (located in residential private garages), and 8 Class II bicycle parking spaces provided in the common open space areas, meeting the City's requirements for 1 Class I space for every 3 dwelling units, and 1 Class II space for every 15 dwelling units.

Next Steps

This preliminary review application is scheduled to be discussed by the City Council at their April 1, 2025, meeting. The applicant submitted a complete SB 330 preliminary application on November 22, 2024. The applicant has 180 days from that date to submit a formal application, which would be May 21, 2025.

Fiscal Impact

No fiscal impact is anticipated for this action. If the project is formally submitted, per EPAMC Chapter 18.32.030.A.1.c., the City may require a fiscal impact report to be prepared by a City selected consultant to analyze how the project would affect the City's finances directly and indirectly.

Public Notice

The public was provided notice by making the agenda and report available on the City's website

Figure 2: Sample Building Elevations



and on a bulletin board located at City Hall: 2415 University Avenue, East Palo Alto.

Environmental

The project is in the preliminary stages and has not submitted a formal application and is therefore not considered a project and thus is exempt from CEQA guidelines.

Government Code § 84308

Applicability of Levine Act: No, as the proposed action does not involve an entitlement, and only involves a preliminary review.

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Project Plans

FOUR CORNERS / BAY ROAD TOWNHOMES

SB330 PRELIMINARY APPLICATION

1675 BAY ROAD - EAST PALO ALTO, CA

City Of East Palo Alto
Community Development Department
NOV 22 2024
RECEIVED

SHEET INDEX

A.1	TITLE SHEET
A.2	PROJECT DATA
A.3	EXISTING CONDITIONS
A.4	SITE PLAN
A.5	6-PLEX ELEVATIONS
A.6	11-PLEX ELEVATIONS
A.7	12-PLEX ELEVATIONS
A.8	12-PLEX ELEVATIONS
A.9	COLORS & MATERIALS



PROJECT TEAM INFO

OWNER / APPLICANT
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mkramer@shpco.com

ARCHITECT
DAHLIN
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Pleasanton, CA 94588
Tel: 925.251.7200
Contact : Justin Doull
Justin.Doull@dahlingroup.com

LOCATION MAP (NTS)



PROJECT DESCRIPTION

The project is located at 1675 Bay Road, East Palo Alto, CA 94303, within the Ravenswood/Four Corners Transit-Oriented Development (TOD) Specific Plan area, as designated by the zoning ordinance. The property fronts onto University Avenue in the west and Bay Road to the south, with existing single family residential development along the north and east of the property. Spanning a lot area of 4.084 acres (177,905 square feet), the General Plan Land Use designation for the site is Mixed Use High (MUH).

The Four Corners / Bay Road Townhomes project proposes 95 townhome units of between 1200 and 1900 SF of net living area, including several common open areas and guest parking spaces.

TITLE SHEET

FOUR CORNERS / BAY ROAD TOWNHOMES
1675 BAY ROAD, EAST PALO ALTO, CA

SH SAND HILL PROPERTY COMPANY



JOB NO. 638.005
DATE 11/22/2024

A.1

SITE AND ZONING SUMMARY

Site Information				
Project Name:	Four Corners Townhomes		Current General Plan Designation:	Mixed Use High
Address:	1675 Bay Road, East Palo Alto, CA 94303		Current Zoning Designation:	4 Corners zone
APN:	063-11-125		Other Regulations:	Ravenswood / Four Corners TOD Specific Plan
Lot Area:	4.084	acre		
	177,905	sf		
		Requirement	Proposed	Notes
Site Calculations				
Density	86 du/ac max. density per General Plan		23.3 du/ac	
Total Units	351 du max.		95 du	
FAR	1.5 for non-residential & commercial components in mixed-use projects (None for residential)		1.13	
Building Coverage	None		66120 sf	
			37.2%	
Hardscape Coverage	None		61142 sf	
			34.4%	
Setbacks				
Principal Structures				
Front	6' Dedicated to landscaping or sidewalk		19'	
Side	None		5'-8"	
Exterior Side Setback	10'		10'-6"	
Rear	30'		32'	
Max. Setback along Bay Road	At least 65% of a building shall be built to within 16 feet of the P.L.		19'	Waiver
Open Area				
Common Open Space	None		20,860 sf	
Height				
Max. Building Height	Six stories above grade, plus an additional 15 feet for equipment and elevator penthouses		Three stories above grade; 38'-10 1/2" max.	
Min. Ground Floor Height	16' floor to floor		9' floor to floor	Waiver
Parking				
Vehicular	1BD units - 1 space per du 0.5 spaces for each additional bedroom	188 spaces	201 spaces	190 spaces provided in private garages 11 surface spaces provided
Bicycle	1 Class I per 3 du + 1 Class II per 15 du	32 Class I, 7 Class II	95 Class I, 8 Class II	Class I provided in private garages, Class II provided in common open space
Other Requirements				
Ground Floor Uses	Active ground floor uses must be located in mixed-use buildings; at least 35% of ground floor space shall be retail		Ground Floor Residential provided	Waiver
Parking Access	One pedestrian access point per 300 linear feet of street frontage shall be provided from the street to parking lots located in the rear of buildings. A maximum of two curb cuts per street frontage may be provided.		University Avenue frontage: 89.24' One pedestrian access point provided Bay Road frontage: 304.47' Two pedestrian access points provided	

DEVELOPMENT SUMMARY

Net Square Footage						
	Description	Configuration	Net Living	Count	Unit Mix	Total Net Living
Unit A	Carriage Unit A (corner unit)	2 bd / 2.5 ba	1,316	12	13%	15,792
Unit B	Carriage Unit B (bridge unit)	3 bd / 2.5 ba	1,635	12	13%	19,620
Unit C	15' Tandem	3 bd / 3 ba	1,220	28	29%	34,160
Unit D	Interlock Tandem	2 bd / 2.5 ba	1,279	12	13%	15,348
Unit E	Interlock Side-by-side	3 bd + den / 3.5 ba	1,691	12	13%	20,292
Unit F	Standard Side-by-side	4 bd / 3.5 ba	1,901	19	20%	36,119
Total:				95 Units		141,331 net sf
Gross Square Footage						
	Description	Configuration	First Floor	Garage	Second Floor	Gross Unit (incl. garage)
Unit A	Carriage Unit A (corner unit)	2 bd / 2.5 ba	138	513	681	1,943
Unit B	Carriage Unit B (bridge unit)	3 bd / 2.5 ba	118	479	819	2,247
Unit C	15' Tandem	3 bd / 3 ba	100	500	660	1,870
Unit D	Interlock Tandem	2 bd / 2.5 ba	107	537	676	1,957
Unit E	Interlock Side-by-side	3 bd + den / 3.5 ba	273	497	802	2,349
Unit F	Standard Side-by-side	4 bd / 3.5 ba	348	476	841	2,524
Gross Square Footage by Building						
	Description	Configuration	Gross Buliding (incl. garage)	Count	Total Gross Building	
Building A	11-plex (BLDG 1)	F-C-C-C-C-C-C-C-C-F-F	21,878	1	21,878	
		First Floor	7,048			
		Second Floor	7,622			
		Third Floor	7,208			
Building B	12-plex (BLDG 2-7)	F-C-D-E-A-B-B-A-E-D-C-F	25,780	6	154,680	
		First Floor	8,172			
		Second Floor	8,958			
		Third Floor	8,650			
Building C	6-plex (BLDG 8,9)	F-C-C-C-C-F	12,528	2	25,056	
		First Floor	4,048			
		Second Floor	4,322			
		Third Floor	4,158			
Total:				9 Buildings	201,614 gross sf 177,905 site area (sf) 1.13 FAR	

PROJECT DATA

FOUR CORNERS / BAY ROAD TOWNHOMES

1675 BAY ROAD, EAST PALO ALTO, CA



JOB NO. 638.005
DATE 11/22/2024



PROJECT AREA

EXISTING CONDITIONS

FOUR CORNERS / BAY ROAD TOWNHOMES
1675 BAY ROAD, EAST PALO ALTO, CA

0 40 80 120 FEET
SHP SAND HILL PROPERTY COMPANY

DAHLEIN

JOB NO. 638.005
DATE 11/22/2024

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PROJECT AREA

SITE PLAN

FOUR CORNERS / BAY ROAD TOWNHOMES

1675 BAY ROAD, EAST PALO ALTO, CA



SAND HILL PROPERTY COMPANY

DAHLIN

JOB NO. 638.005
DATE 11/22/2024

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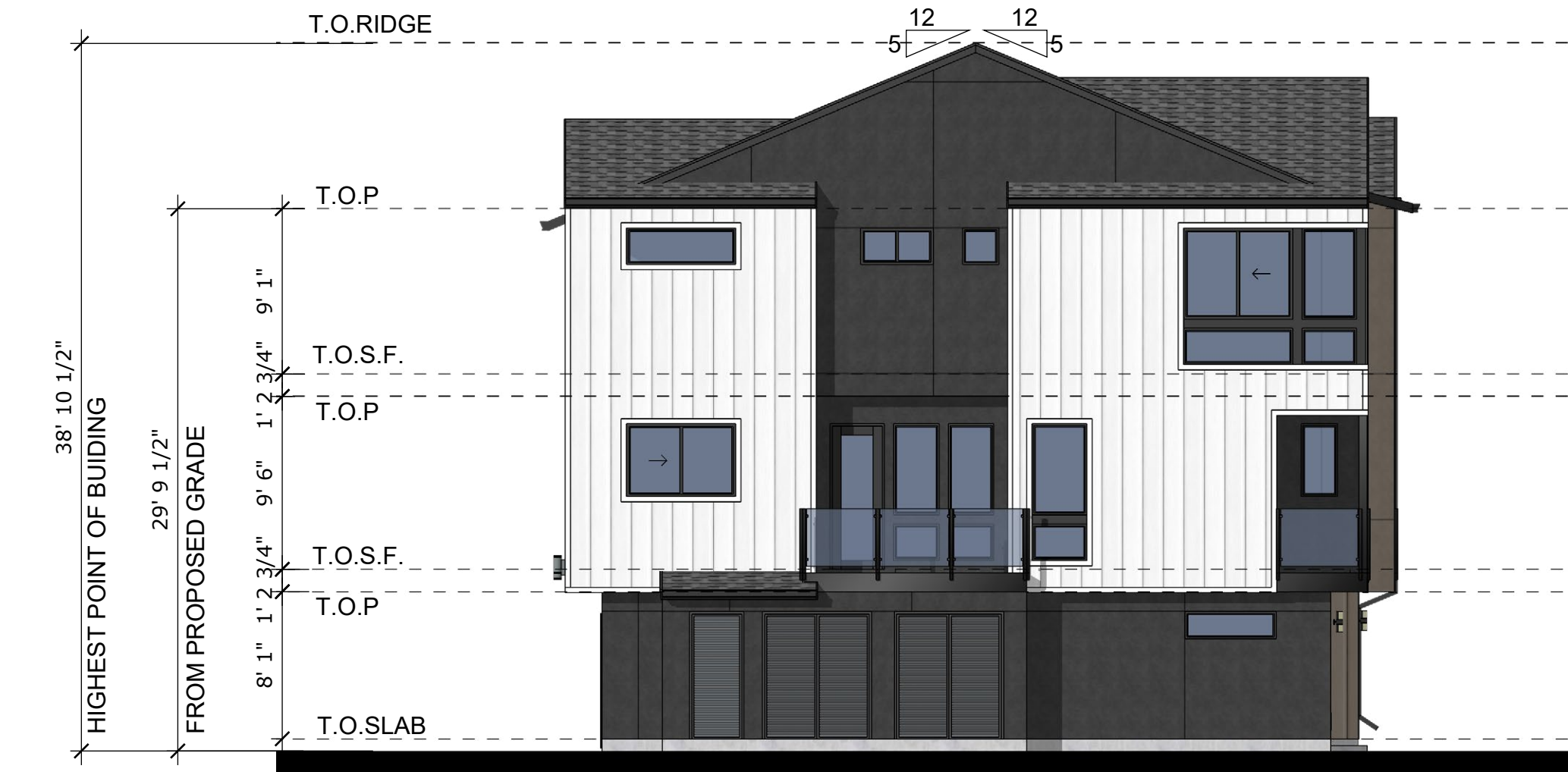
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RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

6-PLEX ELEVATIONS

FOUR CORNERS / BAY ROAD TOWNHOMES

1675 BAY ROAD, EAST PALO ALTO, CA



JOB NO. 638.005
DATE 11/22/2024

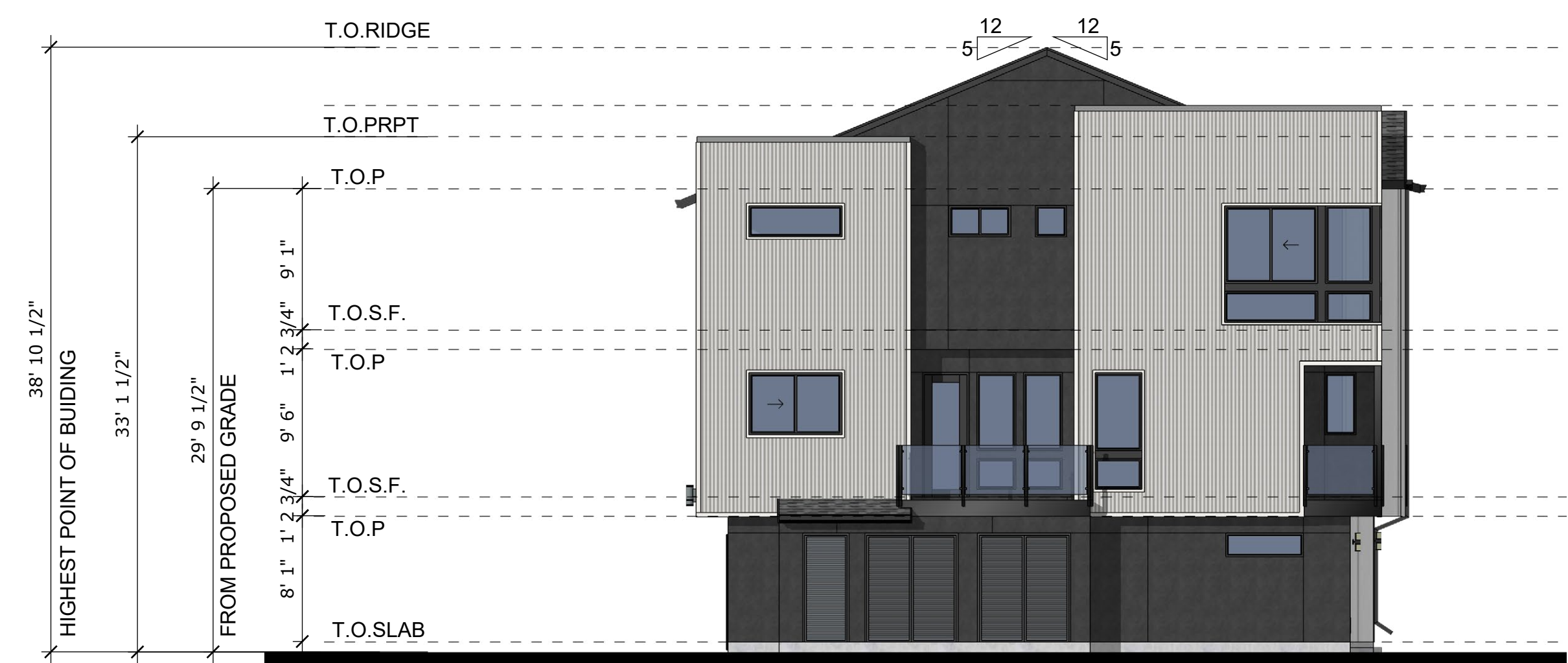
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FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

11-PLEX ELEVATIONS

FOUR CORNERS / BAY ROAD TOWNHOMES
1675 BAY ROAD, EAST PALO ALTO, CA



FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

12-PLEX ELEVATIONS

FOUR CORNERS / BAY ROAD TOWNHOMES

1675 BAY ROAD, EAST PALO ALTO, CA



0 8 16 24 FEET



JOB NO. 638.005
DATE 11/22/2024

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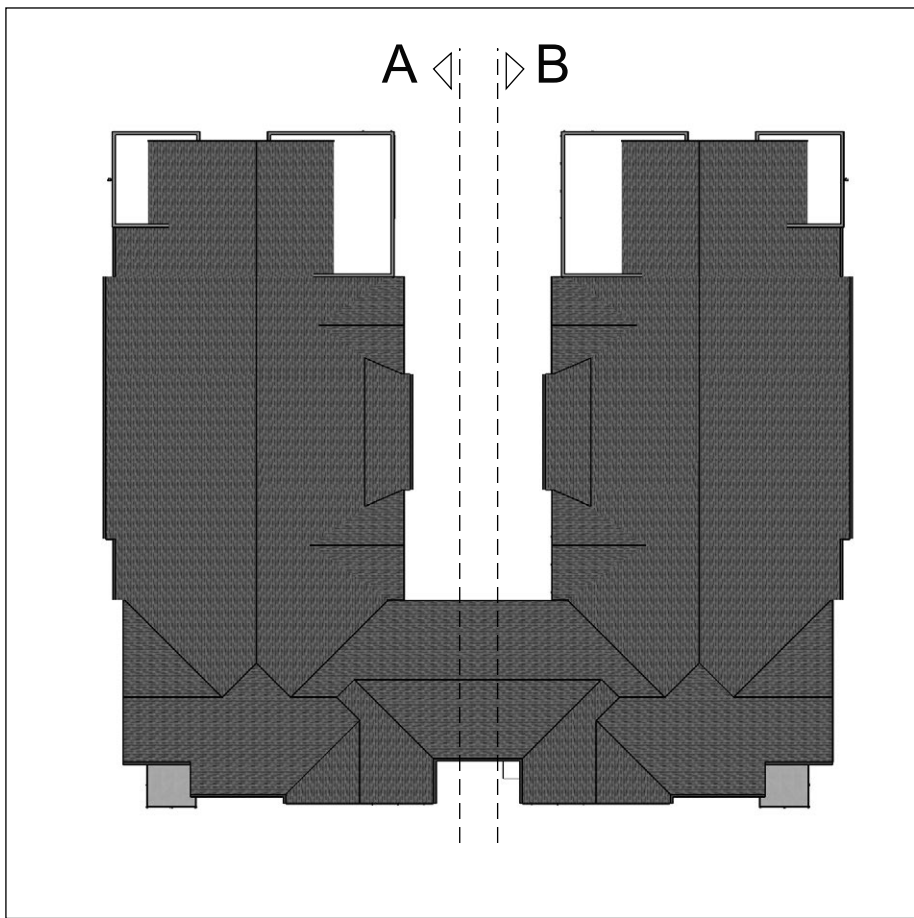
LEFT ELEVATION 1/8" = 1'-0"



INTERIOR ELEVATION A 1/8" = 1'-0"



INTERIOR ELEVATION B 1/8" = 1'-0"



12-PLEX ELEVATIONS

FOUR CORNERS / BAY ROAD TOWNHOMES
1675 BAY ROAD, EAST PALO ALTO, CA



1



BLUE BLOOD

ENTRY DOOR
SW 6966

2



HEARTFELT

ENTRY DOOR
SW 6586

3



DERBYSHIRE

ENTRY DOOR
SW 6741

4



IRON ORE

GARAGE DOOR &
WINDOW / DOOR TRIM
SW 7069

A

ROOF MATERIAL 1

ASPHALT SHINGLE
GRAY

B

**BOARD & BATT
SIDING**

WHITE SNOW
SW 9541

C

**BOARD & BATT
SIDING**

URBAN JUNGLE
SW 9117

D

STUCCO

URBAN JUNGLE
SW 9117

E

STUCCO

CHARCOAL
SW 3063

F

STUCCO

WHITE SNOW
SW 9541

G

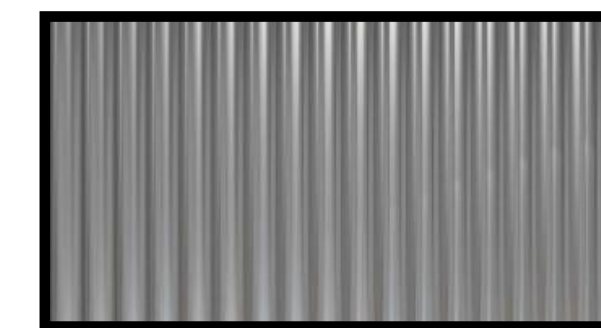
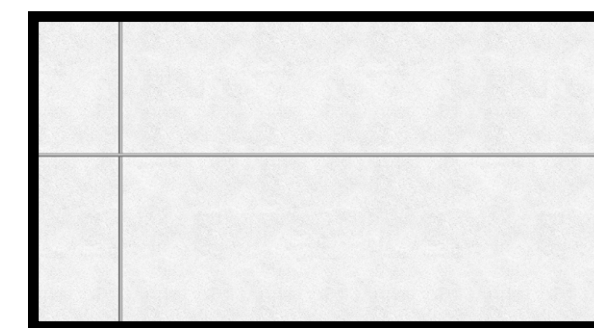
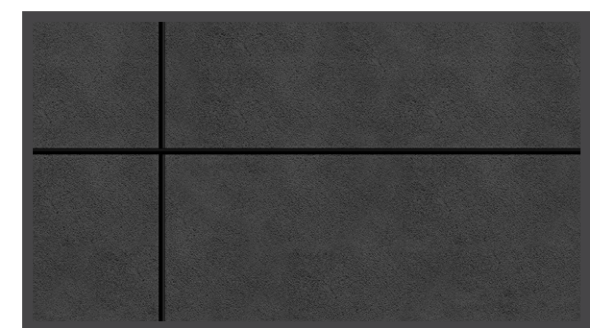
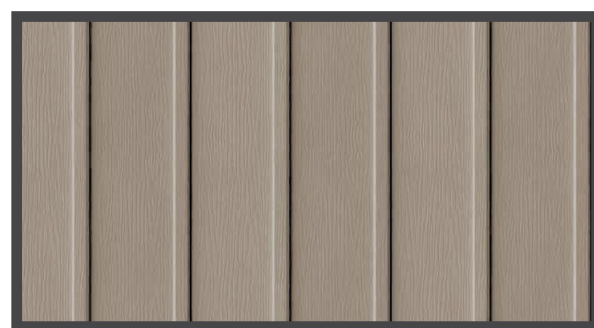
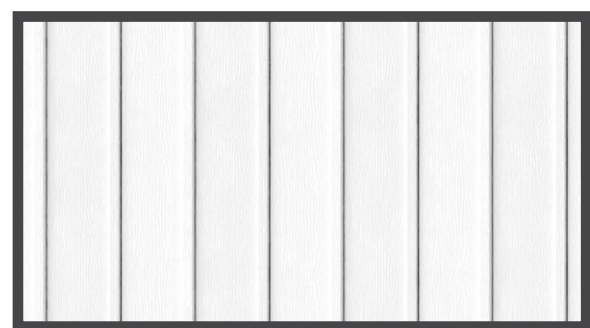
**ADHERED BRICK
VENEER**

LIGHT GRAY

H

CORRUGATED METAL

SMOOTH FINISH



COLORS & MATERIALS

FOUR CORNERS / BAY ROAD TOWNHOMES

1675 BAY ROAD, EAST PALO ALTO, CA



SAND HILL PROPERTY COMPANY



JOB NO. 638.005
DATE 11/22/2024

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