



EAST PALO ALTO PLANNING COMMISSION REGULAR SESSION AGENDA

Monday, April 13, 2026, 7:00 PM
East Palo Alto City Hall
2415 University Ave.
East Palo Alto, CA 94303

NOTICE

This meeting will be held virtually and in-person at the Council Chambers located on 2415 University Ave, First Floor East Palo Alto, CA 94303. The virtual portion of this Planning Commission 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 in the Council Chambers at 2415 University Ave, First Floor East Palo Alto, CA 94303. Community members may provide comments by submitting a speaker card at the meeting, or using the **RAISE HAND** feature when the Chair or Clerk call for public comment. Emailed comments should include the specific agenda item on which you are commenting.

Please click this URL to join

<https://us06web.zoom.us/j/85119373673>

Or join by phone:

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

US: +1 669 900 6833 or
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+ 1 253 215 8782 or
+ 1 312 626 6799 or
+ 1 929 205 6099 or
+ 1 301 715 8592

Webinar ID: 851 1937 3673

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 23, 2026, Planning Commission Meeting Minutes**

4. PUBLIC COMMENT

5. INFORMATIONAL REPORTS

6. SPECIAL PRESENTATIONS

6.1 W. Bayshore Newell Improvements Project (PRE25-006)

Recommendation: Review Preliminary Application No. PRE25-006 for the West Bayshore-Newell Improvements Project, proposed by Sand Hill Property Company, and provide feedback to the applicant and City staff.

6.2 O'Keefe Manhattan Improvements Project (PRE25-005)

Recommendation: Review the Preliminary Application No. PRE25-005 for Woodland Park II – O'Keefe-Manhattan Improvements proposed by Sand Hill Property Company and provide feedback to the applicant and City staff.

7. PUBLIC HEARINGS

8. ADJOURNMENT

Upcoming meetings:

Regular Meeting	April 27, 2026	7:00 PM
Regular Meeting	May 11, 2026	7:00 PM
Regular Meeting	June 8, 2026	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 1960 Tate Street, East Palo Alto, CA at the same time that the public records are distributed or made available to the Planning Commission. 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.

The Planning Commission meeting packet may be reviewed by the public at 1960 Tate Street, East Palo Alto 94303. Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection at CED office, 1960 Tate Street, East Palo Alto, California 94303 during normal business hours. Information distributed to the Commission at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.

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.

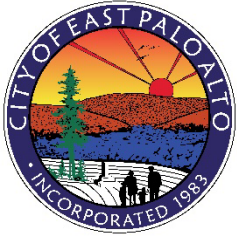
POSTED: (4/9/2026)

ATTEST:

Ruby Phillips

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	5/31/2028	7	Curtis Monette	5/31/2027
4	Michael Mashack	5/31/2028	8	Christopher Kao	5/31/2026



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: April 13, 2026
TO: Honorable Chair and Members of the Planning Commission
VIA: Elena Lee, Interim Director of Community and Economic Development Department
BY: Ruby Phillips, Secretary II, CEDD
SUBJECT: March 23, 2026, Planning Commission Meeting Minutes

Recommendation

Accept the March 23, 2026, Planning Commission Meeting Minutes.

Attachments

1. March 23, 2026, Planning Commission Meeting Minutes.



CITY OF EAST PALO ALTO PLANNING COMMISSION REGULAR MEETING MINUTES

March 23, 2026, 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 7:05 p.m. by Chair Sherrard.

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

Chair Sherrard promoted Commissioner Kao to a voting member

2. APPROVAL OF AGENDA

Commissioner Monette made a motion to approve the agenda. It was seconded by Vice Chair Hernandez and unanimously approved.

RESULT:	Motion Carries (7-0)
MOTION BY:	Monette
SECOND:	Hernandez
AYES:	Hernandez, Kao, Mashack, Sherrard, Brown- Austin, Monette, Allen Fisk
NOES:	
ABSTAIN:	
ABSENT:	Mendez

3. APPROVAL OF CONSENT CALENDAR

3.1) February 9, 2026 and February 23, 2026 Planning Commission Meeting Minutes

Recommendation: Accept the February 9, 2026 and February 23, 2026 Planning Commission Meeting Minutes.

Commissioner Allen-Fisk requested to pull the meeting minutes for the February 9, 2026 meeting minutes.

Commissioner Monette made a motion to approve the consent calendar with the February 23, 2026 Planning Commission meeting minutes. It was seconded by Vice Chair Hernandez. The motion was unanimously approved.

RESULT:	Motion Carries (7-0)
MOTION BY:	Monette
SECOND:	Hernandez
AYES:	Hernandez, Kao, Mashack, Sherrard, Brown- Austin, Monette, Allen Fisk
NOES:	
ABSTAIN:	
ABSENT:	Mendez

Commissioner Allen-Fisk requested clarification on the voting history of the 6th motion recorded in the February 9, 2026 Planning Commission meeting minutes. Staff and other Commissioners provided a response.

Commissioner Mashack made a motion to approve the February 9, 2026 Planning Commission meeting minutes as written. It was seconded by Commissioner Monette. The motion was unanimously approved.

RESULT:	Motion Carries (7-0)
MOTION BY:	Mashack
SECOND:	Monette
AYES:	Hernandez, Kao, Mashack, Sherrard, Brown-Austin, Monette, Allen Fisk
NOES:	

ABSTAIN:	
ABSENT:	Mendez

4. PUBLIC COMMENT

None.

5. INFORMATIONAL REPORTS

Interim CEDD Director made the following announcements:

- A City Council study session will be held on March 24, 2026 regarding the inclusionary housing ordinance. Staff will be requesting Council input regarding a temporary inclusionary housing ordinance and feedback on the current inclusionary housing ordinance.
- Staff will be updating Planning Commission rules to include disclosure procedures.

Commissioner Mashack asked staff for clarification regarding the timing for Planning Commission disclosures

Commissioner Mashack and Commissioner Kao give updates regarding their attendance at the Planning Commissioner Academy Conference.

6. SPECIAL PRESENTATIONS

None.

7. PUBLIC HEARINGS

7.1) Development Code Text Amendment (ZTA25-002) to amend various Chapters and Sections of Title 18 (Development Code) of the East Palo Alto Municipal Code

Recommendation:

1. Consider Development Code Text Amendment, ZTA25-002, and
2. Adopt a resolution (Attachment 1) recommending that the East Palo Alto City Council adopt an ordinance to approve Development Code Text Amendment, ZTA25-002 that repeals, replaces and amends various sections of Chapter 18 (Development Code) regarding site design, architectural standards, definitions, typographical errors, corner lot standards, refueling and service stations, front setbacks, trees, accessory structures, Temporary Use Permits (TUPs), alcohol sales at bonafide

- eating establishments, Conditional Use Permits (CUPs) for public and private schools, Home Occupations, and other areas as set forth therein.
3. Find the proposed Zoning Text Amendments to be exempt in accordance with CEQA Guidelines Sections 15061(b)(3) (common sense exemption), and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines.

Interim Planning Manager Salifu Yakubu presented the contents of the zoning code amendment.

Commissioner Monette made a motion to open public hearing. It was seconded by Commissioner Kao. Motion was unanimously approved.

RESULT:	Motion Carries (7-0)
MOTION BY:	Monette
SECOND:	Kao
AYES:	Hernandez, Kao, Mashack, Sherrard, Brown-Austin, Monette, Allen Fisk
NOES:	
ABSTAIN:	
ABSENT:	Mendez

Commissioners asked staff questions regarding the zoning code updates.

No public comment.

Commissioner Mashack made a motion to close public hearing. It was seconded by Vice Chair Hernandez. Motion was unanimously approved.

RESULT:	Motion Carries (7-0)
MOTION BY:	Mashack
SECOND:	Hernandez
AYES:	Hernandez, Kao, Mashack, Sherrard, Brown-Austin, Monette, Allen Fisk
NOES:	
ABSTAIN:	
ABSENT:	Mendez

Commissioner Allen-Fisk made a motion to strike paragraph 3(e) of the proposed resolution regarding setbacks. It was not seconded and motion failed.

Commissioner Mashack made a motion to Adopt a resolution (Attachment 1) recommending that the East Palo Alto City Council adopt an ordinance to approve Development Code Text Amendment, ZTA25-002. It was seconded by Commissioner Monette.

Commissioner Kao made a substitute motion that staff brings the proposed code text amendment back to Planning Commission after reviewing provisions regarding 200-foot maximum length standard in residential zones, retail lining of structured parking, and max block perimeter guideline of 400-feet. It was seconded by Commissioner Allen-Fisk. Motion failed after roll call vote.

RESULT:	Motion Fails (2-5)
MOTION BY:	Kao
SECOND:	Allen-Fisk
AYES:	Kao, Allen-Fisk
NOES:	Hernandez, Mashack, Sherrard, Brown-Austin, Monette
ABSTAIN:	
ABSENT:	Mendez

Role call vote returns to Commissioner Mashack’s original motion. Motion carries.

RESULT:	Motion Carries (5-2)
MOTION BY:	Mashack
SECOND:	Monette
AYES:	Hernandez, Mashack, Sherrard, Brown-Austin, Monette
NOES:	Kao, Allen-Fisk
ABSTAIN:	
ABSENT:	Mendez

8. ADJOURNMENT

The meeting was adjourned at 8:55 pm.

Planning Commission Clerk

Planning Commission Chair

East Palo Alto Planning Commission

March 23, 2026, Minutes



EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: April 13, 2026
TO: Honorable Chair and Members of the Planning Commission
VIA: Shiri Klima, Assistant City Manager
BY: Chris Dacumos, Contract Senior Planner
Salifu Yakubu, Interim Planning Manager
Elena Lee, Interim Community and Economic Development Director
SUBJECT: West Bayshore-Newell Improvements

Recommendation

Review Preliminary Application No. PRE25-006 for the West Bayshore-Newell Improvements Project, proposed by Sand Hill Property Company, and provide feedback to the applicant and City staff.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with the following priority:

- **Land Use, Economic, and Workforce Development:** Support balanced development that attracts investment, strengthens local businesses, reduces economic leakage, and expands access to quality jobs and services that meet local needs

Background

The project site is located west of US 101 in East Palo Alto, within the Woodland Park neighborhood. Sand Hill Property Company (Sand Hill) has submitted a preliminary application proposing the renovation of several existing apartment buildings, the construction of new for-sale townhomes, and the development of new mixed-income apartment buildings. In total, the project includes 772 residential units consisting of both renovated and newly constructed units. Of these 459 existing units, Sand Hill proposes to substantially renovate 315 units and demolish the remaining 144 units. In place of the 144 units proposed for removal, Sand Hill would construct 457 new units, including 60 new for-sale townhomes, 144 for-rent replacement units, and 253 net-new mixed-income rental apartments.

In its submittal, the applicant acknowledges that displacement is a significant concern in the community and states a commitment to retaining existing tenants. Sand Hill is in the process of creating a Tenant Protection and Community Housing Preservation Plan, which will be subject to City review and approval. The plan will outline measures to prevent displacement and preserve housing affordability. The applicant is also seeking to lock in development standards and fees in existence at the time of submission of a complete preapplication as allowed under Senate Bill (SB 330). The State identifies what is required to be submitted under an SB 330 preapplication to vest development standards and fees. The applicant submitted a complete SB 330 preliminary application on December 9, 2025 which vests the standards and fees in place at that time.

Preliminary Application Requirement

The West Bayshore-Newell Improvements Project qualifies as a Major Project under East Palo Alto Municipal Code (EPAMC) Section 18.82.030.A as it proposes more than 20 new residential units. Accordingly, a preliminary application is required.

The City's Preliminary Application Ordinance requires community outreach prior to the submittal of formal land use entitlement applications. This process provides residents, interested parties, and City officials an opportunity to offer feedback that may help shape the project to better reflect community needs. It also enables City staff to identify and address technical and design issues early in the review process. In compliance with these requirements, the applicant notified residents within a 600-foot radius of the project site (though only a 300-foot radius is required) and conducted a community meeting on February 26, 2026, during which the project was presented to the public.

Figure 1: Project Area



Property Description

The project traverses numerous parcels over a couple of residential blocks. Attachment 1 lists all affected addresses and corresponding parcel numbers. The proposed project includes an assortment of high-density multi-family residential buildings, along with a small retail area which includes a small restaurant and convenience store located at the corner of Newell Road and West Bayshore Road.

The project site is generally bounded by parcels to the south of Newell Road, Cooley Avenue to the north, West Bay Shore Road to the east, and Woodland Avenue to the west.

Project Description

Table 1. Project Description	
Project Element	Description
Property Owner	Sand Hill Property Company
Location	<i>See Attachment 1</i>
Assessor's Parcel #	<i>See Attachment 1</i>
Size	Approximately 13.5 acres
General Plan	High Density Residential & Neighborhood Commercial
Zoning	Multiple-Family High Density Residential up to 3 stories (R-HD-3), Multiple-Family Urban High Density Residential (R-UHD), Commercial Neighborhood Zone (C-N)
Existing Use	Developed with mainly residential uses and minor retail uses
Surrounding Zoning	North: Multiple-Family Medium Density Residential Zone (R-MD-1) and R-UHD South: Single-Family Residential Zone (R-LD), R-MD-1, R-UHD East: N/A – US Highway 101 West: R-UHD, Palo Alto
Flood Zone	Flood Zone X (area outside the 500-year flood plain) and Flood Zone A (1% chance of annual flooding)
CEQA Status	The project is in the preliminary stages and is therefore not considered a project and thus is exempt from CEQA guidelines.

The project includes:

- Renovation of ten existing residential structures located around Newell Court (Figure 2);
- Construction of ten townhome buildings along Newell Road near Woodland Avenue (Figure 3); and
- Development of two new multi-family buildings comprised of multiple wings predominately along West Bayshore Road near its intersection with Newell Road (Figure 4).

Existing Building Renovations: The ten buildings proposed for renovation are three-story structures. The number of units per structure has not yet been provided. Planned improvements include substantial rehabilitation of both building exteriors and interiors as well as carports where applicable. Interior upgrades are expected to include renovations to the interiors. The interior renovations would typically include updated kitchens, flooring and paint, while exterior enhancements will improve the overall building appearance and functionality.

Townhome Development: The proposed townhome units (Figure 3) would be three stories in height, with no structure exceeding 38 feet. Each unit would include a private garage. Exterior materials consist of lap siding, artisan siding, and stucco, with cable railings accenting above-ground patios. The townhomes are designed with varied architectural forms to reduce massing and provide visual interest. The color palette includes a mix of cool and warm tones such as shades of blue, grey, white, wood stone, reddish-brown, and black.

Roof designs vary by location:

- North of Newell Road: hip and valley roofs
- South of Newell Road: varied flat or hip and valley roofs.

Building configurations also vary:

Figure 2: Proposed Renovated Buildings



- North side: five units per townhouse building
- South side: seven or eight units per townhouse building.

Multifamily Buildings: As illustrated in Figure 4, the proposed multi-family buildings are designed as segmented masses, allowing the site plan to open up and include more useable tenant open space and improved site circulation. The estimated amounts of open space have not yet been calculated by the applicant. Both multi-family buildings in this project feature similar architectural styles and are constructed above a multi-level parking platform which is screened along West Bayshore. The buildings also utilize similar exterior material palettes, including corten steel panels, vertical random batten siding, fiber cement panels, glazed brick tiles, wood siding accents, balconies, textured concrete, perforated metal screening, and vinyl windows.

Applicant Initiated Community Meetings

The applicant conducted community outreach, including Spanish-language translation services. A public meeting was held on February 26, 2026, at the Community Engagement Office of the Woodland Park Communities from 6:00 p.m. to 8:00 p.m. Invitations were mailed to addresses within a 600-foot radius of the project. Approximately 40 community members attended. The meeting was conducted as an open house with display boards illustrating the project scope, renovation plans, and proposed new construction. Feedback was mainly positive, particularly from current residents of the existing buildings. Attendees seemed interested in the specific details for renovation (what, when, and how long) and to confirm whether they could retain their unit.

Figure 3: Proposed Townhomes



Figure 4: Proposed Multi-Family Buildings



Analysis

Based on the application materials, it is anticipated that the project will require Design Review and subdivision applications.

Application Details

The applicant is not required to provide complete project details at this stage. However, the following table identifies some of the information that will be required with the formal application and is being provided to the Planning Commission and to the applicant to help identify information of the project staff will need to complete their review.

Table 2. Application Details		
Project Wide		
Landscaping	<i>Incomplete</i>	-% of lot coverage
Parking	886 proposed. <i>It is not yet specified how these spaces will be allocated.</i>	
Project Area	Approximately 13.5 acres, but this may be revised with the formal application.	
Total SF	<i>Incomplete</i>	
Residential SF	<i>Incomplete</i>	
Residential SF Percentage	<i>Incomplete</i>	
Unit Type	Count or sf	
Studio	<i>Incomplete</i>	
Junior 1 Bedroom	<i>Incomplete</i>	
1 Bedroom	<i>Incomplete</i>	
2 Bedroom	<i>Incomplete</i>	
3 Bedroom	<i>Incomplete</i>	
Total	<i>Incomplete</i>	
Retail square footage	0 (removing two existing businesses)	
Market Rate Units	641	
Manager Units – Market Rate	4	
Extremely Low	0	
Very Low Income	0	
Low Income	129	

Table 2. Application Details	
Moderate Income	0
Total No. of Affordable Units	129
Total No. of Base Units	<i>To be determined</i>
Total No. Bonus Units	236
Total Number of Occupied Units	437
Total Units (Retained and New)	772

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.

Alongside the State Density Bonus Law, all requirements of the Inclusionary Housing Ordinance (IHO) would still need to satisfy the City’s requirement to include 20% of the applicant’s total number of units as affordable based on affordability levels identified in the IHO. For example, if an applicant proposes 100 units, 20 of those 100 units would have to be affordable. The actual amount of affordable units required is yet to be determined as the applicant would need to confirm the number of base units for the proposed project.

For this project to meet the City’s 20% baseline requirement the applicant would , the project also must meet all IHO requirements including:

- 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 page on inclusionary housing: www.cityofepa.org/housing/page/inclusionary-housing.

The applicant has expressed their intent to submit a request for an alternative compliance plan to the City for consideration and approval. The applicant has not yet submitted an alternative compliance plan. The City Council is approval authority for alternative compliance with the IHO.

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

unlimited waivers upon their request. Chapter 18.36 of the East Palo Alto Municipal Code implements the State law.

State Density Bonus Law requires agencies to grant an applicant's request for a certain number of incentives or concessions for reduced development standards, depending on the amount of affordable units provided and the level of affordability. Under the State Density Bonus Law incentives and concessions are synonymous and are defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements
- Approval of mixed-use zoning

State Density Bonus Law allows qualified projects to request and be granted an unlimited number of waivers or reduction of development standards. If a city's development standard would physically prevent the project from being built at the permitted density and with the granted concessions or incentives, the developer may propose to have those standards waived or reduced and the City is required to grant them.

The applicant intends to utilize density bonus provisions and may request waivers and concessions from development standards and other development regulations upon formal submittal, including but not limited to:

- Requirement for ground floor space in the C-N zone to consist of retail,
- Minimum parcel depth,
- Height limits,
- Setback limits,
- Site coverage,
- Private Open space requirements,

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.

Next Steps

This preliminary review application will be discussed by the City Council at a later date. The applicant submitted a complete SB 330 preliminary application on December 9, 2025, and must submit a formal application within 180 days (by June 7, 2026).

Fiscal Impact

No fiscal impact is anticipated for this action.

Public Notice

Public notice was provided through posting of the agenda and staff report 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 yet considered a project. Accordingly, the proposed action is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty it would not result in a significant environmental impact.

Government Code § 84308

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

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Addresses and Parcel Numbers
2. Preliminary Project Plans.

West Bayshore-Newell Improvements

Addresses and Parcels

Parcel No.	Address	Zoning	Acres (Source: Owner Procured Surveys)
63513820	1 Newell Court	R-HD-5	6.377
63513880	2 Newell Court	R-HD-5	
	3 Newell Court	R-HD-5	
	4 Newell Court	R-HD-5	
	5 Newell Court	R-HD-5	
	6 Newell Court	R-HD-5	
	7 Newell Court	R-HD-5	
	8 Newell Court	R-HD-5	
	9 Newell Court	R-HD-5	
63513660	1720 W. Bayshore Rd	R-HD-5	0.976
63513710	1750 W. Bayshore Rd	C-N	0.15
63513720	77 Newell Rd	C-N	0.114
63513730	No address assigned	C-N	0.253
63513740	95 Newell Rd	C-N	0.382
	Private Road	C-N	0.127
63513380	45 Newell Rd	R-HD-5	1.829
	55 Newell Rd	R-HD-5	
63515170	No address assigned	C-N	0.533
63513460	35 Newell Road	R-HD-5	0.271
63513450	25 Newell Road	R-HD-5	0.456
63513440	15 Newell Road	R-HD-5	0.281
63513350	5 Newell Road	R-HD-5	0.305
	40 Newell Road	R-HD-5	0.578
63515360	30 Newell Road	R-HD-5	0.577

WEST BAYSHORE-NEWELL IMPROVEMENTS

SB 330 APPLICATION

PROJECT DESCRIPTION

With **no displacement**, this project proposes to update or replace aging, outdated structures west of Highway 101 and south of University Avenue, by a) substantially renovating several apartment buildings, b) building new for-sale townhomes, and c) building new mixed-income apartment buildings. We will retain and renovate rent-stabilized units, increase the housing supply, and provide better parking and mobility options.

PROJECT DIRECTORY

OWNER /DEVELOPER:

Sand Hill Property Company
2600 El Camino Real, Suite 410
Palo Alto, CA 94306
ATTN: Michael Kramer
T: 650.772.4319
E: mkramer@shpco.com

PLANNING CONSULTANT:

Rhoades Planning Group
2140 Shattuck Ave, Suite 705
Berkeley, CA 94704
ATTN: Mark Rhoades
T: 510.545.4341
E: mark@rhoadesplanninggroup.com

PROJECT DIRECTORY

ARCHITECT:

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San Francisco, CA 94107
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ARCHITECT:

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ATTN: Justin Doull
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LANDSCAPE ARCHITECT:

GLS Landscape Architecture
2677 Mission St #200
San Francisco CA 94110
ATTN: Gary Strang
T: 415.285.3614
E: gary@glsarch.com

CIVIL ENGINEER:

BKF
150 California Street, Suite 600
San Francisco CA 94111
ATTN: Jacob Nguyen
T: 415.930.7900
E: jnguyen@bkf.com

VICINITY MAP



City Of East Palo Alto
Community Development Department

DEC 09 2025

RECEIVED

SOUTH SITE OVERALL:

GENERAL
G-000 TITLESHEET
G-001 SHEET INDEX
G-003 DEVELOPMENT SUMMARY
ARCHITECTURE
A-0-000 EXISTING CONDITIONS - SITE PLAN
A-0-001 APARTMENT BUILDINGS - SITE PLAN
A-0-002 ALL BUILDINGS - SITE PLAN

RENOVATION BUILDINGS :

ARCHITECTURE
R-1-6-100 RENOVATION SITE PLAN - 1-6 NEWELL COURT
R-1-200 RENOVATION - 1 NEWELL COURT
R-2-200 RENOVATION - 2 NEWELL COURT
R-3-200 RENOVATION - 3 NEWELL COURT
R-4-200 RENOVATION - 4 NEWELL COURT
R-5-200 RENOVATION - 5 NEWELL COURT
R-6-200 RENOVATION - 6 NEWELL COURT
R-45-55-100 RENOVATION SITE PLAN - 45-55 NEWELL ROAD
R-45-200 RENOVATION - 45 NEWELL ROAD
R-55-200 RENOVATION - 55 NEWELL ROAD

TOWNHOMES :

ARCHITECTURE
A-T-001 WPM IMPROVEMENTS - SITE PLAN
A-T-200 5 PLEX TRADITIONAL TYPE A - ELEVATIONS
A-T-201 7 PLEX CONTEMPORARY TYPE B - ELEVATIONS
A-T-202 8 PLEX CONTEMPORARY TYPE C - ELEVATIONS

APARTMENT BUILDINGS

BUILDING 1 :

ARCHITECTURE
A-33-001 BUILDING 3 - SITE PLAN
A-33-200 BUILDING 3 - ELEVATIONS - SOUTH
A-33-201 BUILDING 3 - ELEVATIONS - NORTH EAST
A-33-202 BUILDING 3 - ELEVATIONS - EAST
A-33-203 BUILDING 3 - ELEVATIONS - WEST

BUILDING 2 :

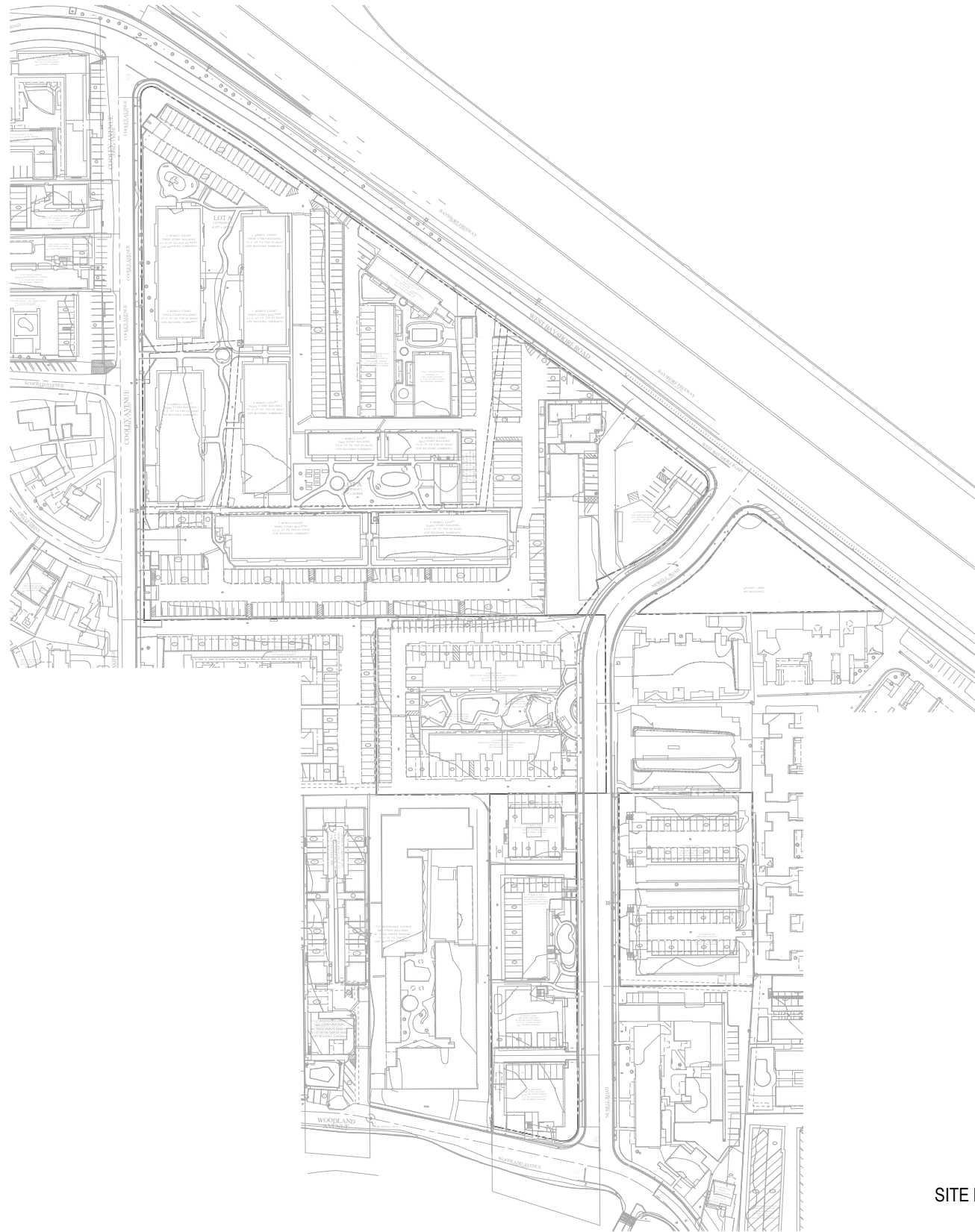
ARCHITECTURE
A-2-001 BUILDING 2 - SITE PLAN
A-2-200 BUILDING 2 - ELEVATIONS - SOUTH EAST
A-2-201 BUILDING 2 - ELEVATIONS - SOUTH WEST
A-2-202 BUILDING 2 - ELEVATIONS - NORTH EAST
A-2-203 BUILDING 2 - ELEVATIONS - NORTH WEST
A-2-204 MATERIAL BOARD

SITE INFORMATION, DENSITY CALCULATIONS (MAXIMUM, MAXIMUM WITH DENSITY BONUS), UNIT TOTALS

PARCEL NO.	ADDRESS	ZONING	ACRES (Source: Owner Procured Surveys)
63513820	1 Newell Court	R-HD-5	6.377
63513880	2 Newell Court	R-HD-5	
	3 Newell Court	R-HD-5	
	4 Newell Court	R-HD-5	
	5 Newell Court	R-HD-5	
	6 Newell Court	R-HD-5	
	7 Newell Court	R-HD-5	
	8 Newell Court	R-HD-5	
	9 Newell Court	R-HD-5	
63513660	1720 W. Bayshore Rd	R-HD-5	0.976
63513710	1750 W. Bayshore Rd	C-N	0.150
63513720	77 Newell Rd	C-N	0.114
63513730	No address assigned	C-N	0.253
63513740	95 Newell Rd	C-N	0.382
	Private Road	C-N	0.127
63513380	45 Newell Rd	R-HD-5	1.829
	55 Newell Rd	R-HD-5	
63515170	No address assigned	C-N	0.533
63513460	35 Newell Road	R-HD-5	0.271
63513450	25 Newell Road	R-HD-5	0.456
63513440	15 Newell Road	R-HD-5	0.281
63513350	5 Newell Road	R-HD-5	0.305
	40 Newell Road	R-HD-5	0.578
63515360	30 Newell Road	R-HD-5	0.577

DENSITY CALCULATIONS

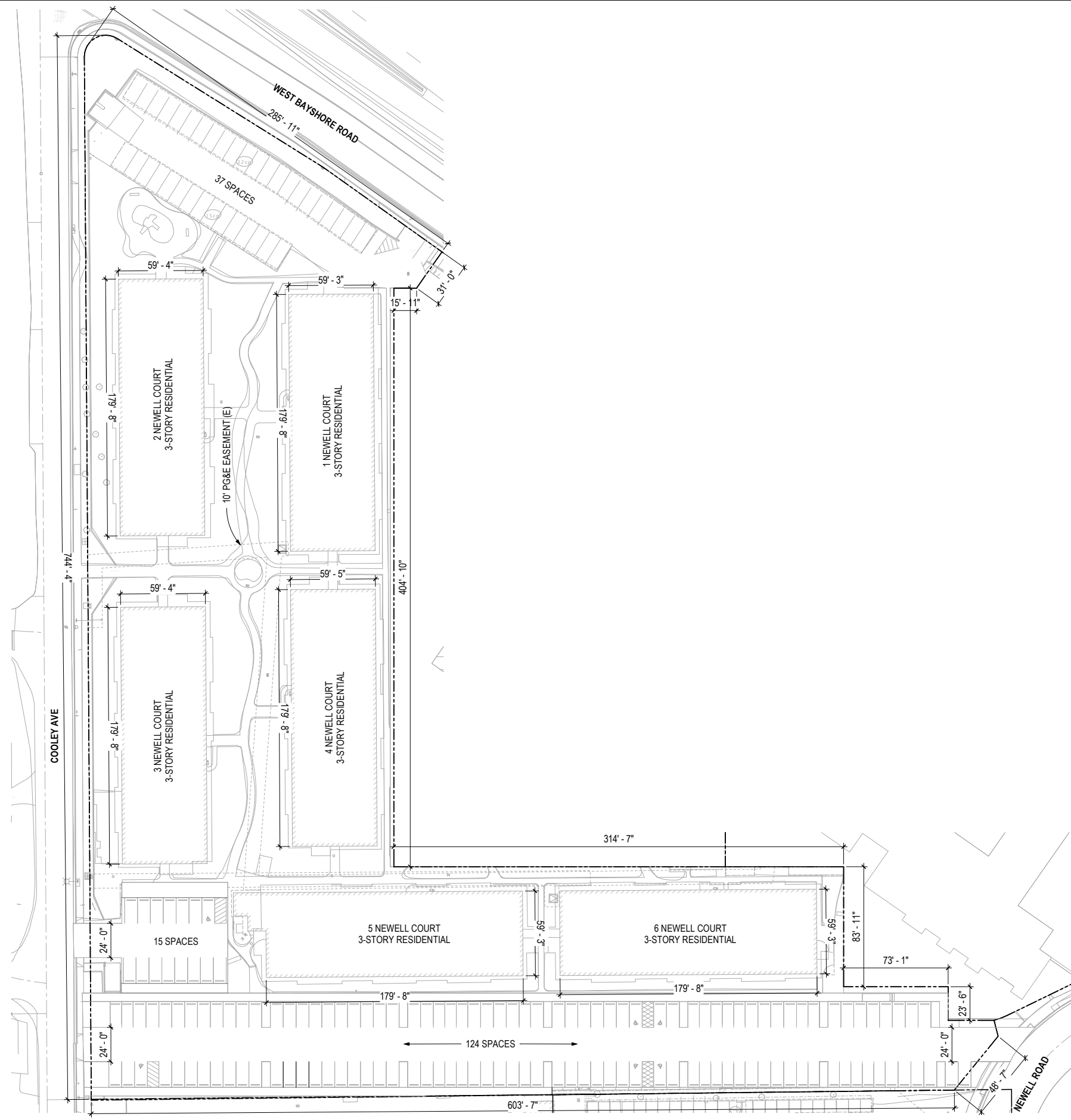
ZONING	TOTAL AREA	MAX DENSITY (DU/AC)	MAX DENSITY (UNITS)	DENSITY BONUS MAX (1.5x MAX)
R-HD-5	11.65	43	501	752
C-N	1.56	22	35	53
SUM	13.21	-	536	805



SITE PLAN - EXISTING CONDITIONS

1" = 100'-0"
1

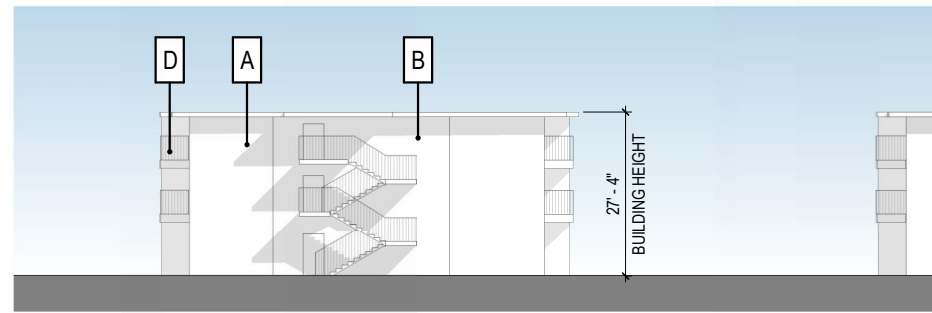




1-6 NEWELL COURT - SITE PLAN 1

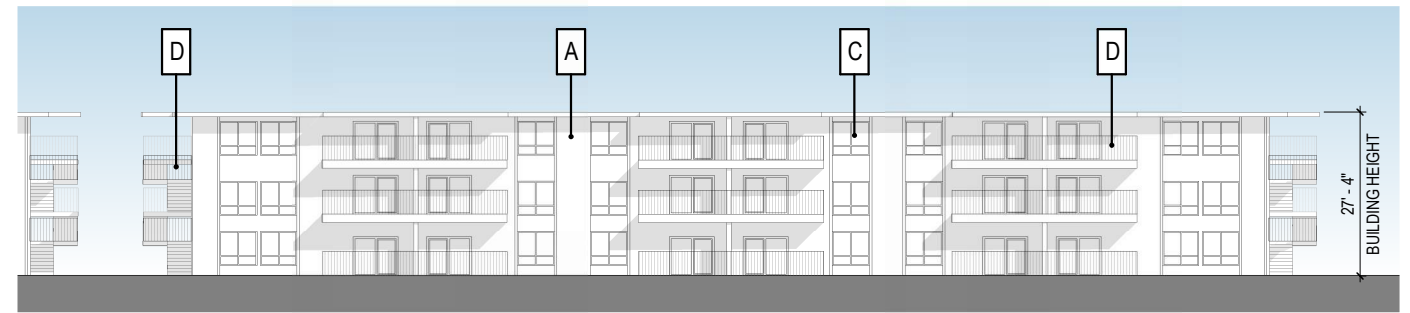


WEST BAYSHORE-NEWELL IMPROVEMENTS | **RENOVATION SITE PLAN - 1-6 NEWELL COURT**



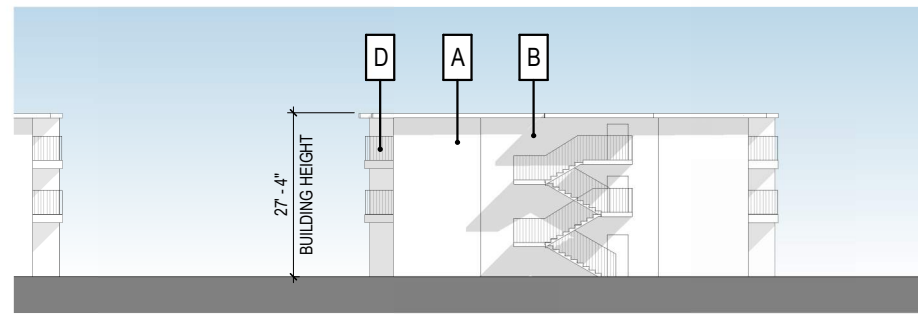
1 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



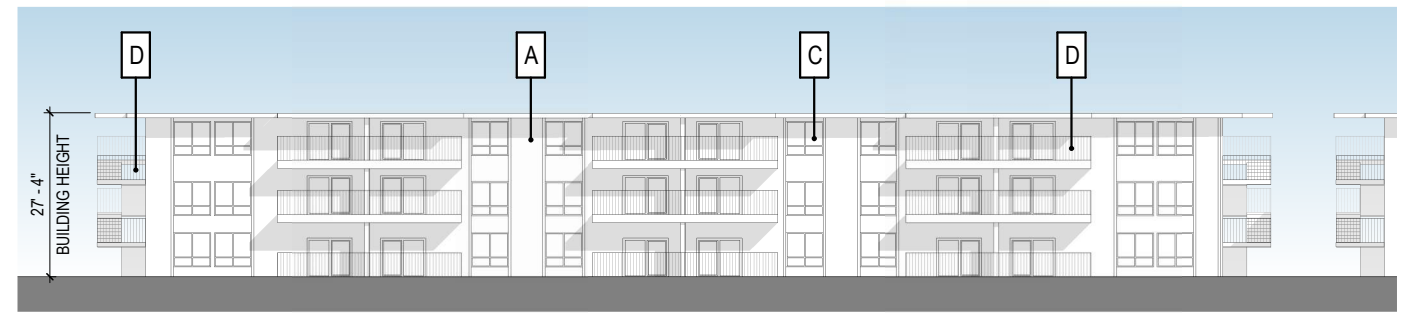
1 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



1 NEWELL COURT SOUTH ELEVATION

1/16" = 1'-0"
3



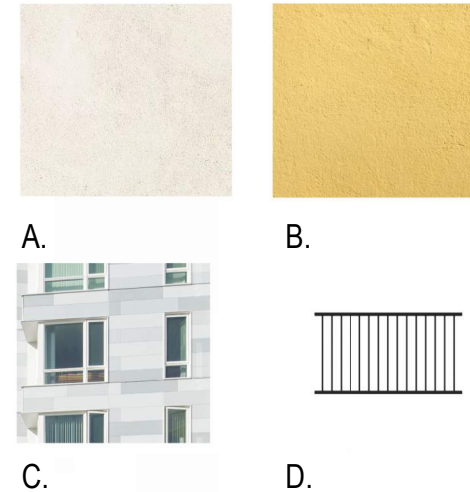
1 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

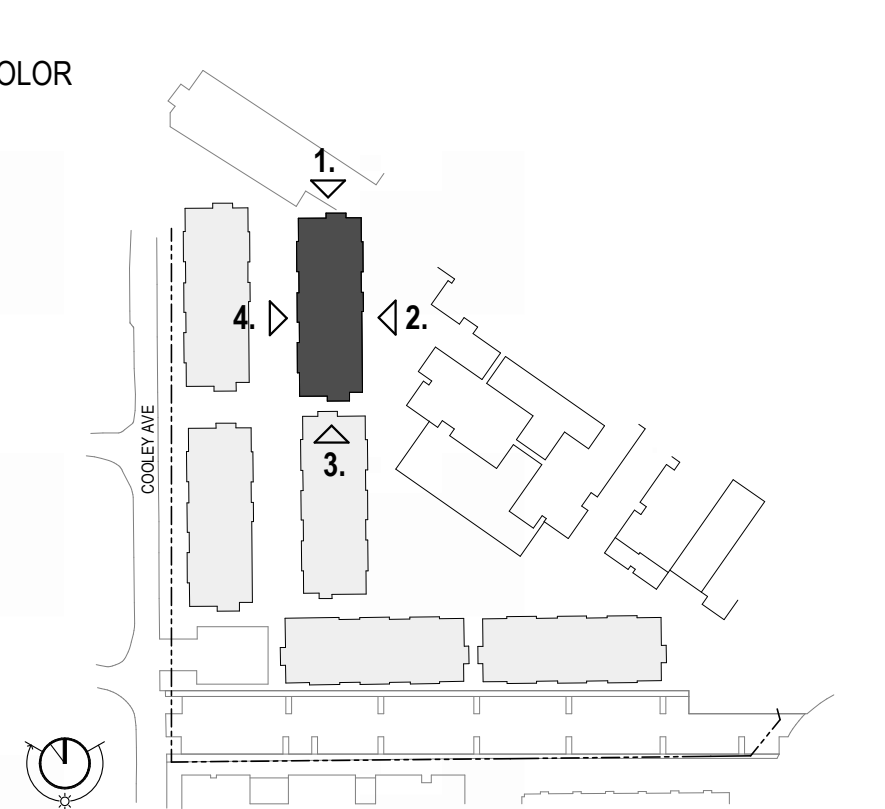
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



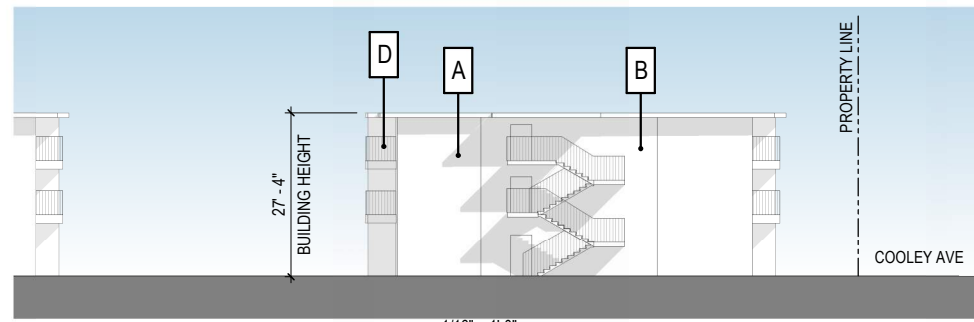
KEY PLAN:



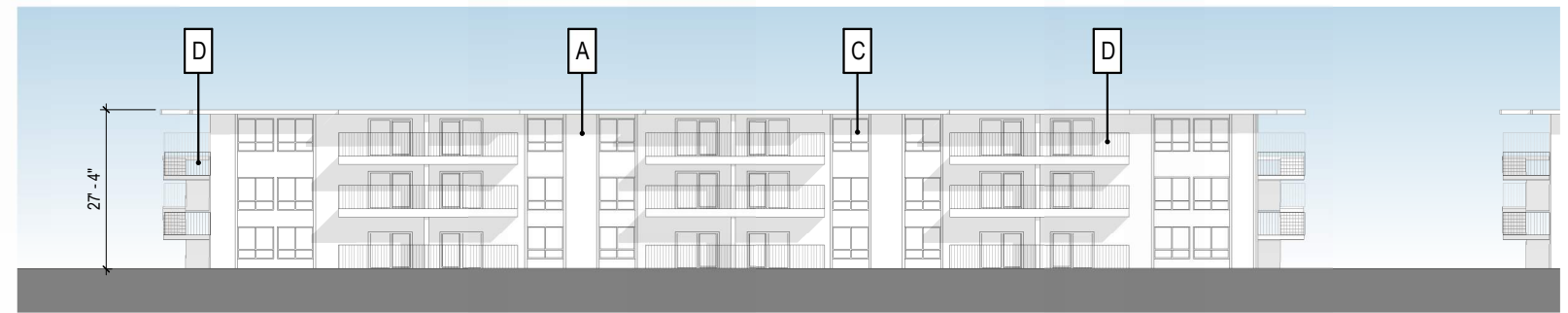
PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

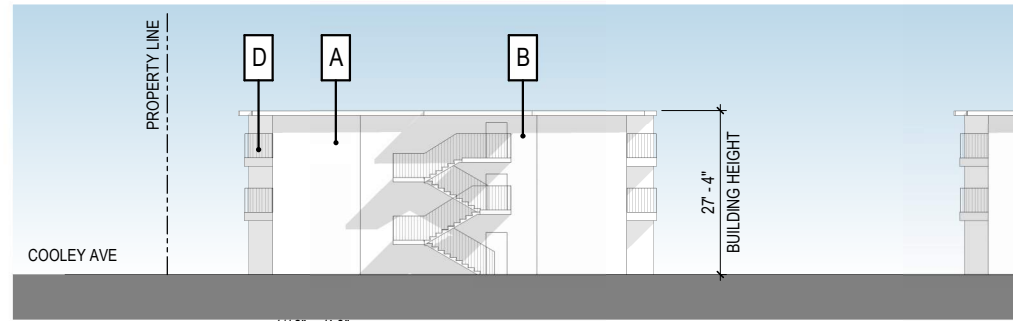
GROSS SQUARE FOOTAGE: 31,941 SF



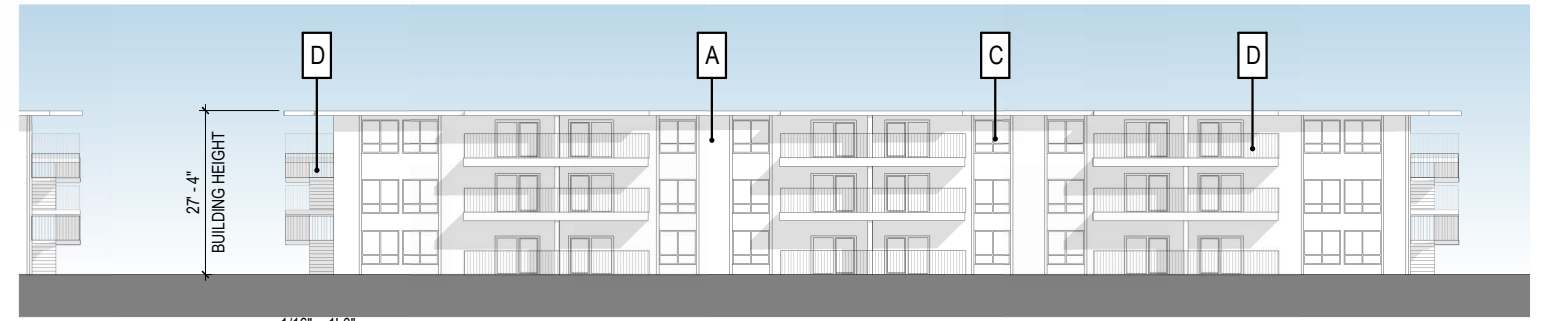
2 NEWELL COURT - NORTH ELEVATION 1



2 NEWELL COURT - EAST ELEVATION 2



2 NEWELL COURT - SOUTH ELEVATION 3

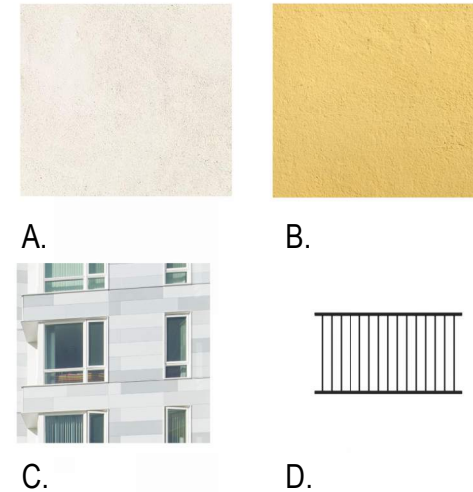


2 NEWELL COURT - WEST ELEVATION 4

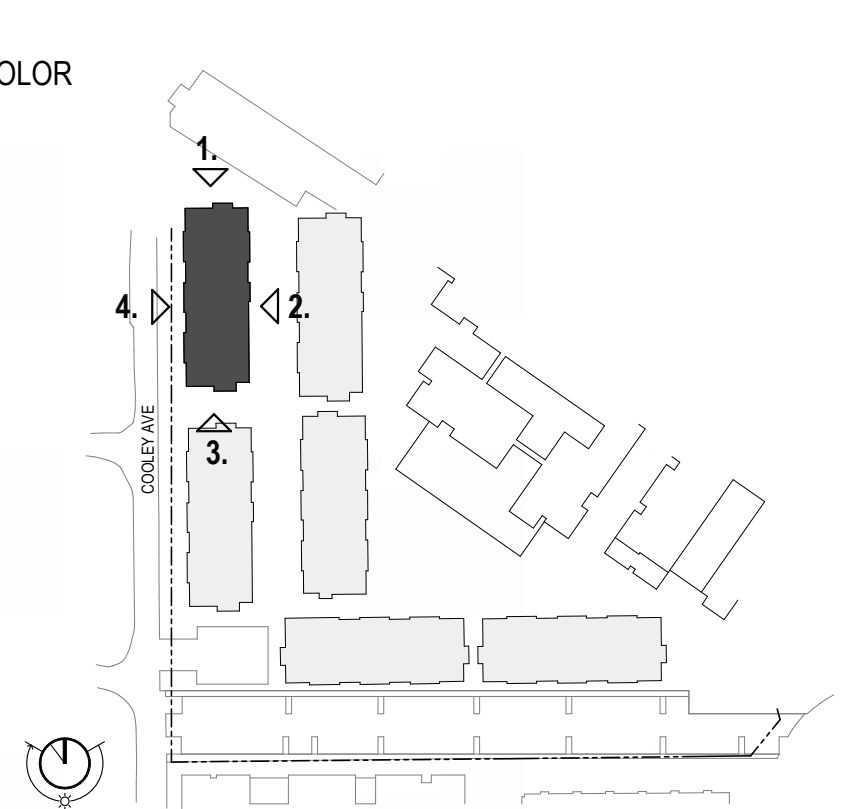
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



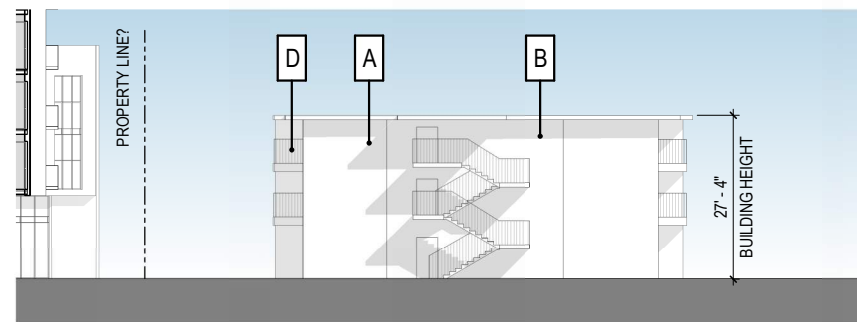
KEY PLAN:



PROPOSED IMPROVEMENTS:

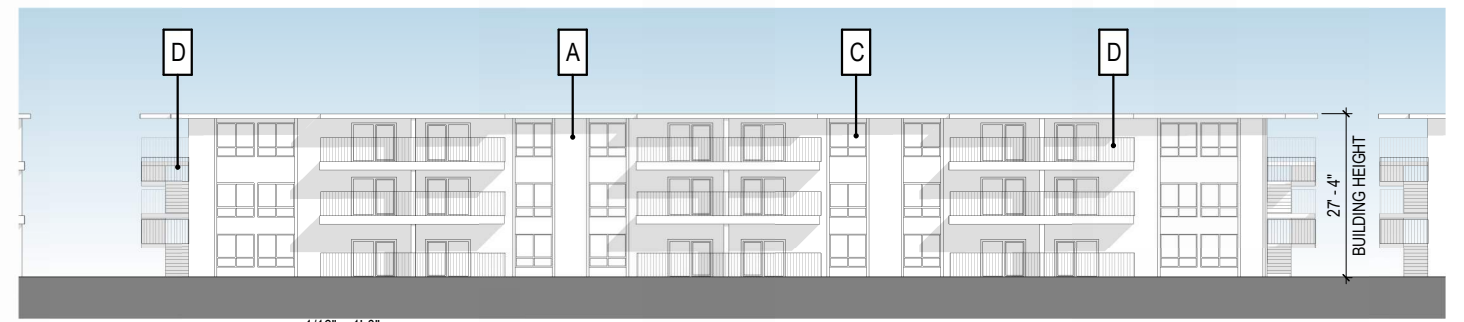
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,941 SF



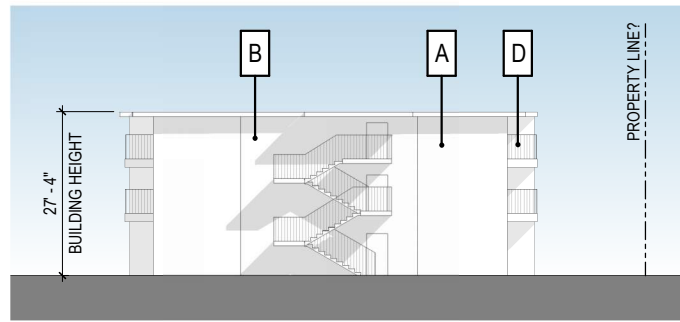
3 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



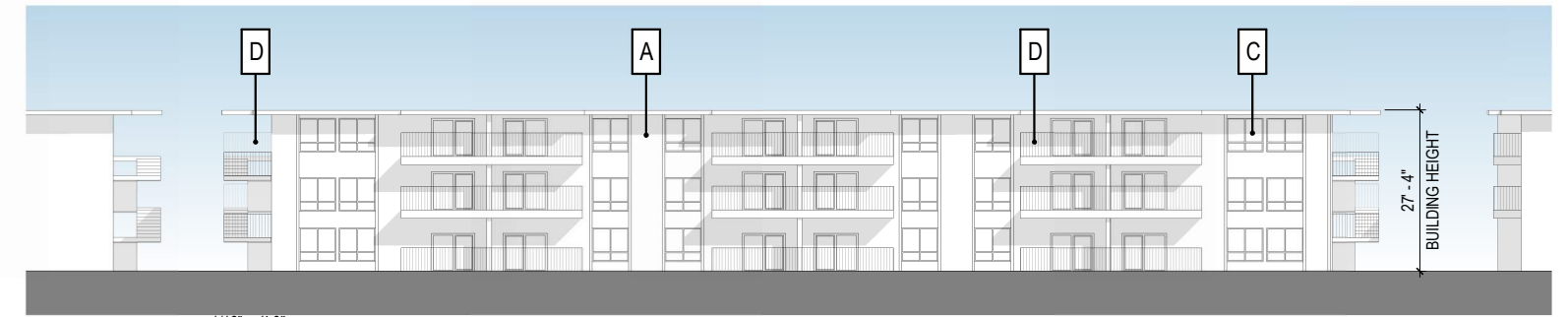
3 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



3 NEWELL COURT - SOUTH ELEVATION

1/16" = 1'-0"
3



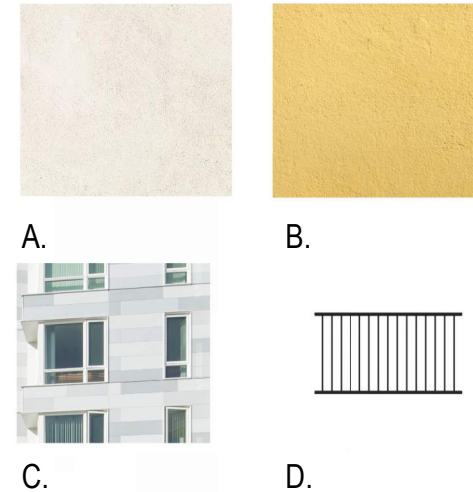
3 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

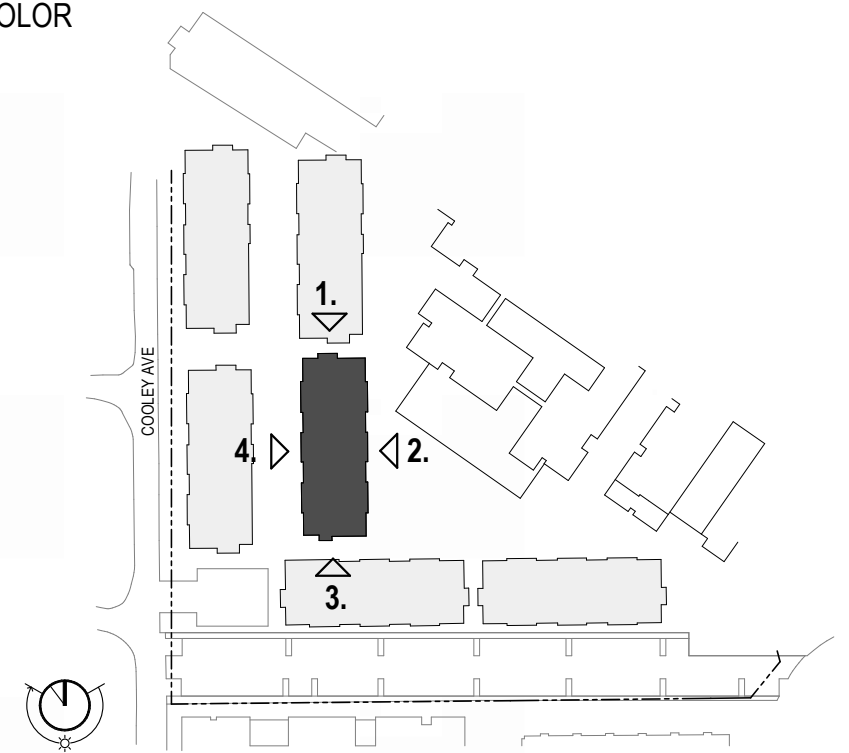
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



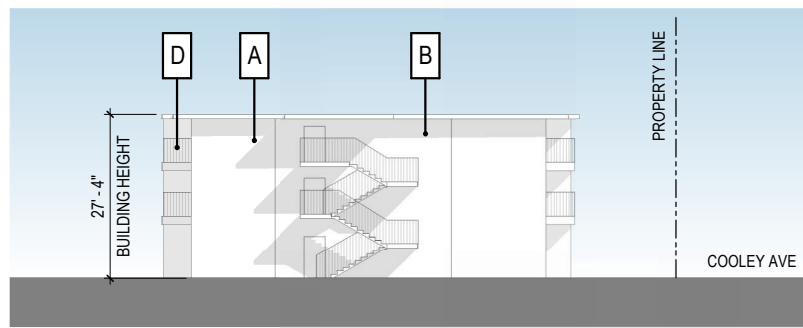
KEY PLAN:



PROPOSED IMPROVEMENTS:

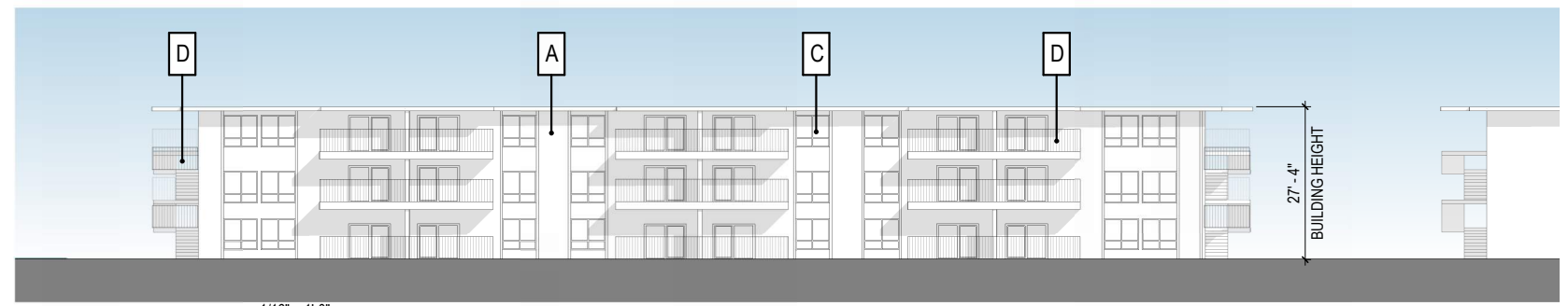
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,941 SF



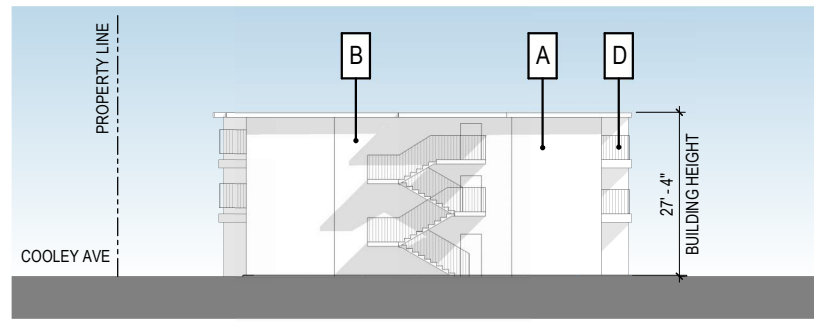
4 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



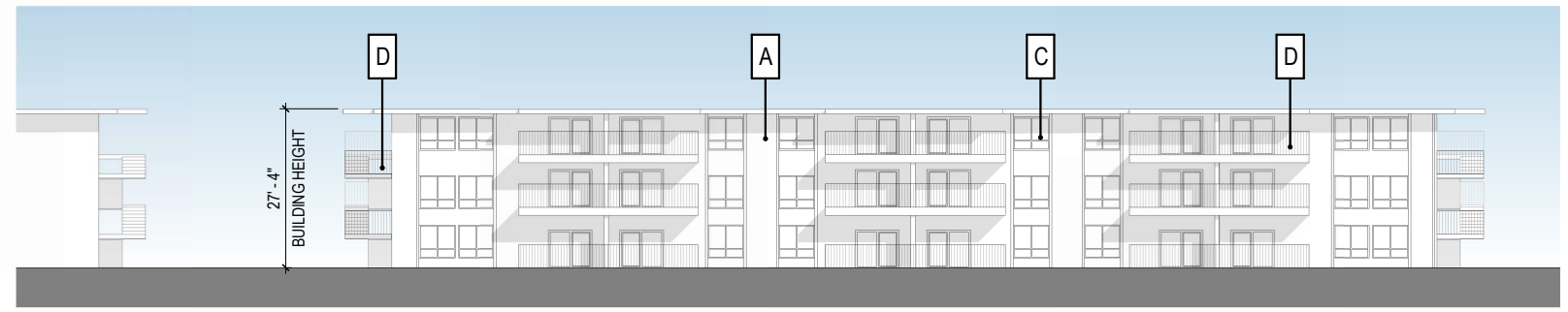
4 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



4 NEWELL COURT - SOUTH ELEVATION

1/16" = 1'-0"
3



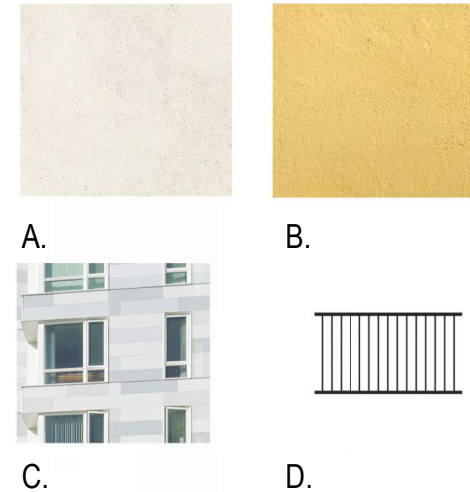
4 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

EXISTING CONDITION PHOTOS:

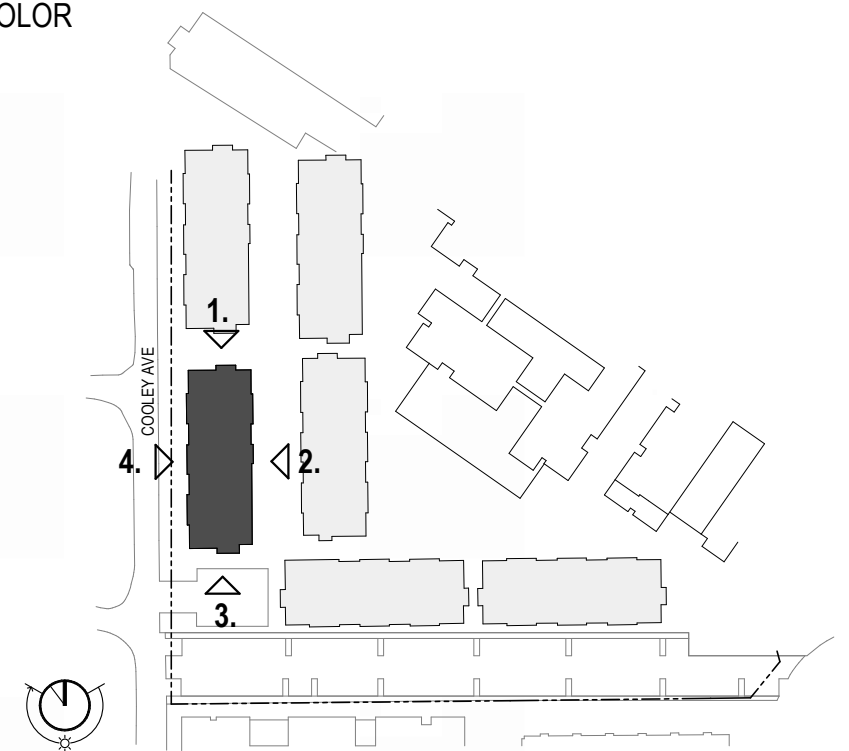


EXTERIOR MATERIAL PALETTE:



- A. PAINTED STUCCO
- B. PAINTED STUCCO COLOR
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

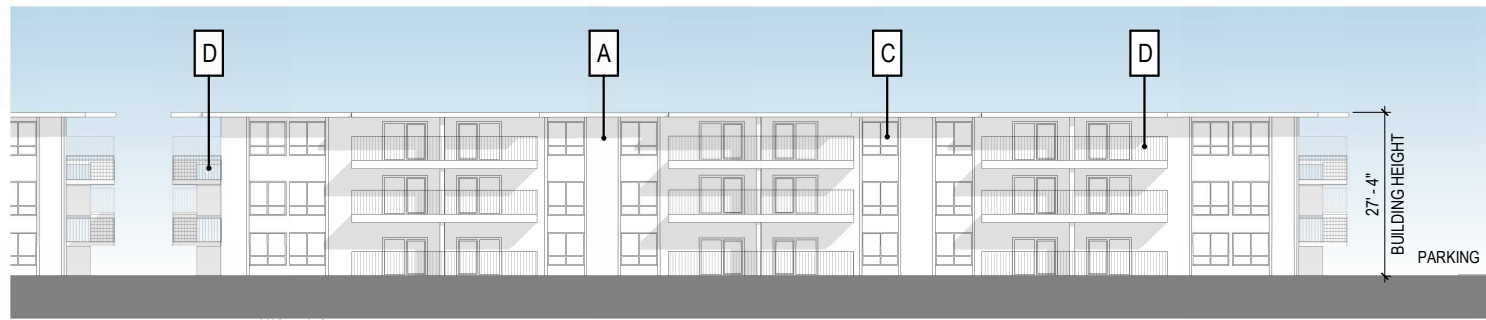
KEY PLAN:



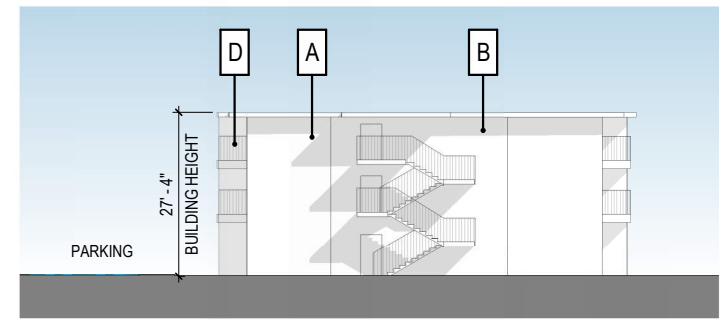
PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

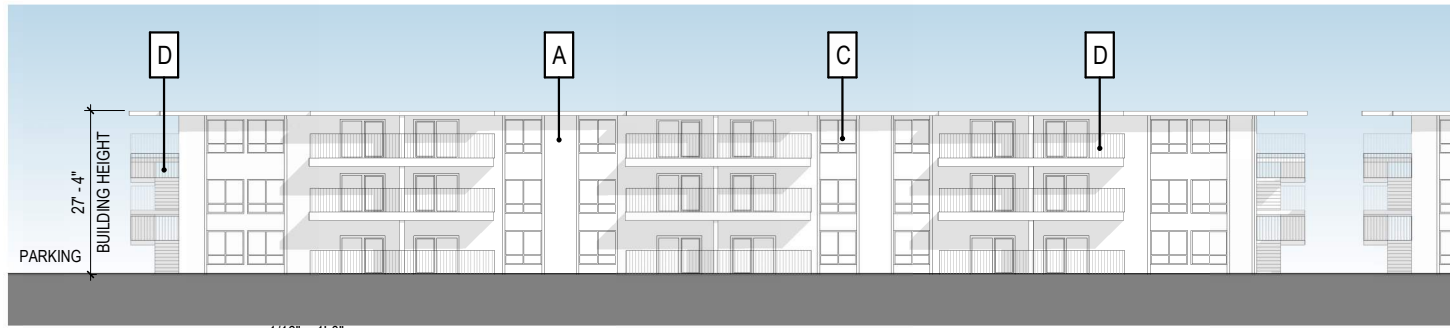
GROSS SQUARE FOOTAGE: 31,941 SF



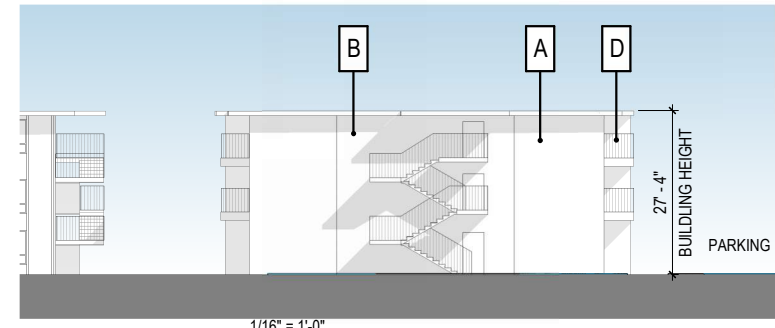
5 NEWELL COURT - NORTH ELEVATION 1



5 NEWELL COURT - EAST ELEVATION 2



5 NEWELL COURT - SOUTH ELEVATION 3

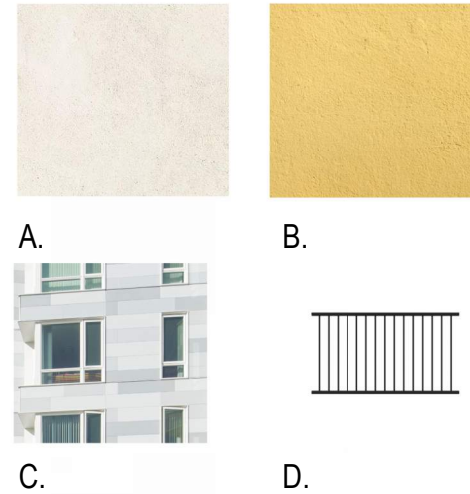


5 NEWELL COURT - WEST ELEVATION 4

EXISTING CONDITION PHOTOS:

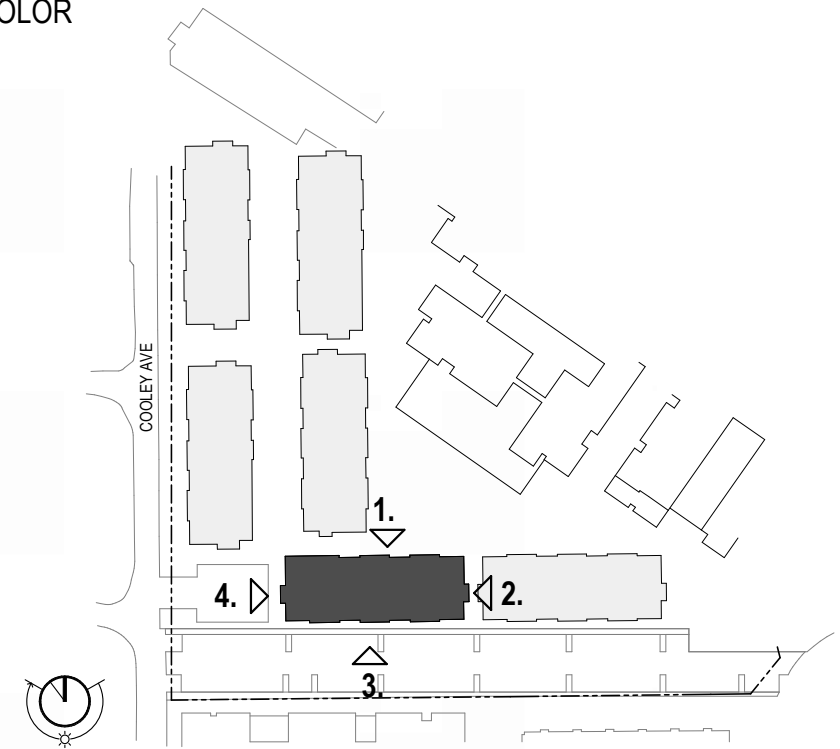


EXTERIOR MATERIAL PALETTE:



- A. PAINTED STUCCO
- B. PAINTED STUCCO COLOR
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

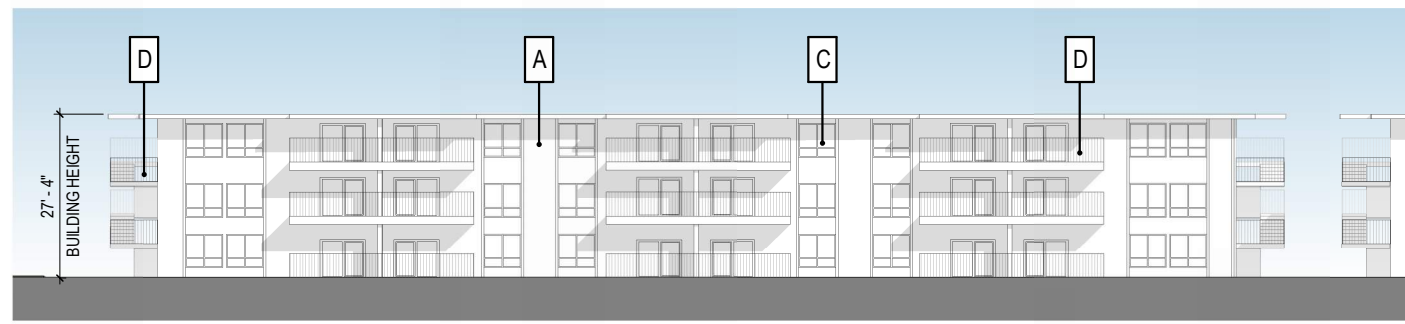
KEY PLAN:



PROPOSED IMPROVEMENTS:

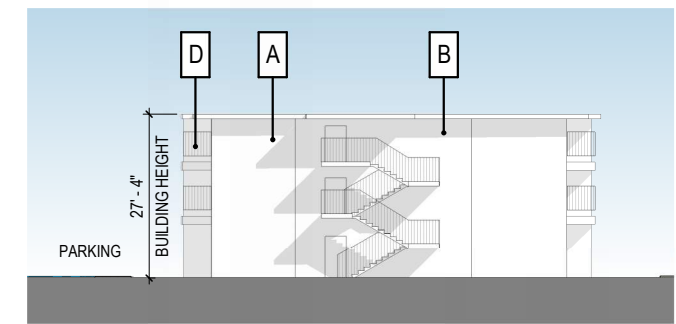
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,941 SF



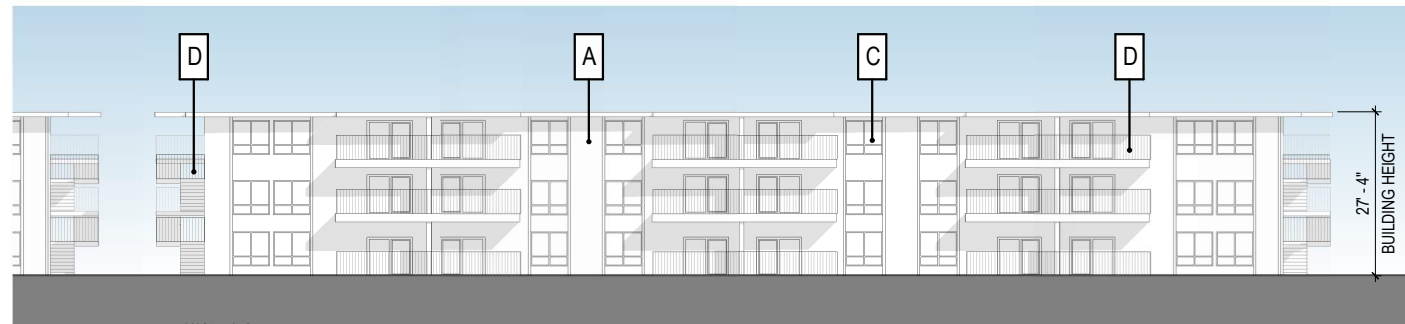
6 NEWELL COURT - NORTH ELEVATION

1/16" = 1'-0"
1



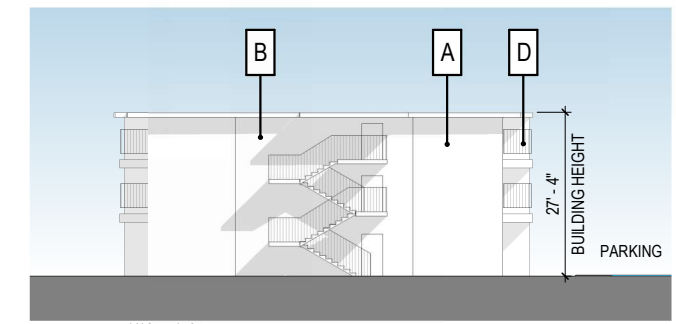
6 NEWELL COURT - EAST ELEVATION

1/16" = 1'-0"
2



6 NEWELL COURT - SOUTH ELEVATION

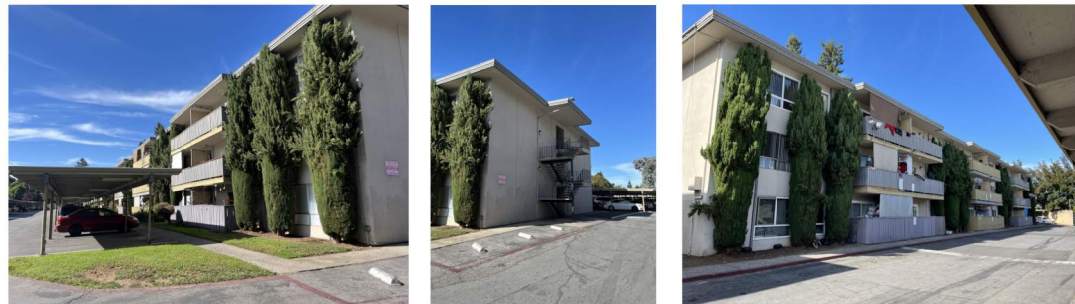
1/16" = 1'-0"
3



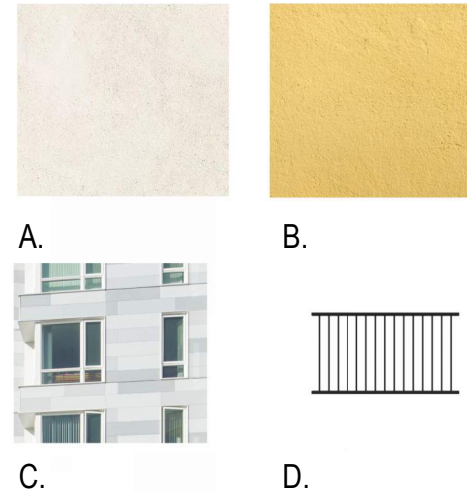
6 NEWELL COURT - WEST ELEVATION

1/16" = 1'-0"
4

EXISTING CONDITION PHOTOS:

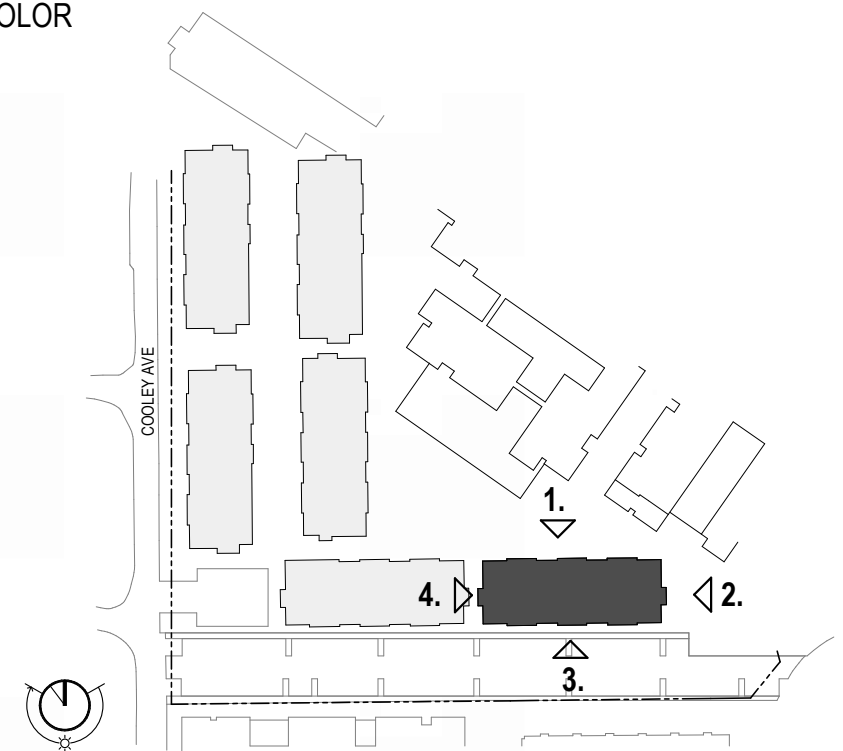


EXTERIOR MATERIAL PALETTE:



- A. PAINTED STUCCO
- B. PAINTED STUCCO COLOR
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

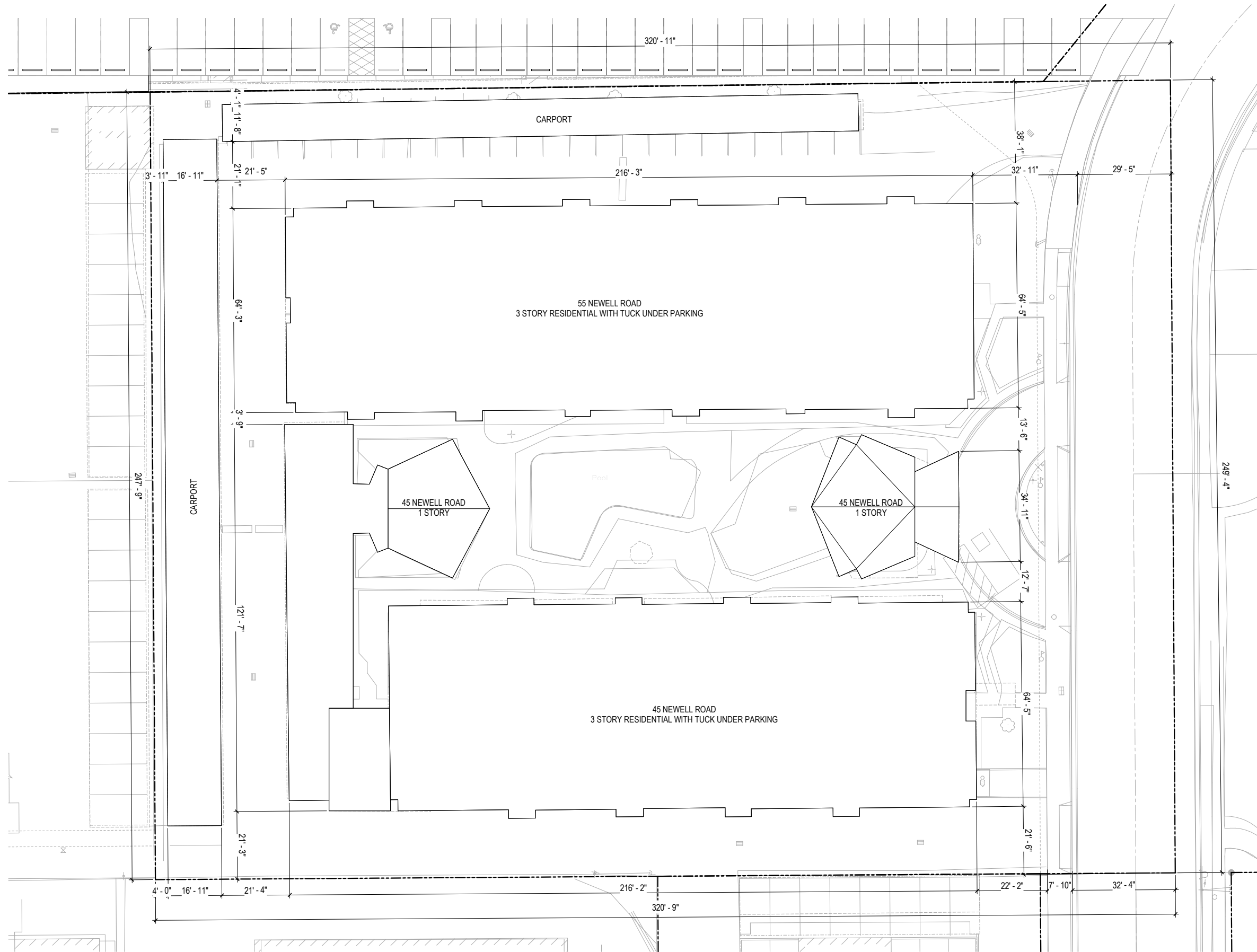
KEY PLAN:



PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

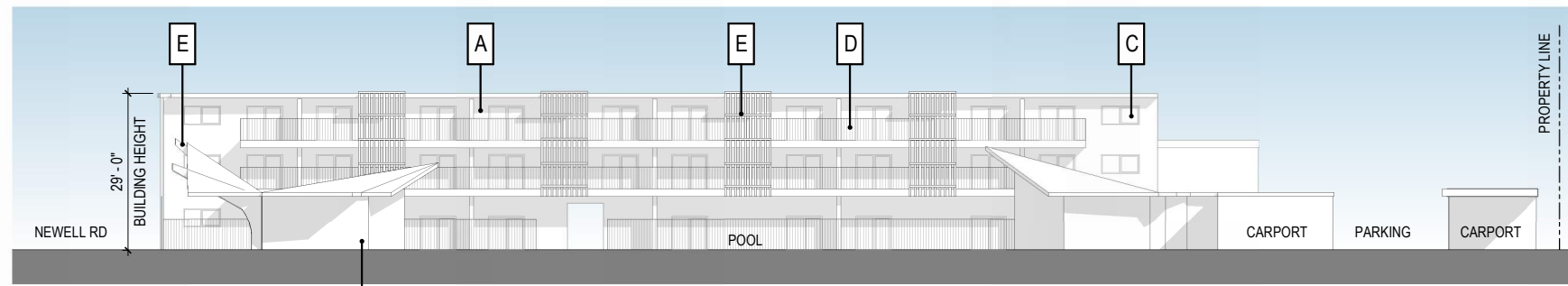
GROSS SQUARE FOOTAGE: 31,941 SF



45-55 NEWELL ROAD - SITE PLAN

1/16" = 1'-0"
1

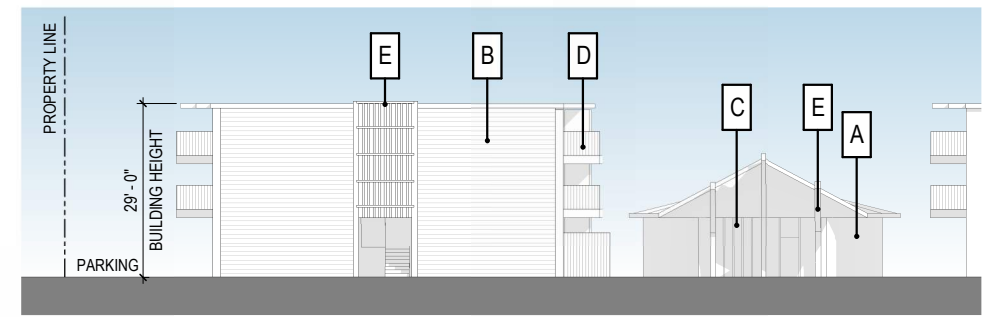




45 NEWELL ROAD - NORTH ELEVATION

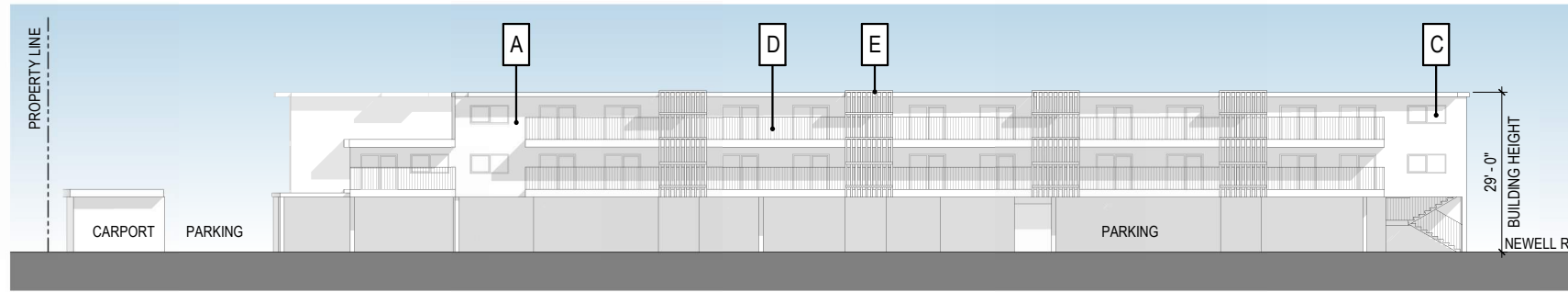
1

A



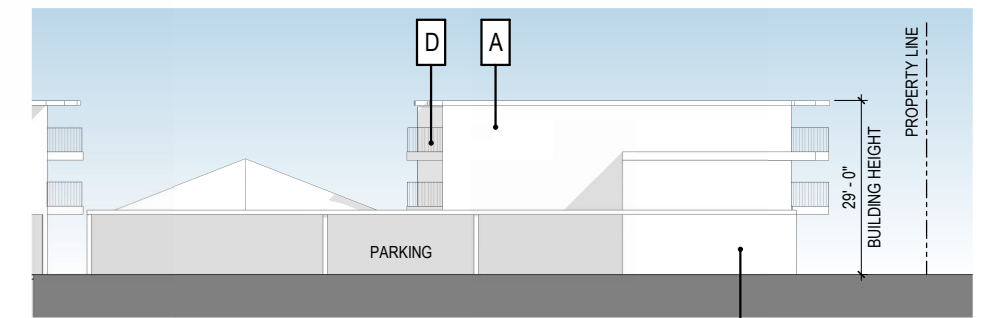
45 NEWELL ROAD - EAST ELEVATION

2



45 NEWELL ROAD - SOUTH ELEVATION

3



45 NEWELL ROAD - WEST ELEVATION

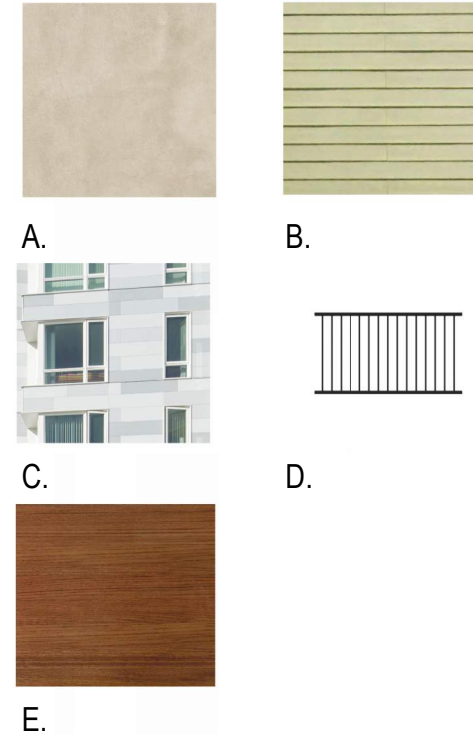
4

A

EXISTING CONDITION PHOTOS:

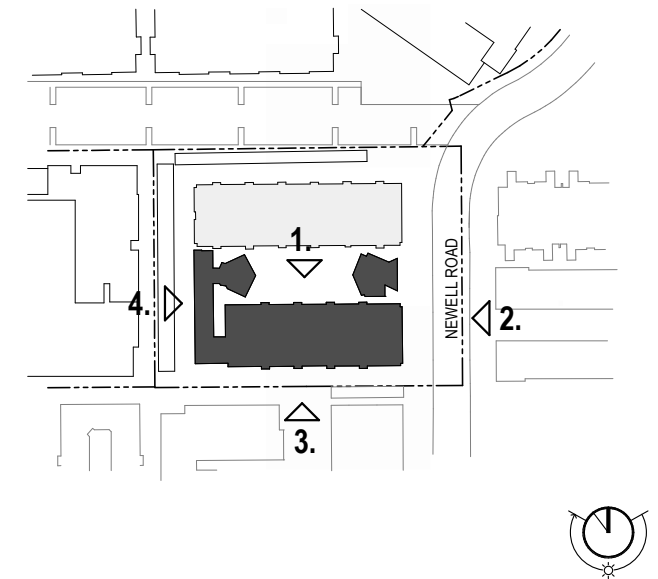


EXTERIOR MATERIAL PALETTE:



- A. PAINTED STUCCO
- B. LAP SIDING
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL
- E. WOOD

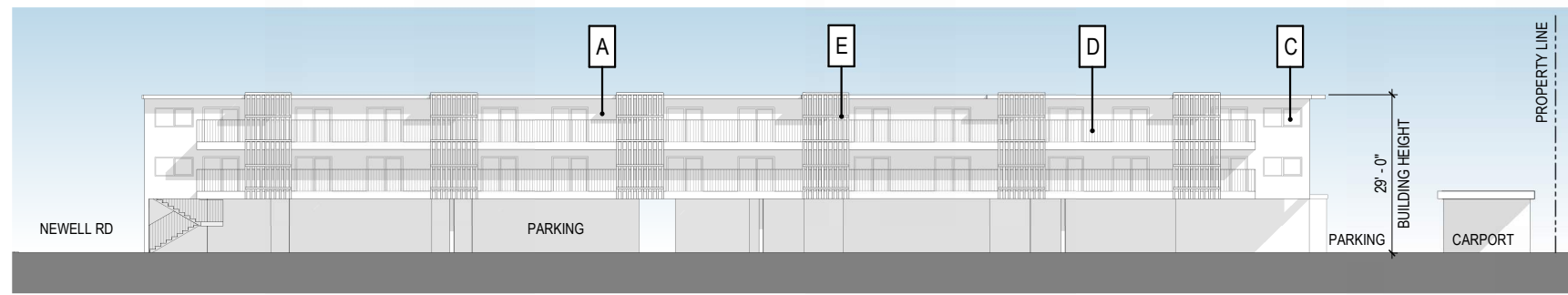
KEY PLAN:



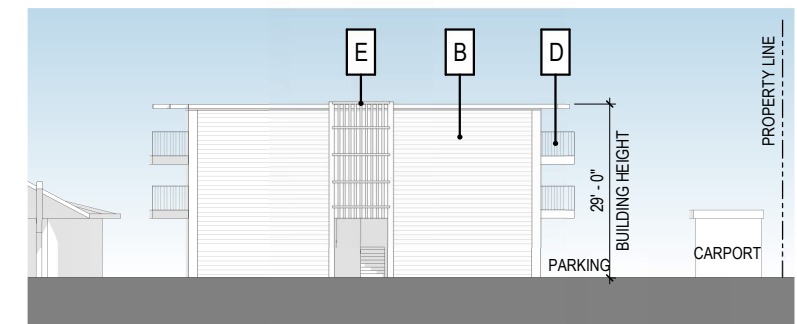
PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

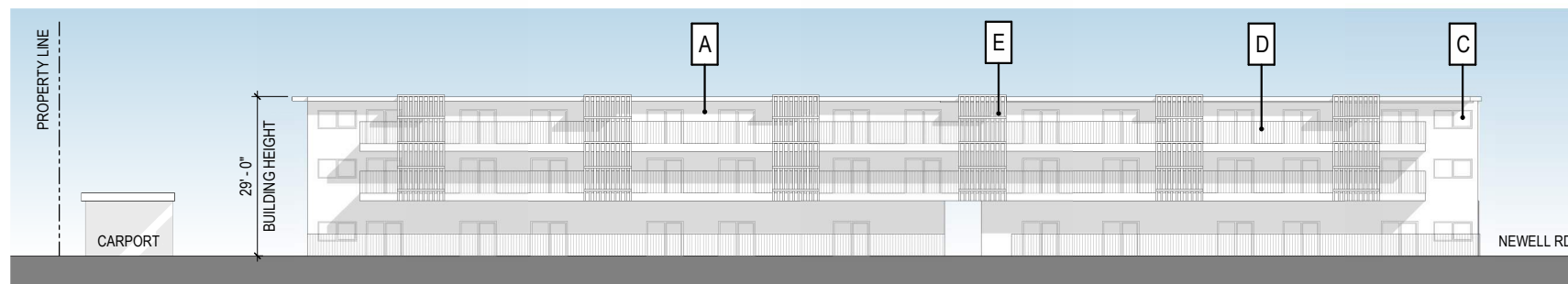
GROSS SQUARE FOOTAGE: 28,989 SF



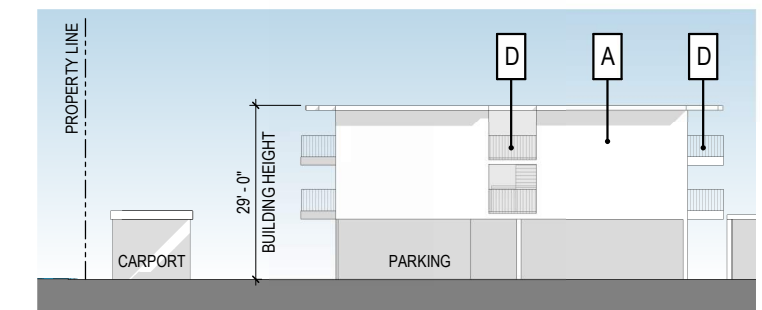
55 NEWELL ROAD - NORTH ELEVATION 1
1/16" = 1'-0"



55 NEWELL ROAD - EAST ELEVATION 2
1/16" = 1'-0"



55 NEWELL ROAD - SOUTH ELEVATION 3
1/16" = 1'-0"

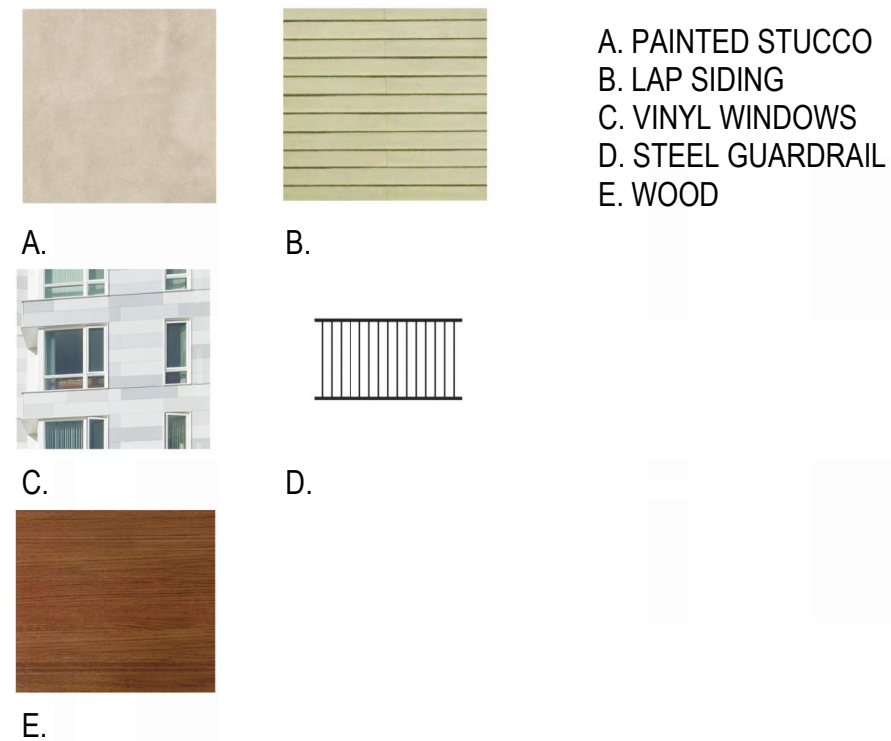


55 NEWELL ROAD - WEST ELEVATION 4
1/16" = 1'-0"

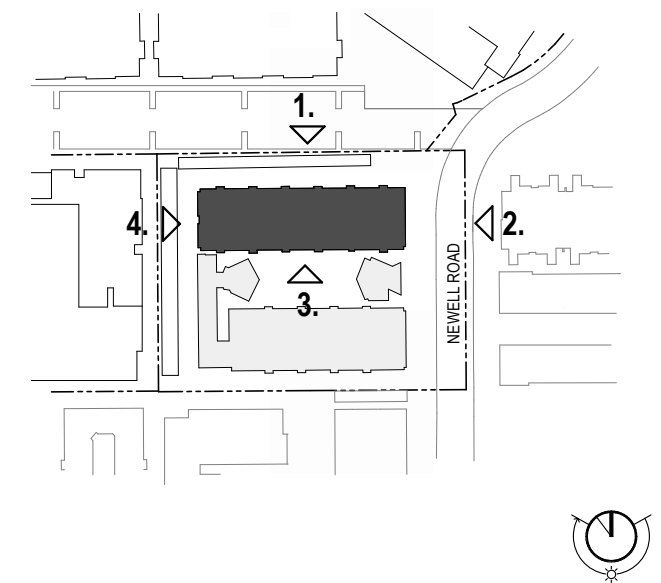
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



KEY PLAN:



PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

GROSS SQUARE FOOTAGE: 31,909 SF



PROJECT INFORMATION

BUILDING NUMBER	Description	GROSS BUILDING FLOOR AREA
T-1	5PLEX (TYPE A)	11,050 SF
T-2	5PLEX (TYPE A)	11,050 SF
T-3	5PLEX (TYPE A)	11,050 SF
T-4	5PLEX (TYPE A)	11,050 SF
T-5	5PLEX (TYPE A)	11,050 SF
T-6	5PLEX (TYPE A)	11,050 SF
T-7	8PLEX (TYPE C)	17,950 SF
T-8	7PLEX (TYPE B)	15,700 SF
T-9	7PLEX (TYPE B)	15,700 SF
T-10	8PLEX (TYPE C)	17,950 SF
PROJECT SF TOTAL		133,600 SF



COLORS

1

BODY COLOR 1
STILL WATER
SHERWIN-WILLIAMS
SW 6223

2

BODY COLOR 2
COLONNADE GRAY
SHERWIN-WILLIAMS
SW 7641

3

BODY COLOR 3
PURE WHITE
SHERWIN-WILLIAMS
SW 7005

4

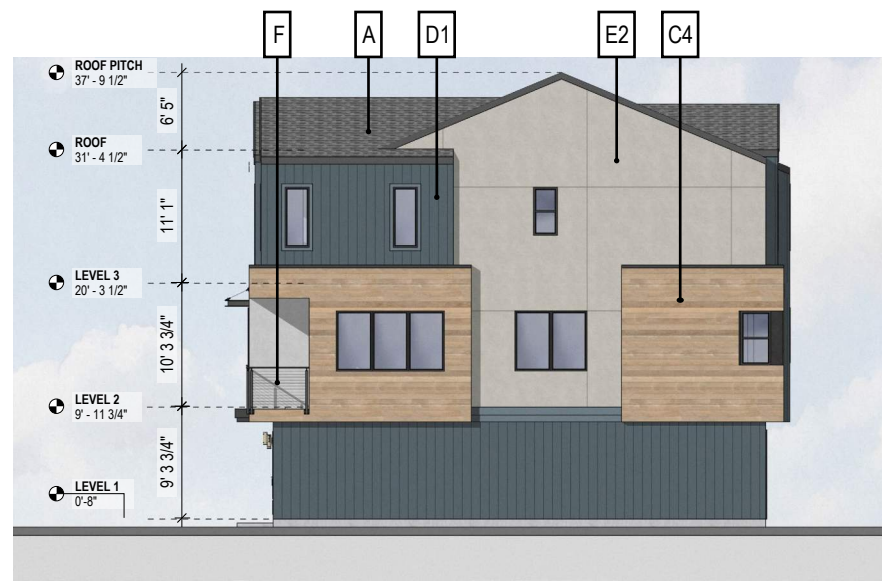
BODY COLOR 4
SAND CASTLE
WOODTONE

5

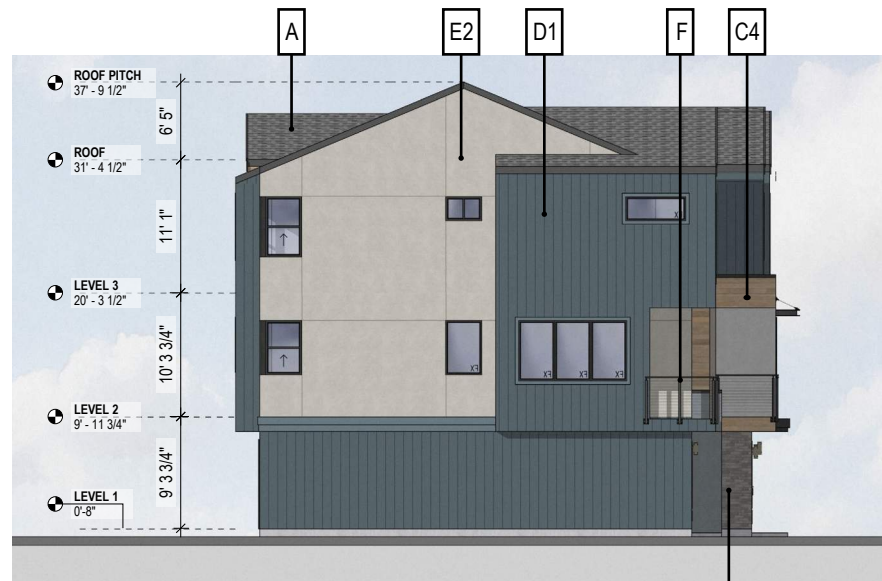
ACCENT COLOR 1
FIERY BROWN
SHERWIN-WILLIAMS
SW 6055

6

ACCENT COLOR 2
BLCK MAGIC
SHERWIN-WILLIAMS
SW 6991



5PLEX TRADITIONAL - RIGHT ELEVATION 3



5PLEX TRADITIONAL - LEFT ELEVATION 4





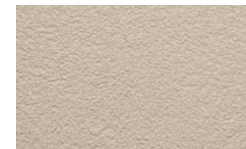



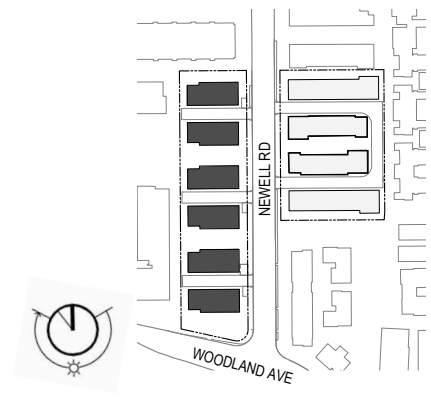
5PLEX TRADITIONAL - FRONT ELEVATION 1



5PLEX TRADITIONAL - REAR ELEVATION 2

MATERIALS

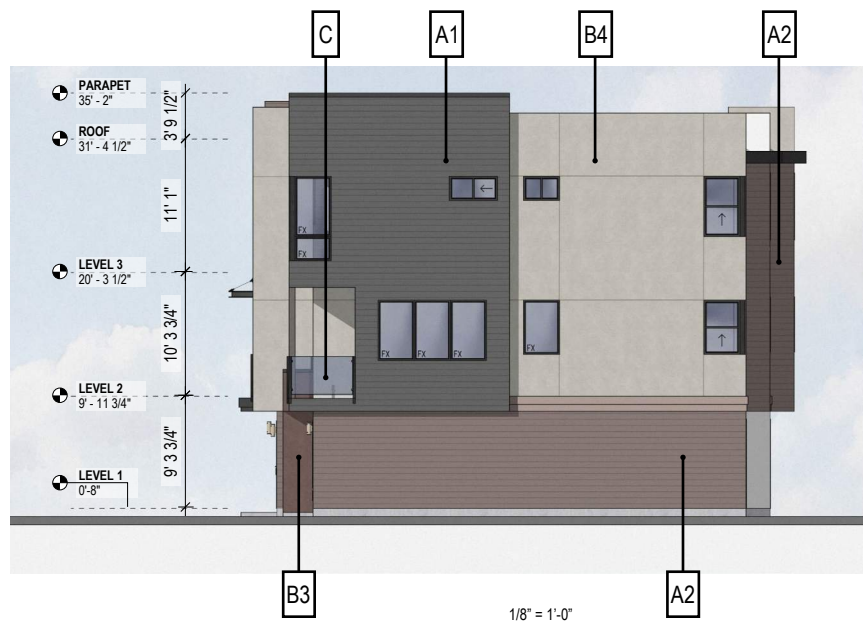
A	B	C	D	E	F
ROOF MATERIAL	ADHERED MASONRY VENEER	HORIZONTAL LAP SIDING	VERTICAL ARTISAN SIDING	STUCCO	CABLE RAILING
COMPOSITION SHINGLES	BRICK - RAINCLOUD CREATIVE MINES	7.25" SIDING W/ 6" EXP.	8.25" SIDING W/ 7" EXP.	LIGHT SAND FINISH	
					



WEST BAYSHORE-NEWELL IMPROVEMENTS

5PLEX - TRADITIONAL TYPE A - ELEVATIONS

638.009
scale (printed at 22x34)
date: 2025-12-04



7PLEX CONTEMPORARY - RIGHT ELEVATION

1/8" = 1'-0"
3



7PLEX CONTEMPORARY - FRONT ELEVATION

1/8" = 1'-0"
1



7PLEX CONTEMPORARY - LEFT ELEVATION

1/8" = 1'-0"
4



7PLEX CONTEMPORARY - REAR ELEVATION

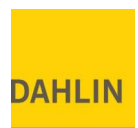
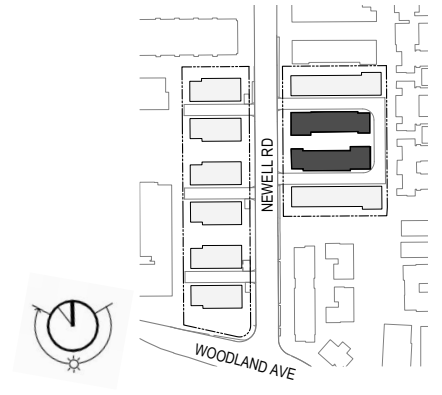
1/8" = 1'-0"
2

MATERIALS

A	B	C
HORIZONTAL LAP SIDING 7.25" SIDING W/ 6" EXP.	STUCCO LIGHT SAND FINISH	OUTDOOR GLASS RAILING

COLORS

1	2	3	4	5	6	7
BODY COLOR 1	BODY COLOR 2	BODY COLOR 3	BODY COLOR 4	BODY COLOR 5	ACCENT COLOR	ACCENT COLOR
GRIZZLE GRAY SHERWIN-WILLIAMS SW 7068	CHINCHILLA SHERWIN-WILLIAMS SW 6011	BATEAU BROWN SHERWIN-WILLIAMS SW 6033	COLONNADE GRAY SHERWIN-WILLIAMS SW 7641	PURE WHITE SHERWIN-WILLIAMS SW 7005	REVEL BLUE SHERWIN-WILLIAMS SW 6530	BLACK MAGIC SHERWIN-WILLIAMS SW 6991

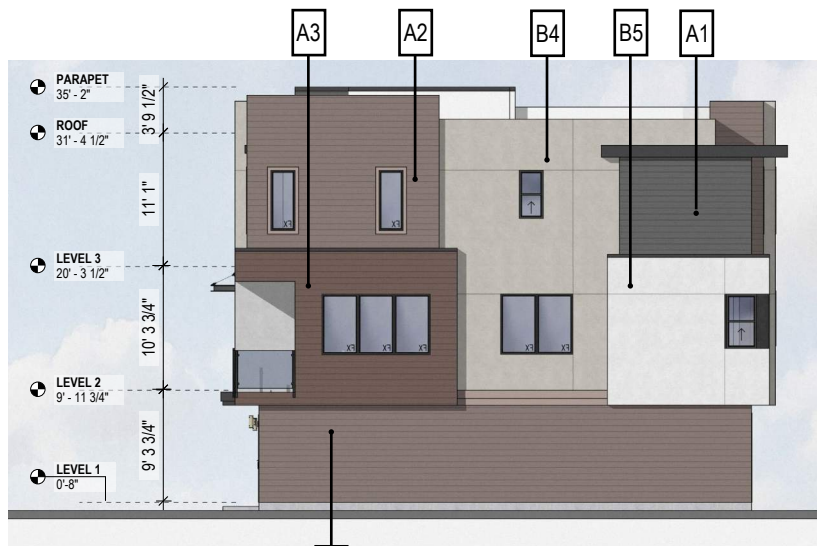


WEST BAYSHORE-NEWELL IMPROVEMENTS

7PLEX - CONTEMPORARY TYPE B - ELEVATIONS

638.009
scale (printed at 22x34)
date:

1/8" = 1'-0"
2025-12-04



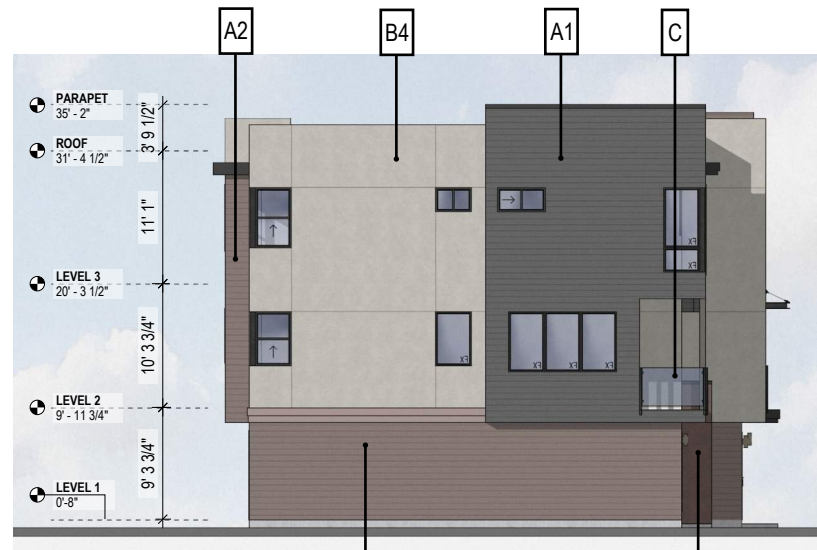
8PLEX CONTEMPORARY - RIGHT ELEVATION

1/8" = 1'-0"
3



8PLEX CONTEMPORARY - FRONT ELEVATION

1/8" = 1'-0"
1



8PLEX CONTEMPORARY - LEFT ELEVATION




1/8" = 1'-0"
4







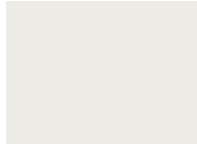


8PLEX CONTEMPORARY - REAR ELEVATION

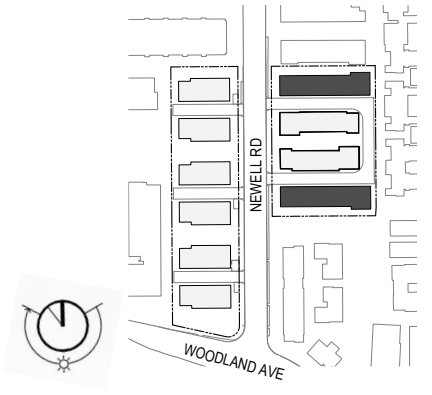
1/8" = 1'-0"
2

MATERIALS

A	B	C
HORIZONTAL LAP SIDING	STUCCO	OUTDOOR GLASS RAILING
7.25" SIDING W/ 6" EXP.	LIGHT SAND FINISH	
		

COLORS

1	2	3	4	5	6	7
BODY COLOR 1	BODY COLOR 2	BODY COLOR 3	BODY COLOR 4	BODY COLOR 5	ACCENT COLOR	ACCENT COLOR
GRIZZLE GRAY SHERWIN-WILLIAMS SW 7068	CHINCHILLA SHERWIN-WILLIAMS SW 6011	BATEAU BROWN SHERWIN-WILLIAMS SW 6033	COLONNADE GRAY SHERWIN-WILLIAMS SW 7641	PURE WHITE SHERWIN-WILLIAMS SW 7005	REVEL BLUE SHERWIN-WILLIAMS SW 6530	BLACK MAGIC SHERWIN-WILLIAMS SW 6991
						



WEST BAYSHORE-NEWELL IMPROVEMENTS

8PLEX - CONTEMPORARY TYPE C - ELEVATIONS

638.009
scale (printed at 22x34)
date: 2025-12-04

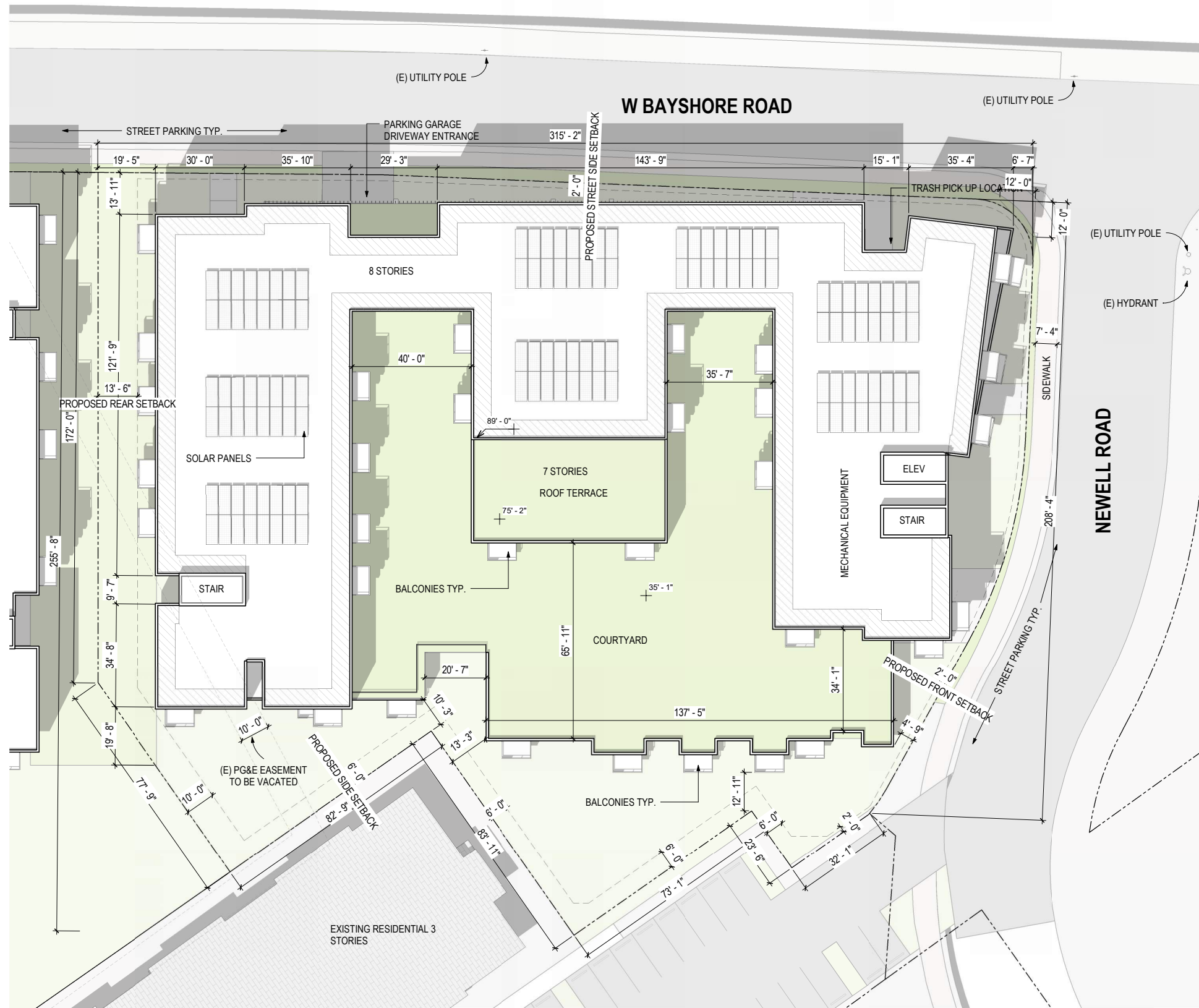
A-T-202
38



SOUTH APARTMENTS SITE PLAN 1 

1" = 40'-0"

WEST BAYSHORE-NEWELL | **APARTMENT BUILDINGS - SITE**
IMPROVEMENTS | **PLAN**



OCCUPANCY - GROSS FLOOR AREA - ...	
BUILDING AREA	GROSS FLOOR AREA

CIRCULATION	21,000 SF
COMMON	8,200 SF
GARAGE	78,000 SF
RESIDENTIAL	152,100 SF
RETAIL	2,200 SF
SERVICE	4,500 SF
VERTICAL CIRCULATION	6,400 SF

PROJECT SF TOTAL 272,400 SF

SOUTH BUILDING 1 - SITE PLAN 1



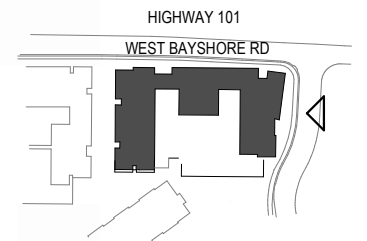
SOUTH BUILDING 3 - SOUTH EAST ELEVATION

1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





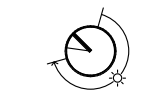
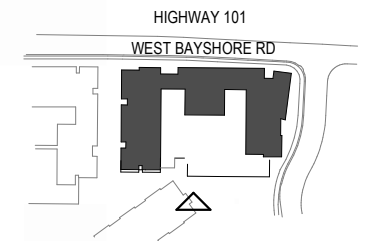
SOUTH BUILDING 3 - SOUTH WEST ELEVATION

1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
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- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





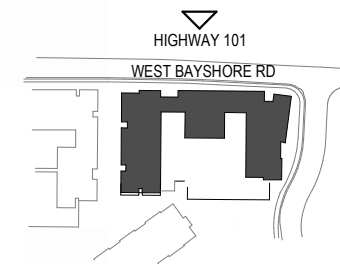
SOUTH BUILDING 3 - NORTH EAST ELEVATION

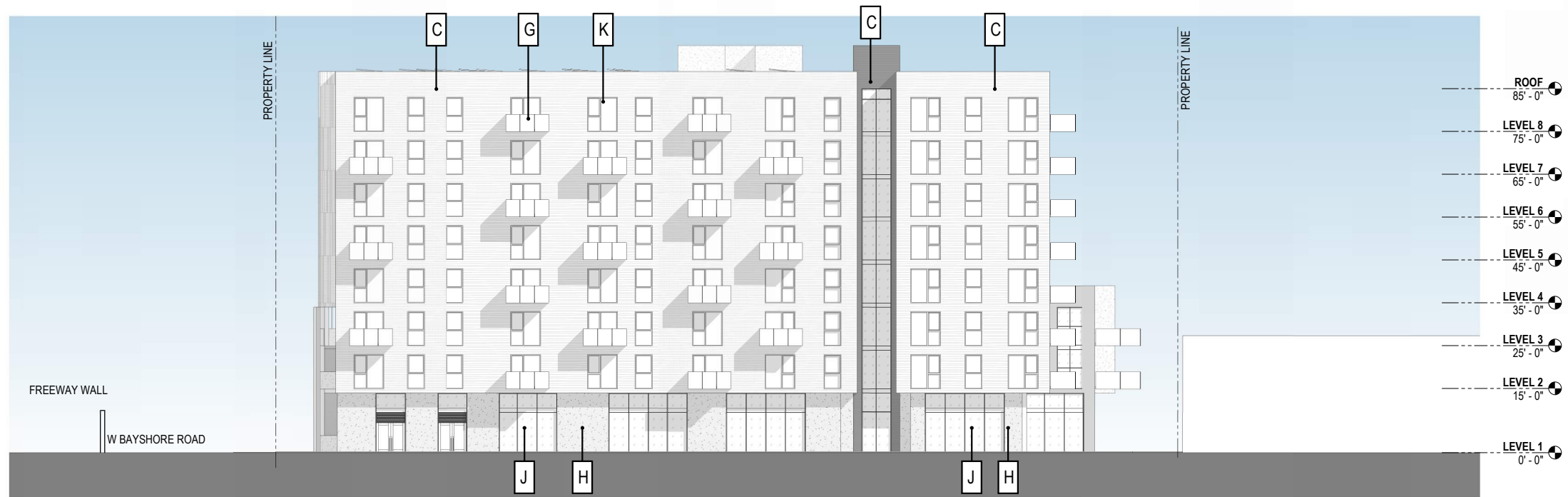
1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)



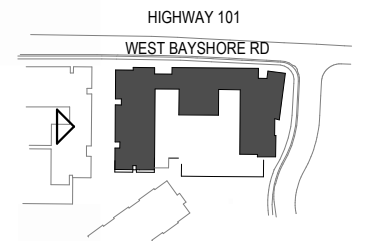


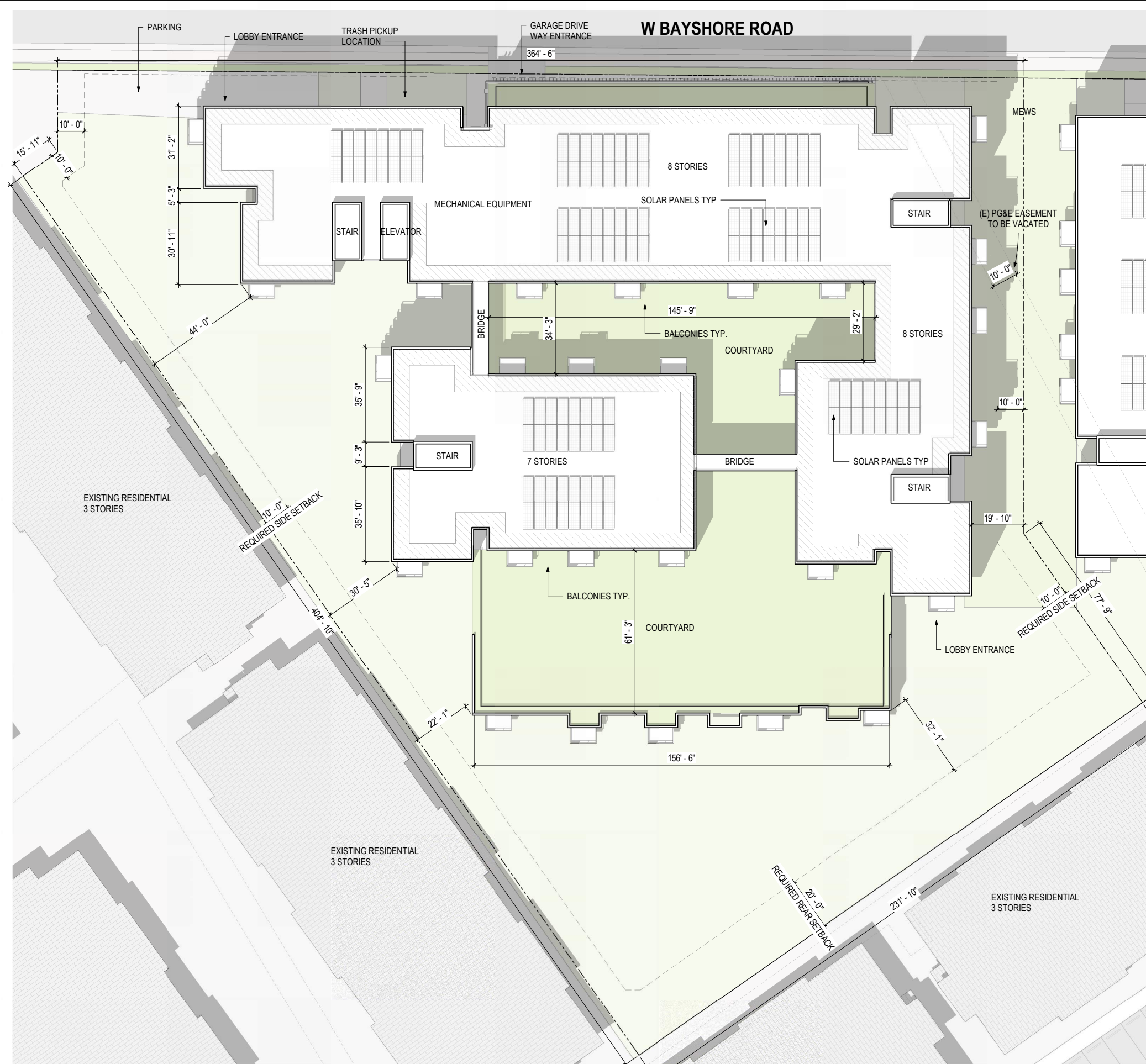
SOUTH BUILDING 3 - NORTH WEST ELEVATION 1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
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- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





OCCUPANCY - GROSS FLOOR AREA - ...	
BUILDING AREA	GROSS FLOOR AREA
CIRCULATION	28,900 SF
COMMON	12,000 SF
GARAGE	86,800 SF
RESIDENTIAL	167,000 SF
SERVICE	3,700 SF
VERTICAL CIRCULATION	10,200 SF
PROJECT SF TOTAL	308,600 SF

SOUTH BUILDING 2 - SITE PLAN 1

1" = 20'-0"

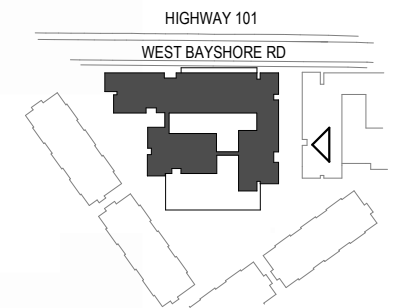


SOUTH BUILDING 2 - SOUTH EAST ELEVATION 1 $1/16" = 1'-0"$

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)



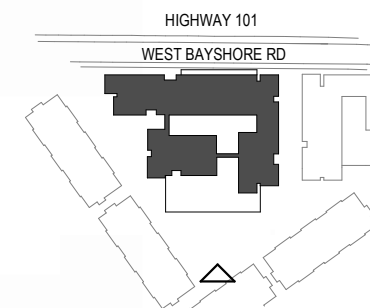


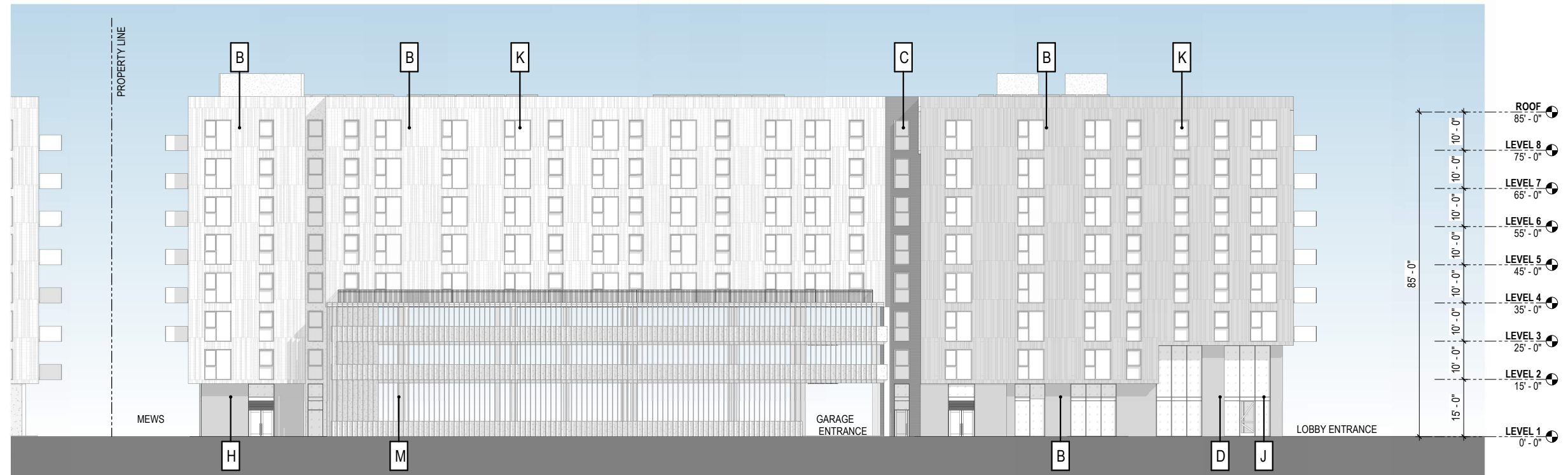
SOUTH BUILDING 2 - SOUTH WEST ELEVATION 1
1/16" = 1'-0"

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
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- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





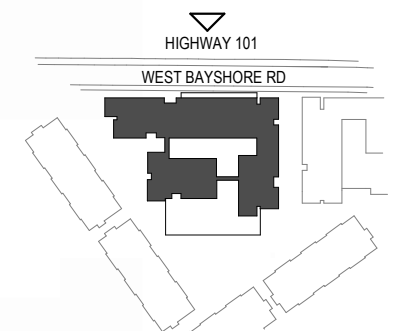
SOUTH BUILDING 2 - NORTH EAST ELEVATION

1/16" = 1'-0"
1

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
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- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)



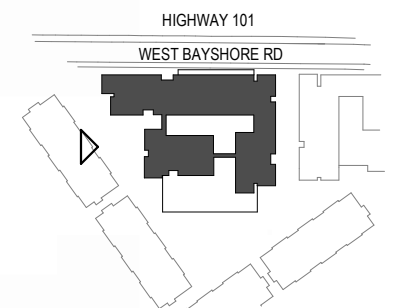


SOUTH BUILDING 2 - NORTH WEST ELEVATION
 1/16" = 1'-0"
 1

EXTERIOR MATERIAL PALETTE:

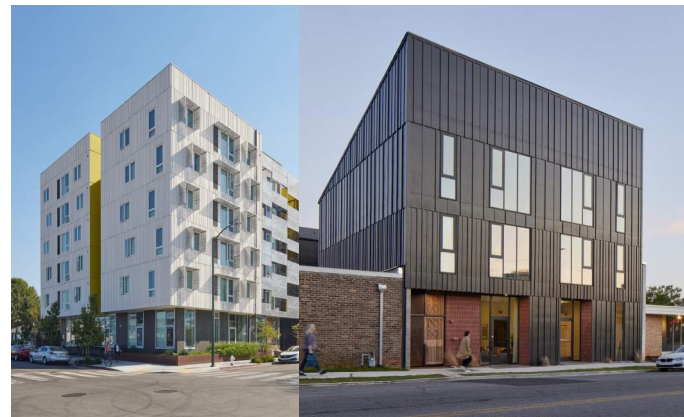


- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
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- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
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- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





CORTEN



RANDOM BATTON SIDING (LIGHT AND DARK)



FIBER CEMENT PANELS



TEXTURED CONCRETE



GLAZED WALKWAYS, WOOD SLAT SCREEN, TEXTURED CONCRETE

COLOR PALETTE



DARK RBS: DARK COLOR



LIGHT RBS: LIGHT COLOR



CORTEN: BROWN



STANDING SEAM: LIGHT GRAY



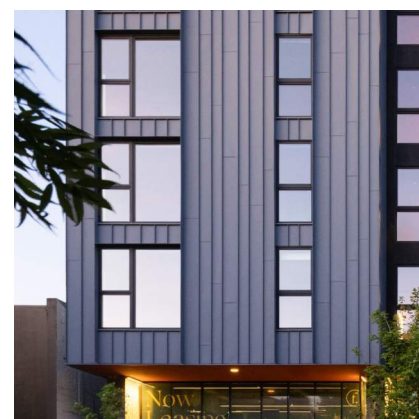
WOOD ACCENT = WARM COLOR



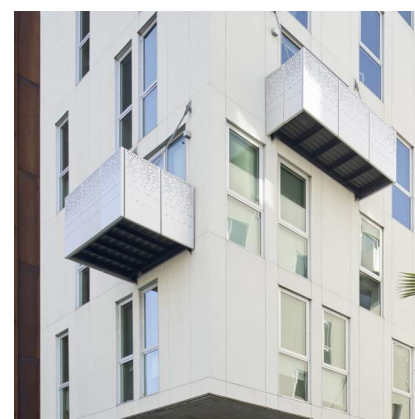
GLAZED BRICK TILES



WOOD SIDING ACCENTS



METAL PANELS



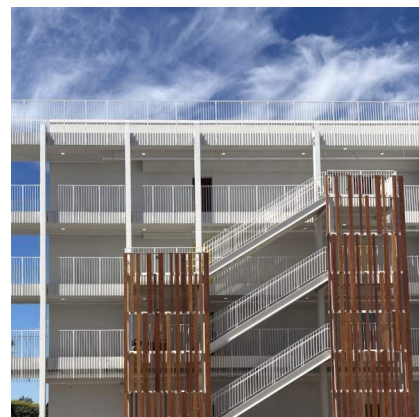
BALCONIES



ALUMINUM STOREFRONT



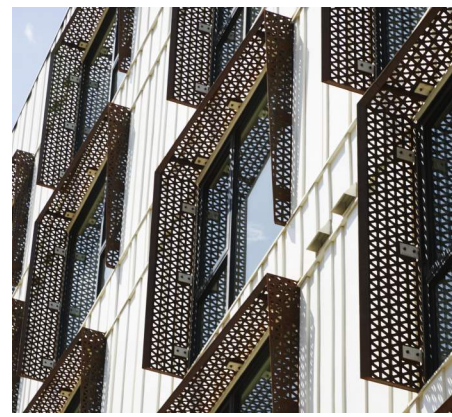
VINYL WINDOWS



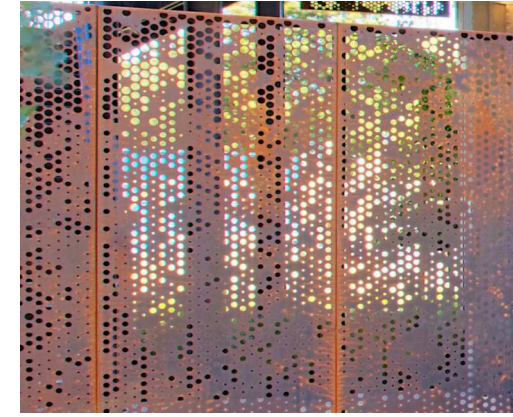
STEEL GUARDRAIL



VERTICAL SCREENING



SUNSHADES



PERFORATED METAL SCREENING



SOUTH OVERALL SITE PLAN 1

1" = 100'-0"





EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE: April 13, 2026
TO: Honorable Chair and Members of the Planning Commission
VIA: Shiri Klima, Assistant City Manager
BY: Chris Dacumos, Contract Senior Planner
Elena Lee, Interim Community and Economic Development Director
Salifu Yakubu, Interim Planning Manager
SUBJECT: O’Keefe-Manhattan Improvements

Recommendation

Review the Preliminary Application PRE25-005 for the O’Keefe-Manhattan Improvements Project, proposed by Sand Hill Property Company, and provide feedback to the applicant and City staff.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with the following priority:

- **Land Use, Economic, and Workforce Development:** Support balanced development that attracts investment, strengthens local businesses, reduces economic leakage, and expands access to quality jobs and services that meet local needs.

Background

The project site is located west of US 101 in the Woodland Park neighborhood of East Palo Alto. Sand Hill Property Company (Sand Hill) has submitted a preliminary application proposing to renovate several existing apartment buildings, build new for-sale townhomes, and develop new mixed-income apartment buildings. The project includes a total of 1,071 residential units consisting of both renovated and newly constructed units. Of the 565 existing units, Sand Hill proposes to renovate 221 units and demolish the remaining 344. In place of the 344 units proposed for removal, Sand Hill would construct 850 new units, including 114 for-sale townhomes, 344 for-rent replacement units, and 392 net new for mixed-income rental apartments

In its submittal letter, Sand Hill acknowledges that displacement is a significant community

concern and that they are committed to retaining existing tenants. Sand Hill is in the process of creating a Tenant Protection and Community Housing Preservation Plan, which will be subject to City review and approval. This plan will outline strategies to prevent displacement and preserve housing affordability. The applicant is also seeking to lock in development standards and fees in existence at the time of submission of a complete preapplication as allowed under Senate Bill (SB 330). The State identifies what is required to be submitted under an SB 330 preapplication to vest development standards and fees. The applicant submitted a complete SB 330 preliminary application on October 30, 2025, which vests the standards and fees in place at that time.

Preliminary Application Requirement

The O’Keefe-Manhattan Improvements 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. In compliance with this requirement, the applicant notified residents within a 600-foot radius of the project site (though only a 300-foot radius is required) and held a community meeting on March 2, 2026, during which the project was presented to the public.

Property Description

The projects traverse numerous parcels over a couple of residential blocks. The yellow area in Figure 1 above shows the project area of the O’Keefe-Manhattan Improvements project. Attachment 1 provides a complete list of affected addresses and corresponding parcel numbers. The site consists primary of high-density multi-family housing buildings, along with a small retail area including a laundry facility and small grocery store at the corner of Manhattan Avenue and O’Connor Street.

Figure 1: Project Area



The project is bounded by Manhattan Avenue to the south, West Bay Shore Road to the east, and Woodland Avenue to the west. The project involves almost both sides of East O’Keefe Street between Euclid Avenue to the south and stops in the middle of the block before Menalto Avenue to the north.

Project Description

Table 1. Project Description	
Project Element	Description
Property Owner	Sand Hill Property Company
Location	See Attachment 1
Assessor's Parcel #	See Attachment 1
Size	Approximately 14.75 acres
General Plan	High-Density Residential & Neighborhood Commercial
Zoning	Multiple-Family High Density Residential up to 5 stories (R-HD-5), Multiple-Family Urban High Density Residential (R-UHD), Commercial Neighborhood Zone (C-N)
Existing Use	Developed with mainly residential uses and minor retail uses
Surrounding Zoning	North: Single-Family Residential (R-LD) and R-HD-5 South: Commercial Office East: Multiple-Family Medium Density Residential (R-MD) West: Menlo Park
Flood Zone	Zone X (outside 500-year floodplain)
CEQA Status	The project is in the preliminary stages and is therefore not yet considered a project and thus is exempt from CEQA guidelines.

Figure 2: Proposed Renovated Buildings

The project proposes:

- Renovation of seven existing residential structures located on the west side of O’Keefe Street;
- Construction of 21 townhome buildings between Euclid Avenue and Manhattan Avenue (Figure 3); and
- Development of four new multi-family residential buildings comprised of multiple wings predominately along West Bayshore Road, with one building on O’Keefe Street (Figure 4).



The existing buildings to be renovated consist of mostly two- and three-story structures. The number of existing units per structure has not yet been provided. Planned improvements include substantial rehabilitation of building exteriors, carports (where applicable), and interior upgrades such as new kitchens, flooring and paint.

The proposed townhomes would be three stories in height, with a maximum height of 38 feet. Each unit will have its own garage. Exterior materials consist of lap siding, stucco, and brick with above-ground patios accented by glass or cable railings. The townhomes are composed of a mixture of forms, which break up their mass and provide visual interest. Colors are earth tones and include brown, tan, grey and white, with a mix of flat and hipped rooflines.

As illustrated in Figure 4, the proposed new multi-family buildings are designed as articulated masses broken up into smaller structures, which allows the site plan to open up and include more shared tenant open space. The estimated amounts of open space have not yet been calculated by the applicant. While each building distinct forms they share a cohesive material palette, including corten steel panels, vertical random batten siding, fiber cement panels, glazed brick tiles, wood siding accents, balconies, textured concrete, perforated metal screening, and vinyl windows.

Figure 3: Proposed Townhomes



Figure 4: Proposed Multi-Family Buildings



Applicant Initiated Community Meetings

The applicant conducted community outreach, including Spanish language translation services.

A community meeting was held on March 2, 2026, from 6:00 p.m. to 8:00 p.m. at the Community Engagement Office within the Woodland Park Communities. Notices were mailed to all addresses within a 600-foot radius of the project. Approximately 40 community members attended. The meeting was conducted in an open-house format with display boards illustrating the project scope, renovation plans, and proposed new construction. Feedback was mainly positive, particularly among current residents. Mostly, attendees seemed interested in the specific details for renovation (what, when, and how long) and to confirm whether they could retain their unit.

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, which has mechanisms to expedite the City entitlement process and facilitate development of housing approvals. As will be further discussed below, one key component of SB 330 allows applicants to submit a preliminary application to "lock-in" applicable residential zoning and development standards as of the date of preliminary application submittal. Based on the application materials, it is anticipated that the project will require Design Review and subdivision applications.

Application Details

The applicant is not required to provide complete project details at this stage. The following table is provided for information purposes to the Commission to help identify information and outstanding items needed for formal review,

Table 2. Application Details		
Project Wide		
Landscaping	<i>Incomplete</i>	-% of lot coverage
Parking	1,394 proposed. <i>It is not yet specified how these spaces will be allocated.</i>	
Project Area	Approximately 14.75 acres, but this may be revised with the formal application.	
Total SF	<i>Incomplete</i>	
Residential SF	<i>Incomplete</i>	
Residential SF Percentage	<i>Incomplete</i>	
Unit Type	Count or sf	
Studio	<i>Incomplete</i>	
Junior 1 Bedroom	<i>Incomplete</i>	
1 Bedroom	<i>Incomplete</i>	
2 Bedroom	<i>Incomplete</i>	

Table 2. Application Details	
3 Bedroom	<i>Incomplete</i>
Total	<i>Incomplete</i>
Retail Square footage	0 (removing two existing businesses)
Market Rate Units	895
Manager Units – Market Rate	4
Extremely Low	0
Very Low Income	0
Low Income	172
Moderate Income	0
Total No. of Affordable Units	172
Total No. of Base Units	<i>To be determined</i>
Total No. Bonus Units	357
Total Number of Occupied Units	537
Total Units (retained and new)	1,071

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.

Alongside the State Density Bonus Law, all requirements of the Inclusionary Housing Ordinance (IHO) would still need to satisfy the City’s requirement to include 20% of the applicant’s total number of units as affordable based on affordability levels identified in the IHO. For example, if an applicant proposes 100 units, 20 of those 100 units would have to be affordable. The actual amount of affordable units required is yet to be determined as the applicant would need to confirm the number of base units for the proposed project.

For this project to meet the City’s 20% baseline requirement the applicant would , the project also must meet all IHO requirements including:

- 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 page on inclusionary housing: www.cityofepa.org/housing/page/inclusionary-housing.

The applicant has expressed their intent to submit a request for an alternative compliance plan to the City for consideration and approval. The applicant has not yet submitted an alternative compliance plan. The City Council is approval authority for alternative compliance with the IHO.

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 unlimited waivers upon their request. Chapter 18.36 of the East Palo Alto Municipal Code implements the State law.

State Density Bonus Law requires agencies to grant an applicant's request for a certain number of incentives or concessions for reduced development standards, depending on the amount of affordable units provided and the level of affordability. Under the State Density Bonus Law incentives and concessions are synonymous and are defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements
- Approval of mixed-use zoning

State Density Bonus Law allows qualified projects to request and be granted an unlimited number of waivers or reduction of development standards. If a city's development standard would physically prevent the project from being built at the permitted density and with the granted concessions or incentives, the developer may propose to have those standards waived or reduced and the City is required to grant them.

The applicant intends to utilize density bonus provisions and may request waivers and concessions from development standards and other development regulations upon formal submittal, including but not limited to:

- Requirement for ground floor space in the C-N zone to consist of retail,
- Minimum parcel depth,
- Height limits,
- Setback limits,
- Site coverage,
- Private Open space requirements,

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.

Next Steps

This preliminary review application will be discussed by the City Council at a later date. The applicant submitted a complete SB 330 preliminary application on October 30, 2025, and must submit a formal application within 180 days (by April 23, 2026).

Fiscal Impact

No fiscal impact is anticipated for this action.

Public Notice

Public notice was provided through posting of the agenda and staff report 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. This is therefore not yet considered a project. Accordingly, the proposed action is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty it would not result in a significant environmental impact.

Government Code § 84308

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

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Addresses and Parcel Numbers
2. Preliminary Project Plans.

O'Keefe Manhattan Improvements

Addresses and Parcel Numbers

Parcel No.	Address	Zoning	Acres (Source: Owner Procured Surveys)
63441240	300 East O'Keefe	R-HD-5	0.459
63441440	320 East O'Keefe	R-HD-5	0.459
63464010	355 East O'Keefe	R-HD-5	0.928
63464020	395 East O'Keefe	R-HD-5	1.855
	404 Donohoe		
63464030	438 Donohoe	R-HD-5	0.353
63464040	435 East O'Keefe	R-HD-5	0.219
63464050	445 East O'Keefe	R-HD-5	1.169
	1480 W Bayshore	R-HD-5	
63464080	1488 W Bayshore	R-HD-5	0.581
63284030	1496 W Bayshore	R-HD-5	0.144
63284020	2061 Euclid	R-HD-5	0.195
63473100	1994 Euclid	R-HD-5	0.265
63473110	504-508 O'Connor	R-HD-5	0.139
63473090	1986 Euclid	R-HD-5	0.254
63473080	1974 Euclid	R-HD-5	0.278
63473070	1962 Euclid	R-HD-5	0.285
63473060	1950 Euclid	R-HD-5	0.719
63473040	1920 Euclid	R-HD-5	
	1930 Euclid	R-HD-5	
63473050	1940 & 1944 Euclid	R-HD-5	
63473100	1523 Woodland	R-HD-5	0.227
63473210	530 O'Connor	C-N	0.233
63473140	1997 Manhattan	C-N	0.117
63473150	1995 Manhattan	R-HD-5	0.17
63473160	1991 Manhattan	R-HD-5	0.383
63473170	1965 Manhattan	R-HD-5	0.281
63473180	1955 Manhattan	R-HD-5	0.298
	1959 Manhattan	R-HD-5	
63473190	1919 Manhattan	R-HD-5	0.453
	1927 & 1929 Manhattan		
63473200	1901 Manhattan	R-HD-5	0.586
	1909 Manhattan		
	REA to Be Vacated	R-HD-5	0.285
63441450	340 East O'Keefe	R-HD-5	0.459
63463410	360 East O'Keefe	R-HD-5	0.459
63463470	380 East O'Keefe	R-HD-5	0.459
63463250	402 East O'Keefe	R-UHD	1.029
63463490	430 East O'Keefe	R-UHD	
63463360	450 East O'Keefe	R-UHD	0.49
63463400	466 East O'Keefe	R-UHD	0.503
63282010	501 O'Connor	R-HD-5	Not applicable to density calculation

O'Keefe Manhattan Improvements

Addresses and Parcel Numbers

63282020	2012 Euclid	R-HD-5	Not applicable to density calculation
----------	-------------	--------	---------------------------------------

Parcel No.	Address	Zoning	Acres (Source: Owner Procured Surveys)
63282030	2032 Euclid	R-HD-5	Not applicable to density calculation
63282040	2036 Euclid	R-HD-5	Not applicable to density calculation
63282050	2040 Euclid	R-HD-5	Not applicable to density calculation
	2042 Euclid	R-HD-5	Not applicable to density calculation
63282060	2044 Euclid	R-HD-5	Not applicable to density calculation
63282070	2054 Euclid	R-HD-5	Not applicable to density calculation

O'KEEFE-MANHATTAN IMPROVEMENTS

SB 330 APPLICATION

PROJECT DESCRIPTION

WITH **NO DISPLACEMENT**, THIS PROJECT PROPOSES TO UPDATE OR REPLACE AGING, OUTDATED STRUCTURES WEST OF HIGHWAY 101 AND NORTH OF UNIVERSITY AVENUE BY A) SUBSTANTIALLY RENOVATING SEVERAL APARTMENT BUILDINGS, B) BUILDING NEW FOR-SALE TOWNHOMES, AND C) BUILDING NEW MIXED-INCOME APARTMENT BUILDINGS. WE WILL RETAIN AND RENOVATE RENT-STABILIZED UNITS, INCREASE THE HOUSING SUPPLY, AND PROVIDE BETTER PARKING AND MOBILITY OPTIONS.



VICINITY MAP

PROJECT DIRECTORY

OWNER /DEVELOPER:

Sand Hill Property Company
2600 El Camino Real, Suite 410
Palo Alto, CA 94306
ATTN: Michael Kramer
T: 650.772.4319
E: mkramer@shpco.com

PLANNING CONSULTANT:

Rhoades Planning Group
2140 Shattuck Ave, Suite 705
Berkeley, CA 94704
ATTN: Mark Rhoades
T: 510.545.4341
E: mark@rhoadesplanninggroup.com

PROJECT DIRECTORY

ARCHITECT:

David Baker Architects
461 2nd St, Loft C-127
San Francisco, CA 94107
T: 415.896.6700
ATTN: Daniel Simons, FAIA
danielsimons@dbarchitect.com

ARCHITECT:

Dahlin Architecture
461 Second Street Loft c127
San Francisco CA 94107
T: 415.896.6700
ATTN: Justin Doull
justin.doull@dahlingroup.com

LANDSCAPE ARCHITECT:

GLS Landscape Architecture
2677 Mission St #200
San Francisco CA 94110
ATTN: Gary Strang
T: 415.285.3614
E: gary@glsarch.com

CIVIL ENGINEER:

BKF
150 California Street, Suite 600
San Francisco CA 94111
ATTN: Jacob Nguyen
T: 415.930.7900
E: jnguyen@bkf.com

City Of East Palo Alto
Community Development Department

OCT 30 2025

RECEIVED

NORTH SITE OVERALL:

GENERAL	
G-000	TITLESHEET
G-001	SHEET INDEX
G-002	DEVELOPMENT SUMMARY
ARCHITECTURE	
A-0-000	EXISTING CONDITIONS - SITE PLAN
A-0-001	APARTMENT BUILDINGS - SITE PLAN
A-0-002	BUILDINGS ALL - SITE PLAN

RENOVATION BUILDINGS :

ARCHITECTURE	
A-340-200	RENOVATION - 340 EAST O'KEEFE ST
A-360-200	RENOVATION - 360 EAST O'KEEFE ST
A-380-200	RENOVATION - 380 EAST O'KEEFE ST
A-402-200	RENOVATION - 402 EAST O'KEEFE ST
A-430-200	RENOVATION - 430 EAST O'KEEFE ST
A-450-200	RENOVATION - 450 EAST O'KEEFE ST
A-466-200	RENOVATION - 466 EAST O'KEEFE ST

TOWNHOMES

ARCHITECTURE	
A-T-001	TOWNHOMES - SITE PLAN
A-T-200	5PLEX - CONTEMPORARY TYPE A ELEVATIONS
A-T-201	6PLEX CONTEMPORARY TYPE B ELEVATIONS
A-T-202	6PLEX CONTEMPORARY TYPE C ELEVATIONS
A-T-203	5PLEX TRADITIONAL TYPE A ELEVATIONS
A-T-204	5PLEX TRADITIONAL TYPE D ELEVATIONS

APARTMENT BUILDINGS

BUILDING 1:

ARCHITECTURE	
A-1-001	BUILDING 1 - SITE PLAN
A-1-200	BUILDING 1 - ELEVATIONS - SOUTH
A-1-201	BUILDING 1 - ELEVATIONS - NORTH
A-1-202	BUILDING 1 - ELEVATIONS - EAST
A-1-203	BUILDING 1 - ELEVATIONS - WEST

BUILDING 2 :

ARCHITECTURE	
A-2-001	BUILDING 2 - SITE PLAN
A-2-200	BUILDING 2 - ELEVATIONS - SOUTH
A-2-201	BUILDING 2 - ELEVATIONS - NORTH
A-2-202	BUILDING 2 - ELEVATIONS - EAST
A-2-203	BUILDING 2 - ELEVATIONS - WEST

BUILDING 3 :

ARCHITECTURE	
A-3-001	BUILDING 3 - SITE PLAN
A-3-200	BUILDING 3 - ELEVATIONS - SOUTH
A-3-201	BUILDING 3 - ELEVATIONS - NORTH
A-3-202	BUILDING 3 - ELEVATIONS - EAST
A-3-203	BUILDING 3 - ELEVATIONS - WEST

BUILDING 4 :

ARCHITECTURE	
A-4-001	BUILDING 4 - SITE PLAN
A-4-200	BUILDING 4 - ELEVATIONS - SOUTH
A-4-201	BUILDING 4 - ELEVATIONS - NORTH
A-4-202	BUILDING 4 - ELEVATIONS - EAST
A-4-203	BUILDING 4 - ELEVATIONS - WEST
A-4-204	MATERIAL BOARD

SITE INFORMATION, DENSITY CALCULATIONS (MAXIMUM, MAXIMUM WITH DENSITY BONUS), UNIT TOTALS

PARCEL NO.	ADDRESS	ZONING	ACRES (Source: Owner Procured Surveys)
63441240	300 East O'Keefe	R-HD-5	0.459
63441440	320 East O'Keefe	R-HD-5	0.459
63464010	355 East O'Keefe	R-HD-5	0.928
63464020	395 East O'Keefe 404 Donohoe	R-HD-5	1.855
63464030	438 Donohoe	R-HD-5	0.353
63464040	435 East O'Keefe	R-HD-5	0.219
63464050	445 East O'Keefe	R-HD-5	1.169
	1480 W Bayshore	R-HD-5	
63464080	1488 W Bayshore	R-HD-5	0.581
63284030	1496 W Bayshore	R-HD-5	0.144
63284020	2061 Euclid	R-HD-5	0.195
63473100	1994 Euclid	R-HD-5	0.265
63473110	504-508 O'Connor	R-HD-5	0.139
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63473080	1974 Euclid	R-HD-5	0.278
63473070	1962 Euclid	R-HD-5	0.285
63473060	1950 Euclid	R-HD-5	0.719
63473040	1920 Euclid	R-HD-5	
	1930 Euclid	R-HD-5	
63473050	1940 & 1944 Euclid	R-HD-5	
63473010	1523 Woodland	R-HD-5	0.227
63473210	530 O'Connor	C-N	0.233
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63473180	1955 Manhattan	R-HD-5	0.298
	1959 Manhattan	R-HD-5	
63473190	1919 Manhattan	R-HD-5	0.453
	1927 & 1929 Manhattan		
63473200	1901 Manhattan	R-HD-5	0.586
	1909 Manhattan		
	REA to Be Vacated	R-HD-5	0.285
63441450	340 East O'Keefe	R-HD-5	0.459
63463410	360 East O'Keefe	R-HD-5	0.459
63463470	380 East O'Keefe	R-HD-5	0.459
63463250	402 East O'Keefe	R-UHD	1.029
63463490	430 East O'Keefe	R-UHD	
63463360	450 East O'Keefe	R-UHD	0.490
63463400	466 East O'Keefe	R-UHD	0.503
63282010	501 O'Connor	R-HD-5	Not applicable to density calculation
63282020	2012 Euclid	R-HD-5	Not applicable to density calculation
63282030	2032 Euclid	R-HD-5	Not applicable to density calculation
63282040	2036 Euclid	R-HD-5	Not applicable to density calculation
63282050	2040 Euclid	R-HD-5	Not applicable to density calculation
	2042 Euclid	R-HD-5	Not applicable to density calculation
63282060	2044 Euclid	R-HD-5	Not applicable to density calculation
63282070	2054 Euclid	R-HD-5	Not applicable to density calculation

DENSITY CALCULATIONS

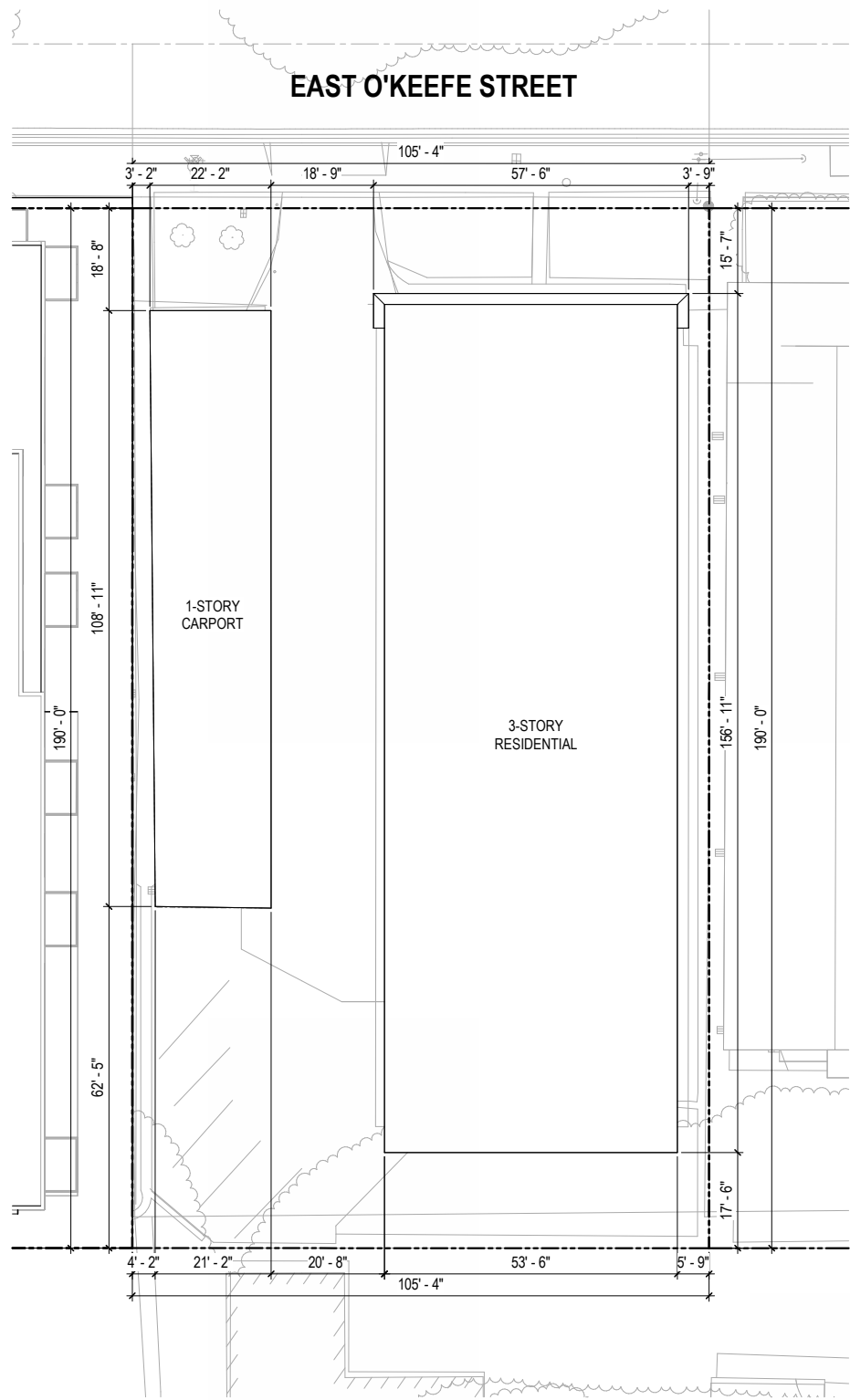
ZONING	TOTAL AREA	MAX DENSITY (DU/AC)	MAX DENSITY (UNITS)	DENSITY BONUS MAX (1.5x MAX)
R-HD-5	12.36	43	532	798
C-N	0.35	22	8	12
R-UHD	2.02	86	174	261
SUM	14.73	-	714	1071



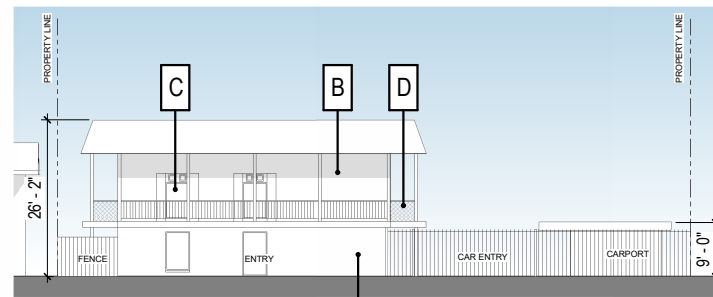
SITE PLAN - EXISTING CONDITIONS 1

1" = 100'-0"

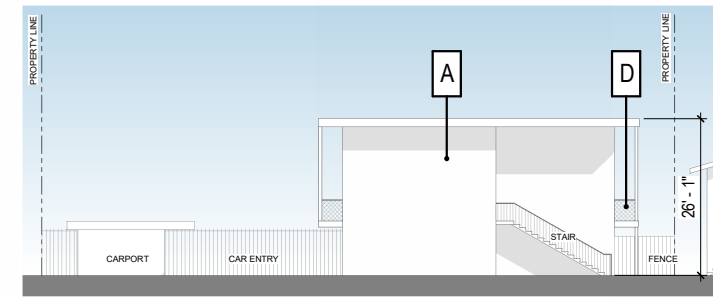




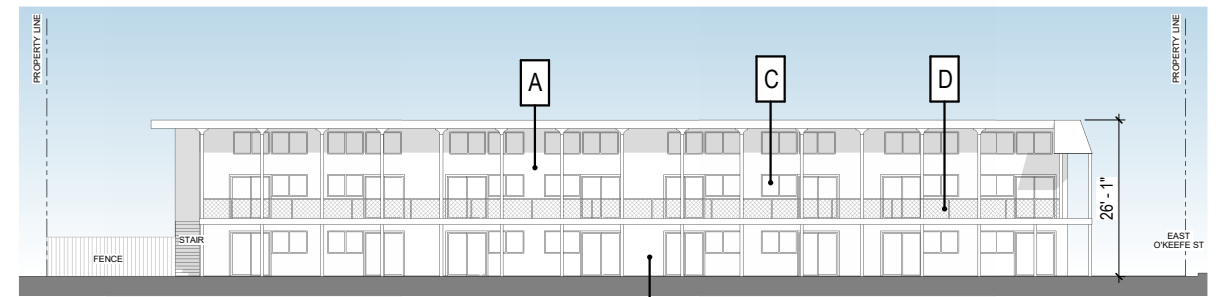
340 EAST O'KEEFE ST - SITE PLAN 1/16" = 1'-0" 5



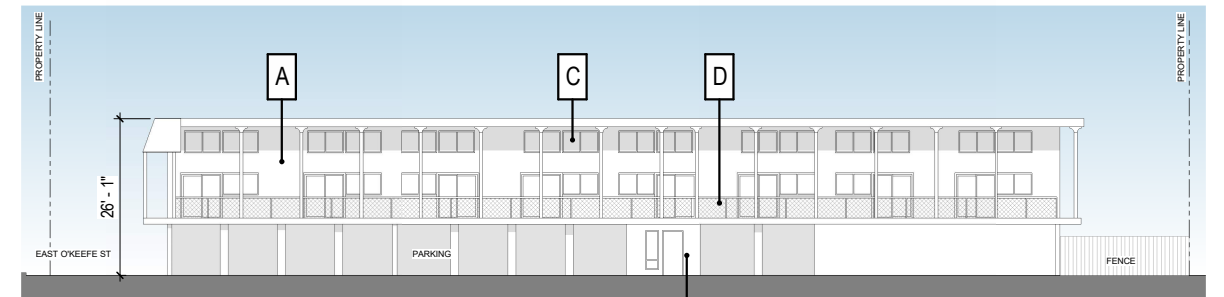
340 EAST O'KEEFE ST - NORTH ELEVATION 1/16" = 1'-0" 1



340 EAST O'KEEFE ST - SOUTH ELEVATION 1/16" = 1'-0" 3



340 EAST O'KEEFE ST - EAST ELEVATION 1/16" = 1'-0" 2



340 EAST O'KEEFE ST - WEST ELEVATION 1/16" = 1'-0" 4

EXISTING CONDITION PHOTOS:



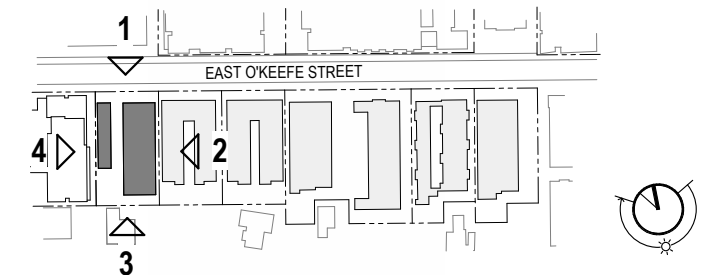
EXTERIOR MATERIAL PALETTE:

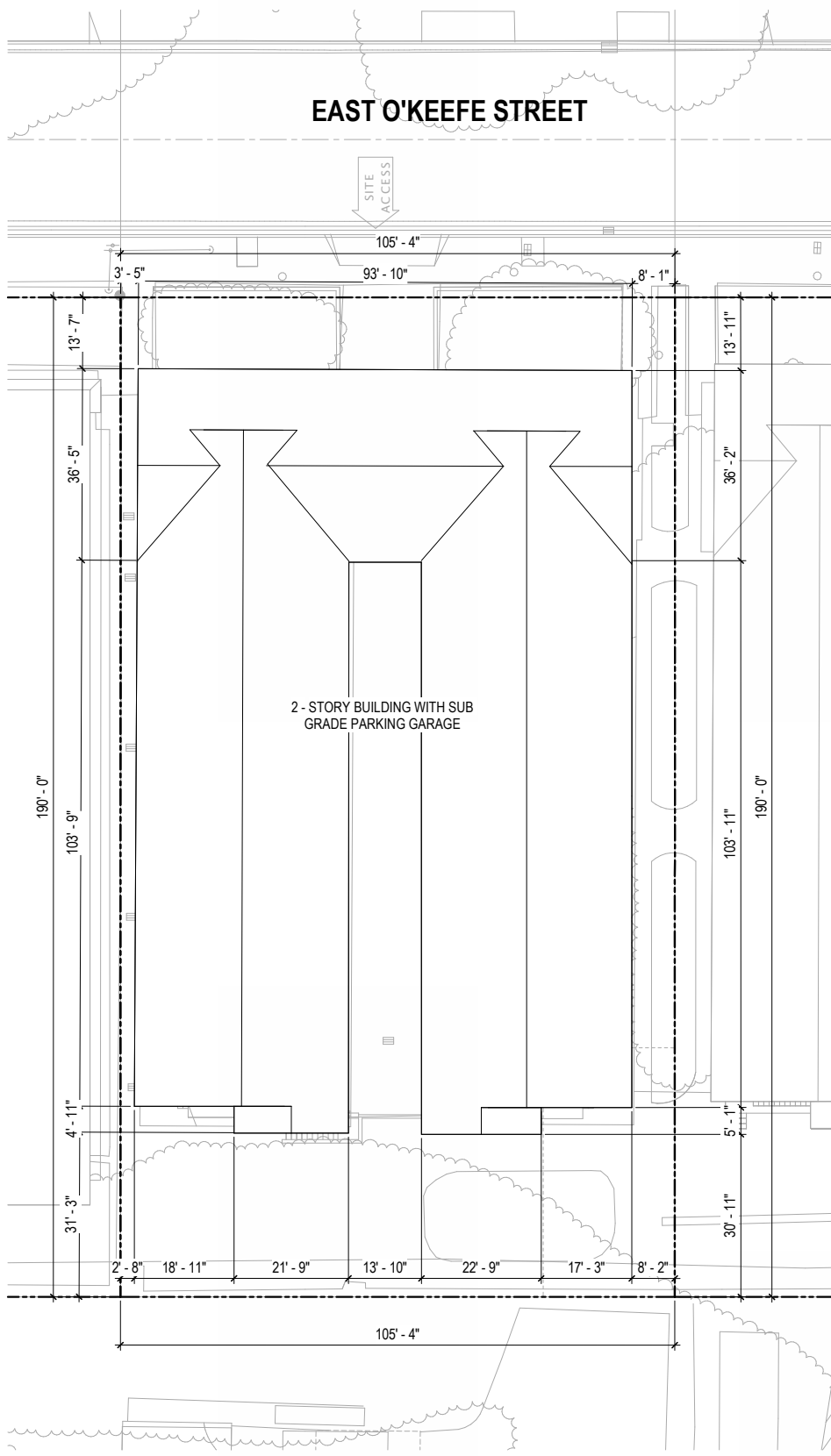
- A. PAINTED STUCCO
- B. SHINGLES
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL
- E. PAINTED BRICK

PROPOSED IMPROVEMENTS:

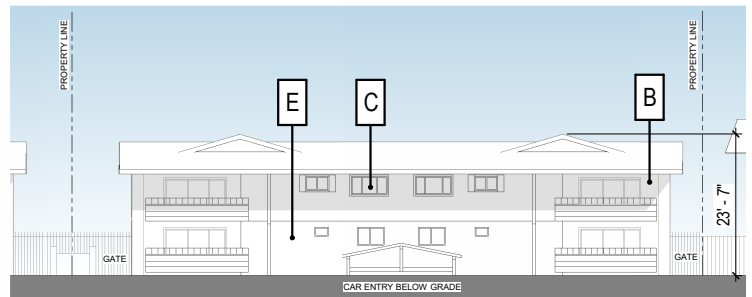
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

APPROXIMATE GROSS SQUARE FOOTAGE: 18,000 SF

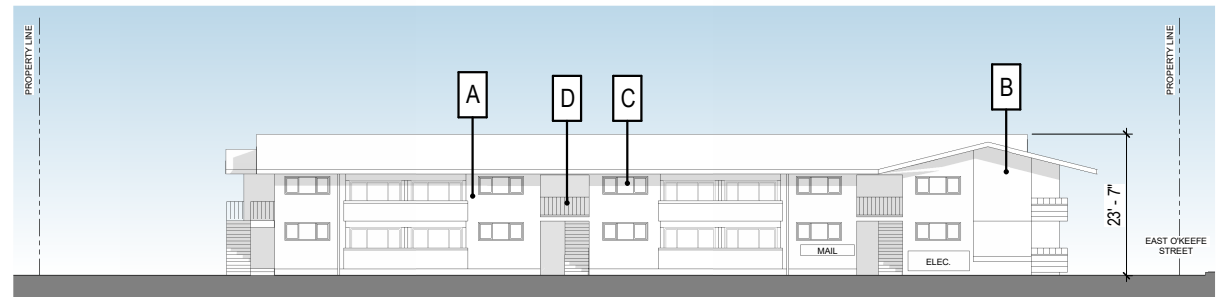




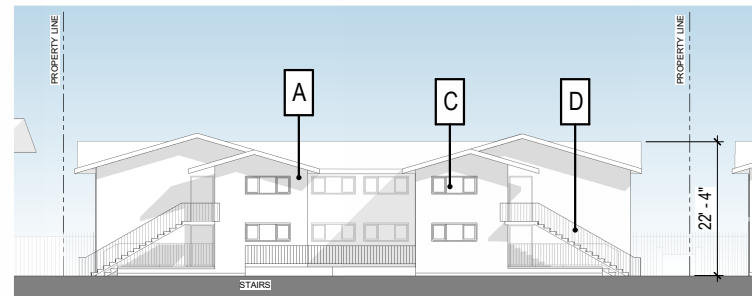
360 EAST O'KEEFE ST - SITE PLAN 5 1/16" = 1'-0"



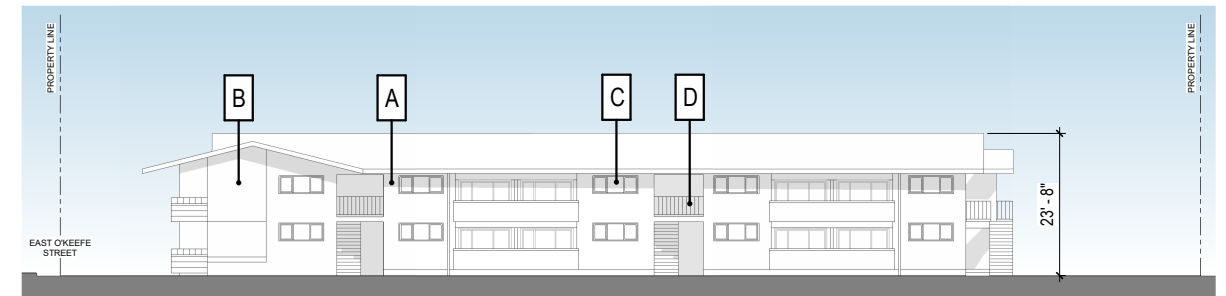
360 EAST O'KEEFE ST - NORTH ELEVATION 1 1/16" = 1'-0"



360 EAST O'KEEFE ST - EAST ELEVATION 2 1/16" = 1'-0"



360 EAST O'KEEFE ST - SOUTH ELEVATION 3 1/16" = 1'-0"



360 EAST O'KEEFE ST - WEST ELEVATION 4 1/16" = 1'-0"

EXISTING CONDITION PHOTOS:

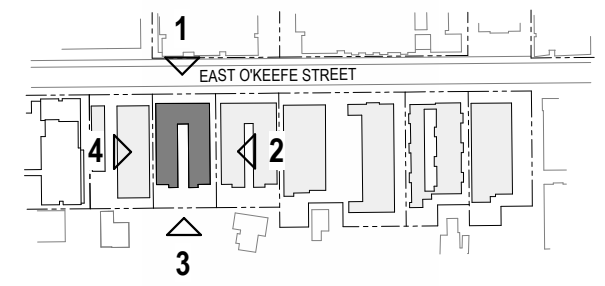
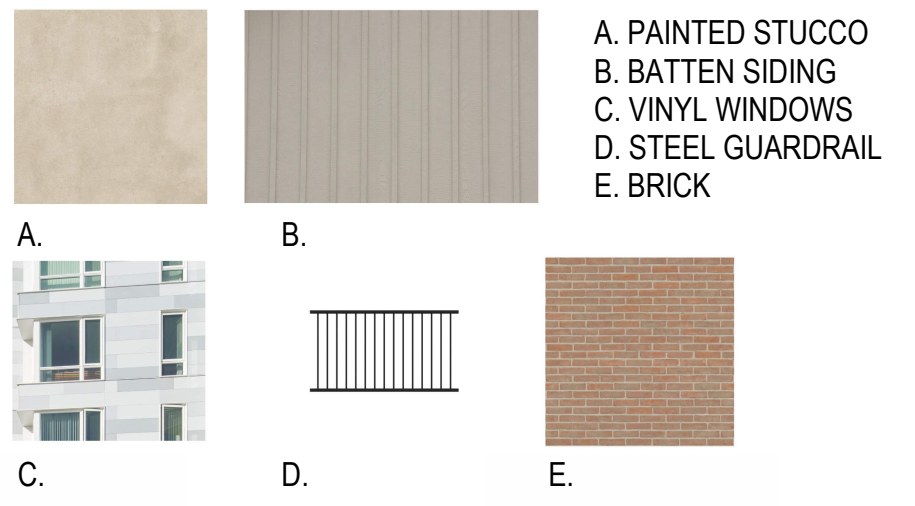


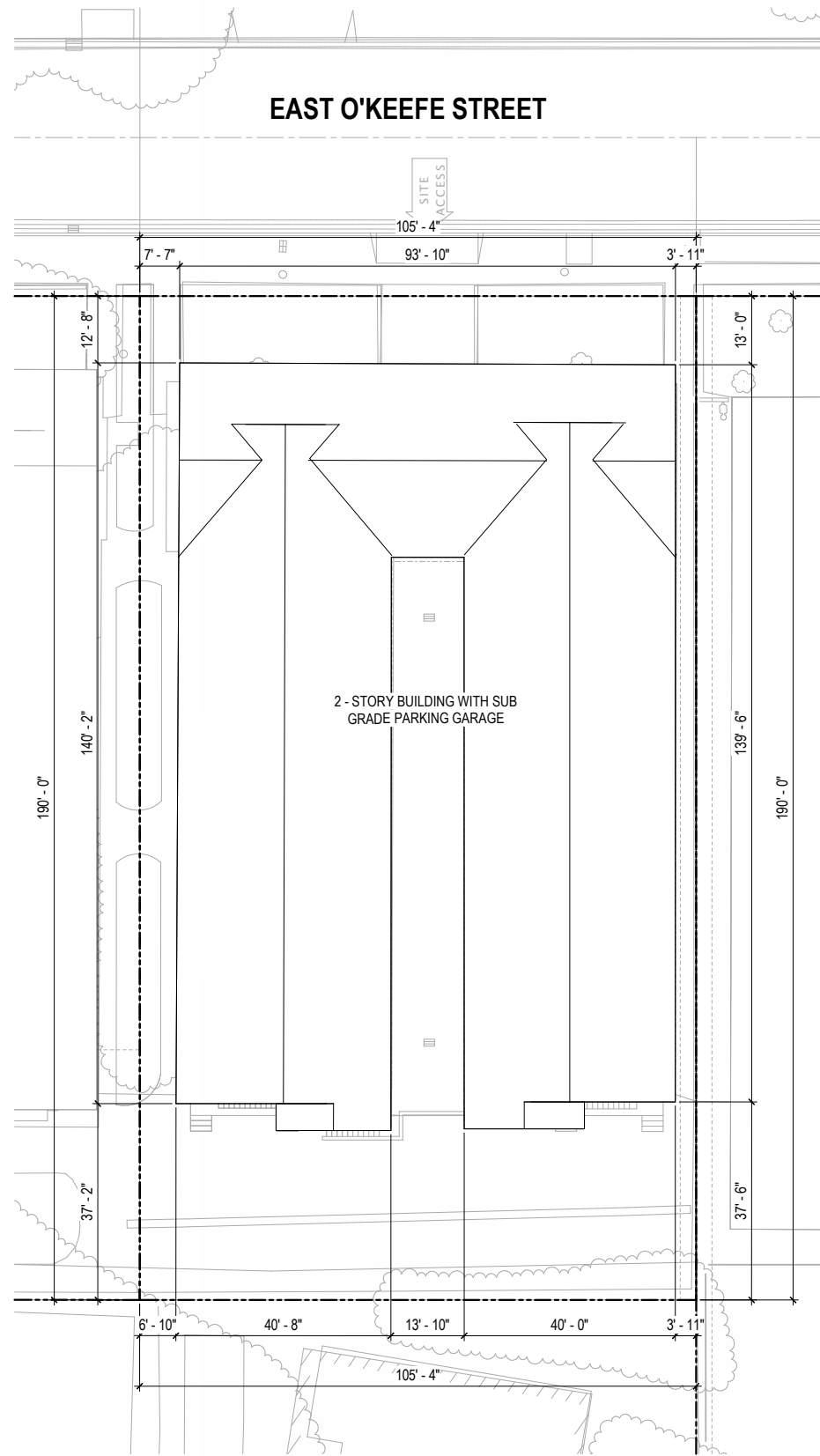
PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

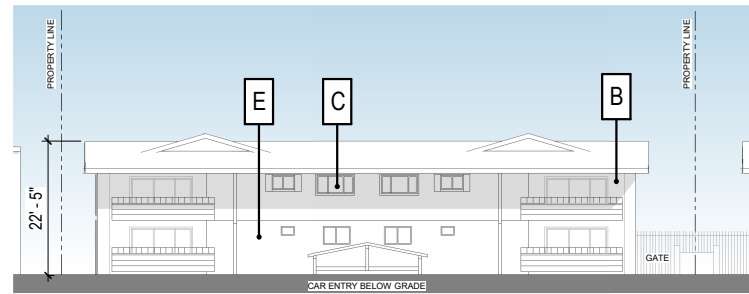
APPROXIMATE GROSS SQUARE FOOTAGE: 17,530 SF

EXTERIOR MATERIAL PALETTE:

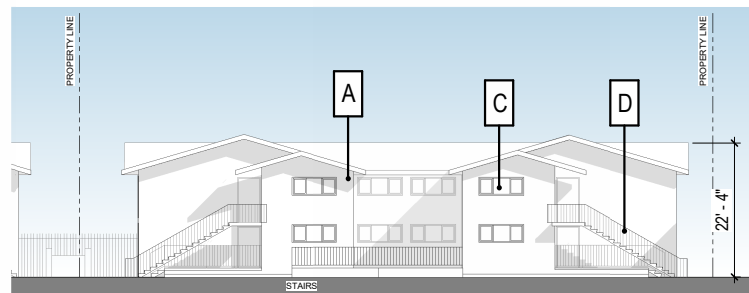




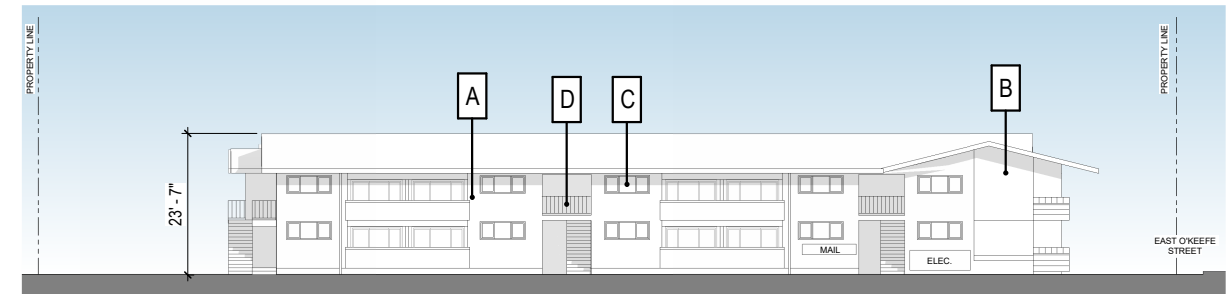
380 EAST O'KEEFE ST - SITE PLAN 5 1/16" = 1'-0"



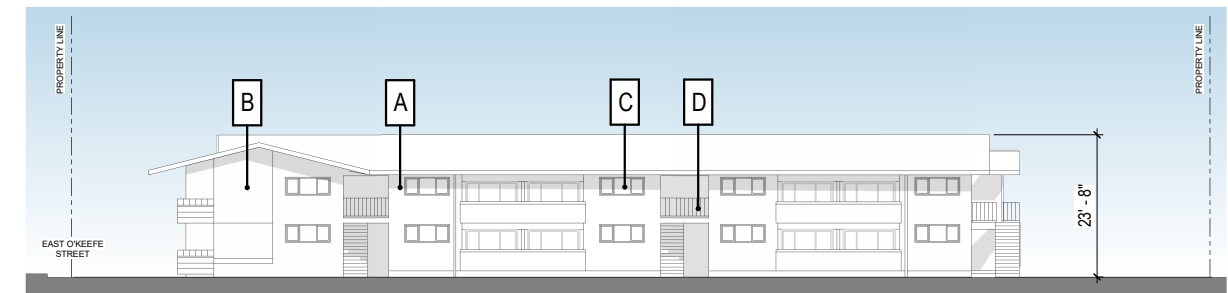
380 EAST O'KEEFE ST - NORTH ELEVATION 2 1/16" = 1'-0"



380 EAST O'KEEFE ST - SOUTH ELEVATION 3 1/16" = 1'-0"



380 EAST O'KEEFE ST - EAST ELEVATION 1 1/16" = 1'-0"



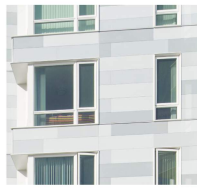
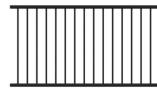
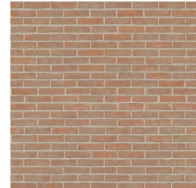


380 EAST O'KEEFE ST - WEST ELEVATION 4 1/16" = 1'-0"

EXISTING CONDITION PHOTOS:



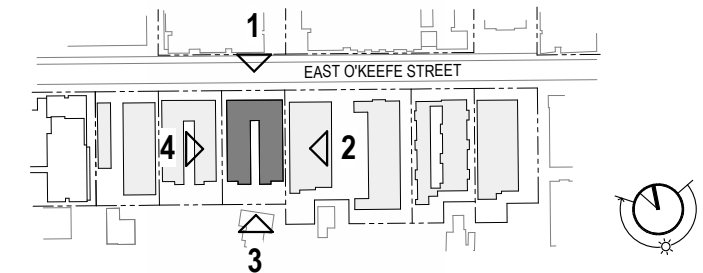
EXTERIOR MATERIAL PALETTE:

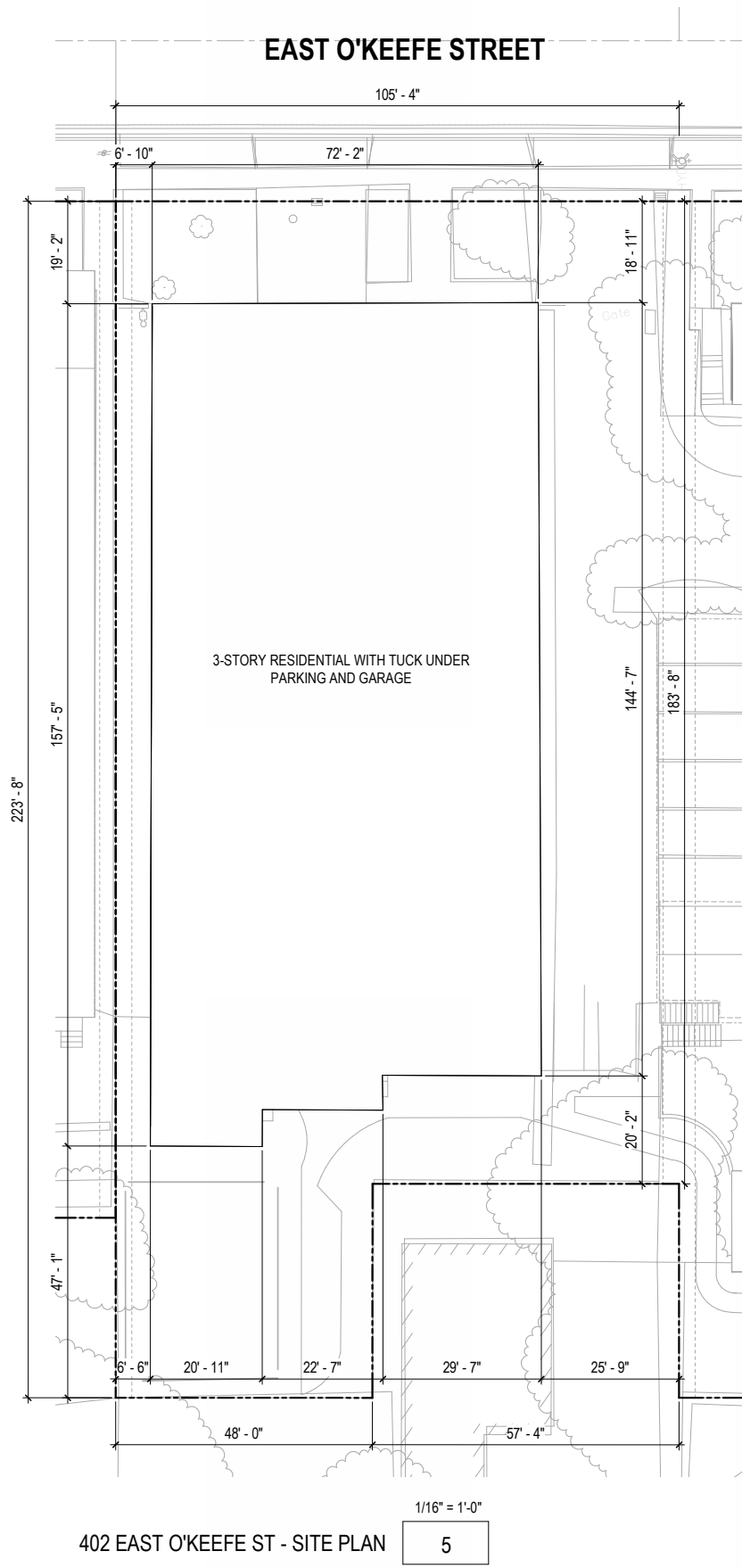
		A. PAINTED STUCCO
		B. BATTEN SIDING
		C. VINYL WINDOWS
		D. STEEL GUARDRAIL
		E. BRICK

PROPOSED IMPROVEMENTS:

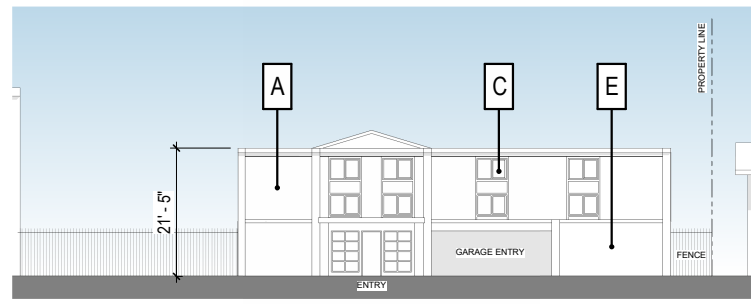
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

APPROXIMATE GROSS SQUARE FOOTAGE: 17,530 SF

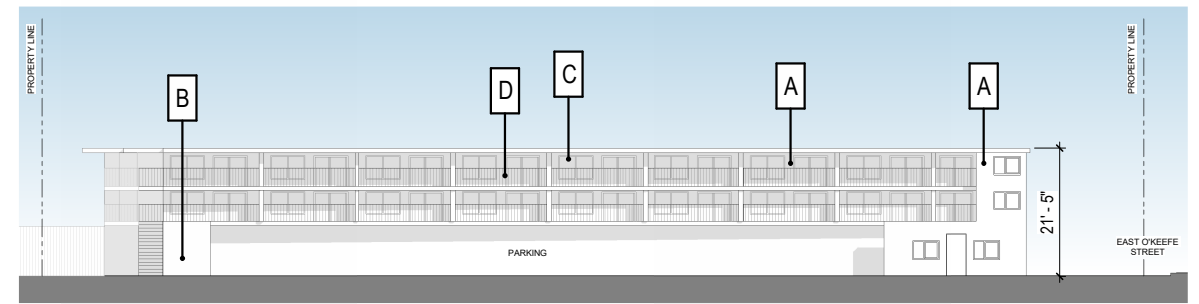




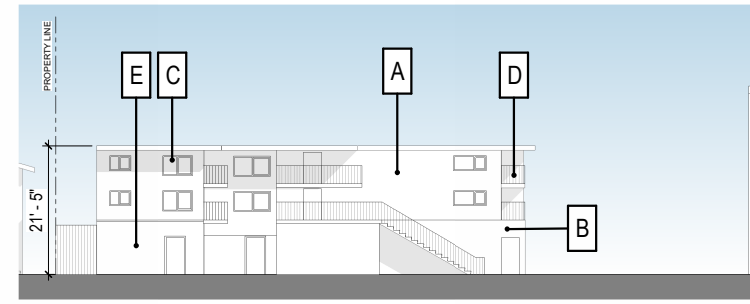
402 EAST O'KEEFE ST - SITE PLAN 1/16" = 1'-0" 5



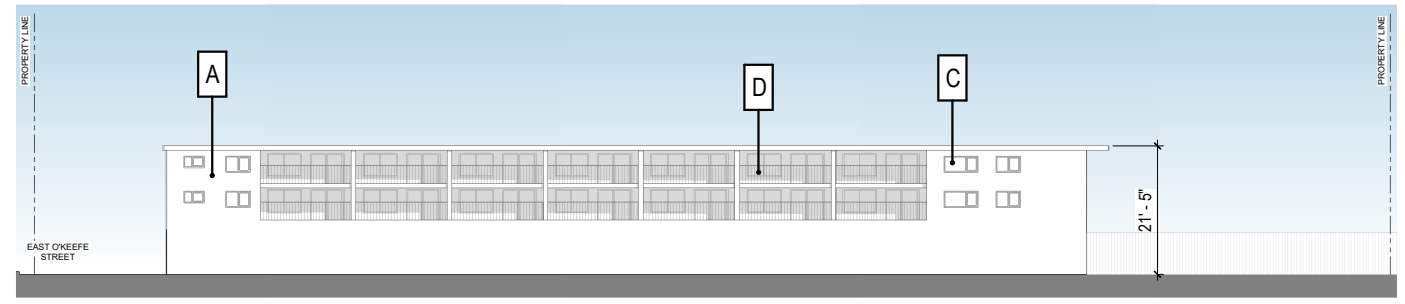
402 EAST O'KEEFE ST - NORTH ELEVATION 1/16" = 1'-0" 1



402 EAST O'KEEFE ST - EAST ELEVATION 1/16" = 1'-0" 2



402 EAST O'KEEFE ST - SOUTH ELEVATION 1/16" = 1'-0" 3

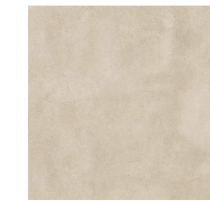


402 EAST O'KEEFE ST - WEST ELEVATION 1/16" = 1'-0" 4

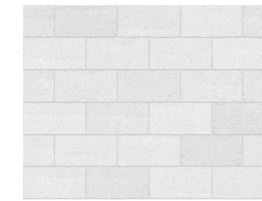
EXISTING CONDITION PHOTOS:



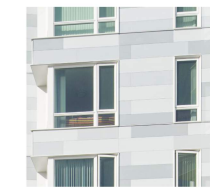
EXTERIOR MATERIAL PALETTE:



A.



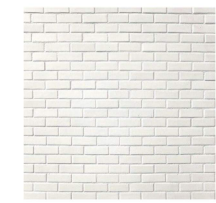
B.



C.



D.



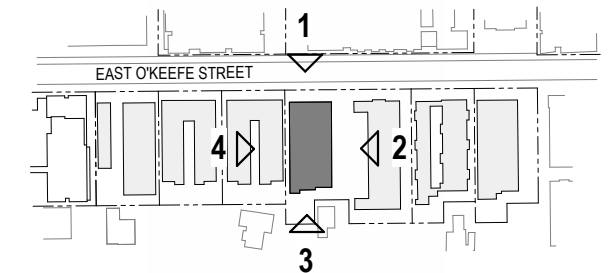
E.

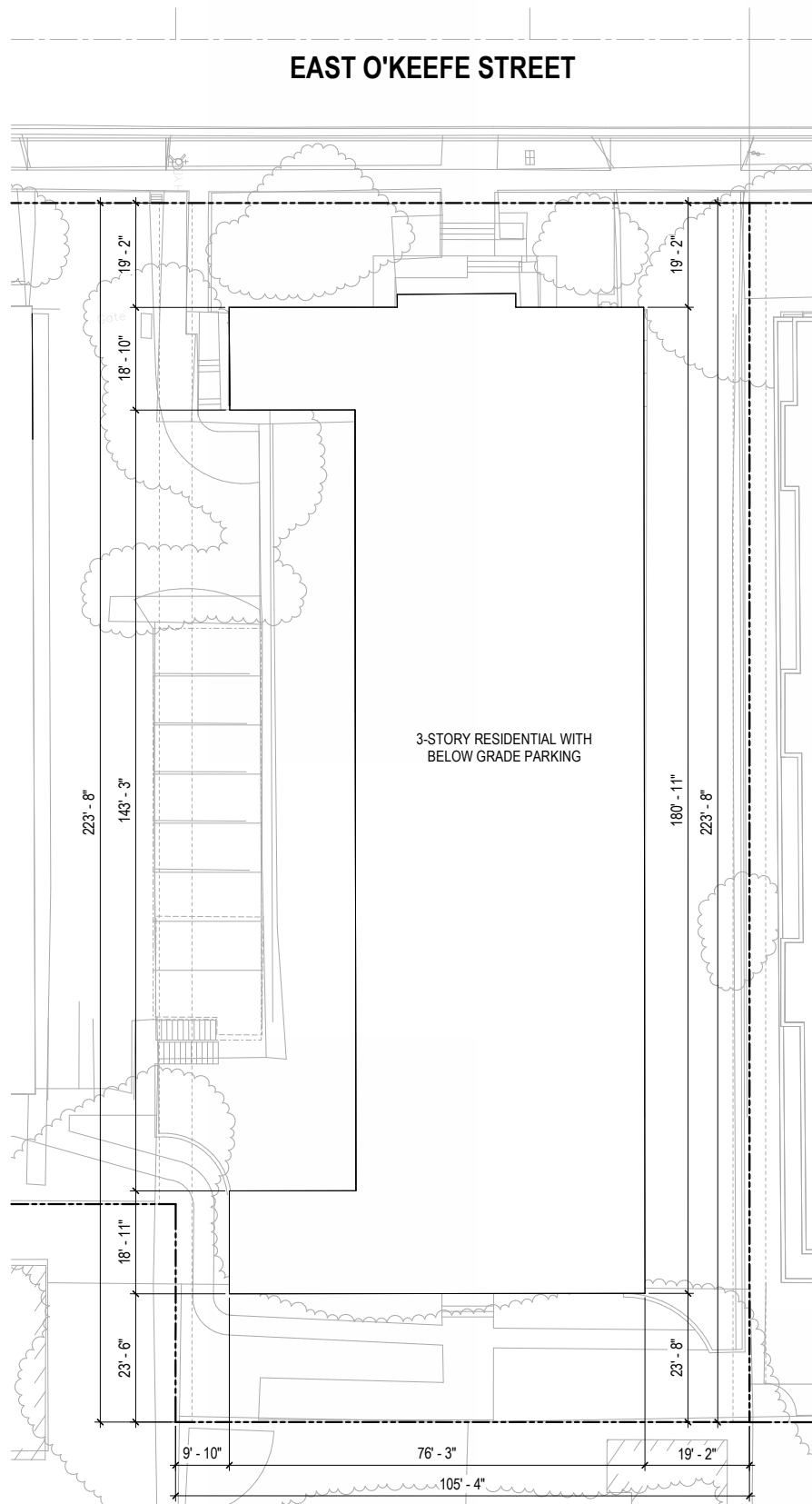
- A. PAINTED STUCCO
- B. PAINTED CMU
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL
- E. PAINTED BRICK

PROPOSED IMPROVEMENTS:

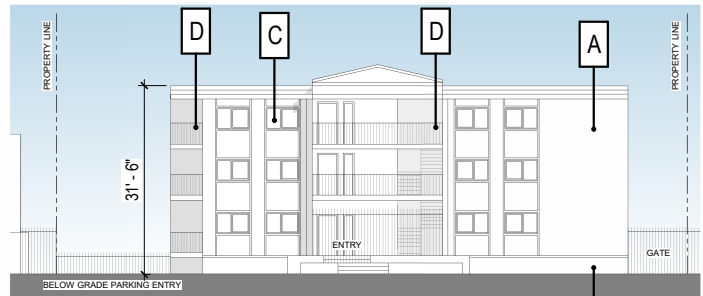
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

APPROXIMATE GROSS SQUARE FOOTAGE: 21,390 SF

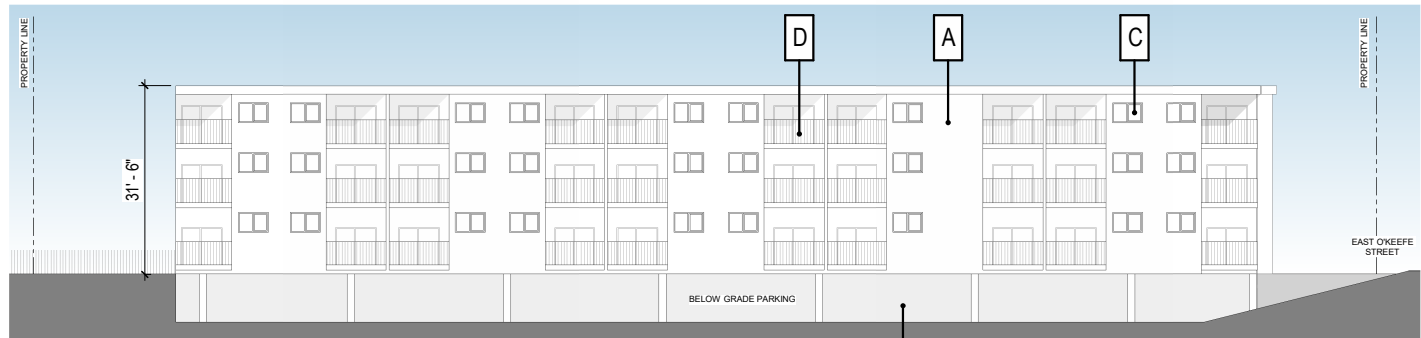




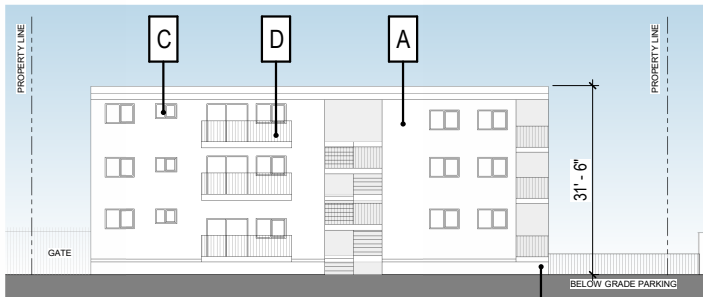
430 EAST O'KEEFE ST - SITE PLAN 5 $1/16" = 1'-0"$



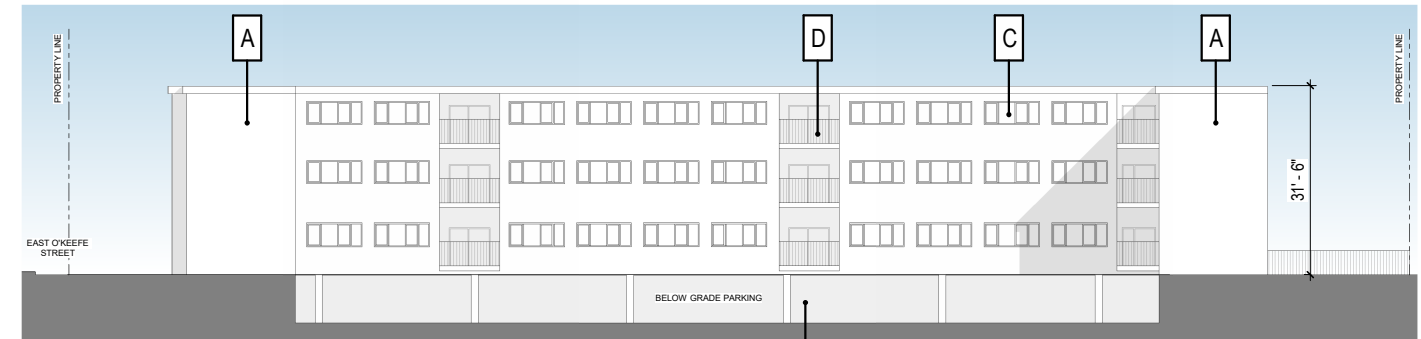
430 EAST O'KEEFE ST - NORTH ELEVATION 1 $1/16" = 1'-0"$



430 EAST O'KEEFE ST - EAST ELEVATION 2 $1/16" = 1'-0"$



430 EAST O'KEEFE ST - SOUTH ELEVATION 3 $1/16" = 1'-0"$

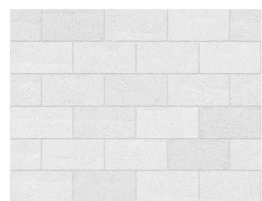
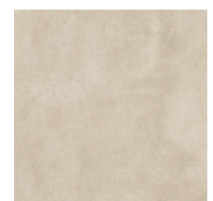


430 EAST O'KEEFE ST - WEST ELEVATION 4 $1/16" = 1'-0"$

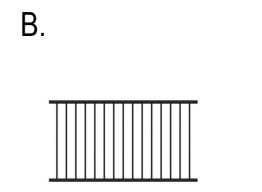
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



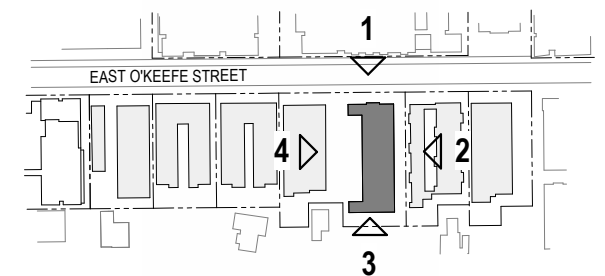
- A. PAINTED STUCCO
- B. PAINTED CMU
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

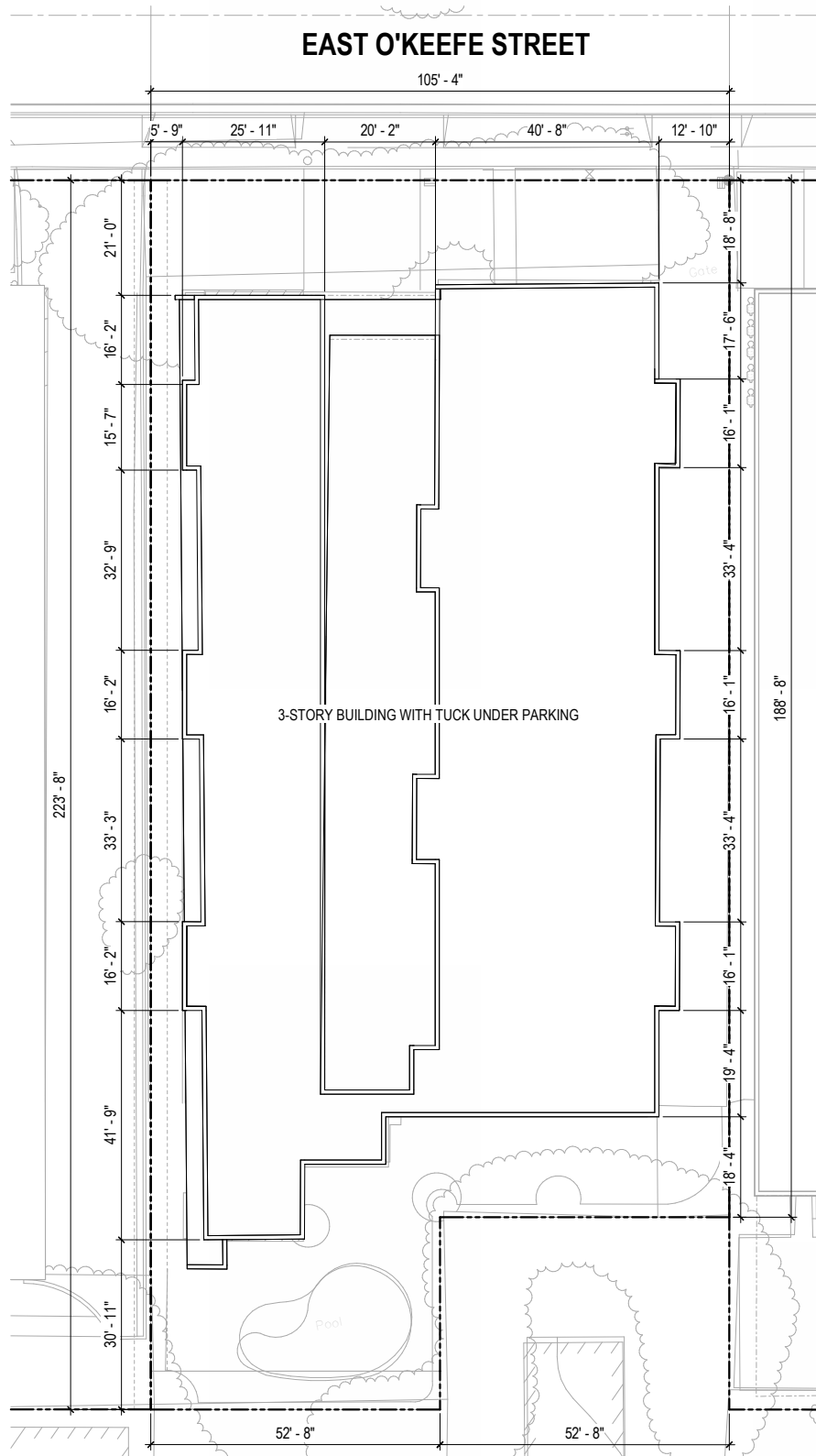


PROPOSED IMPROVEMENTS:

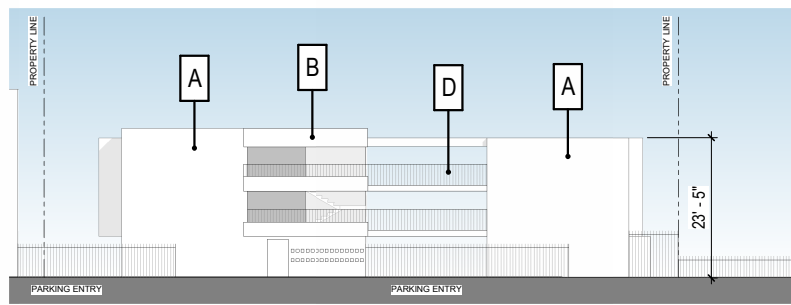
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

APPROXIMATE GROSS SQUARE FOOTAGE: 31,566 SF

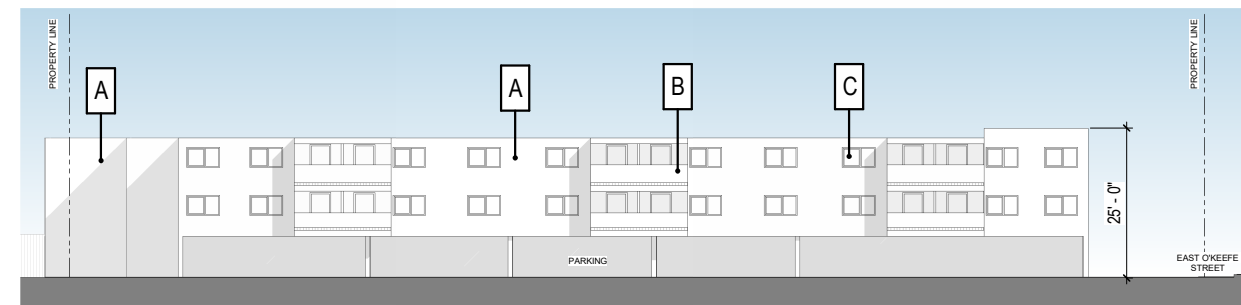




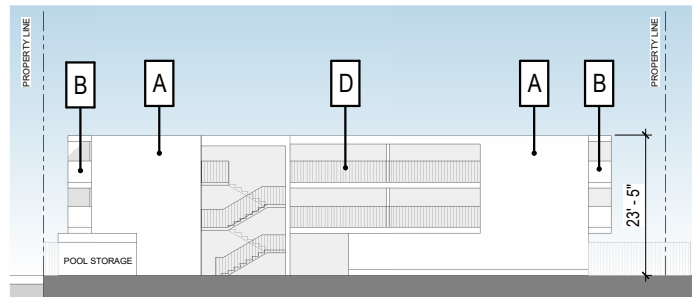
450 EAST O'KEEFE ST - SITE PLAN 5 1/16" = 1'-0"



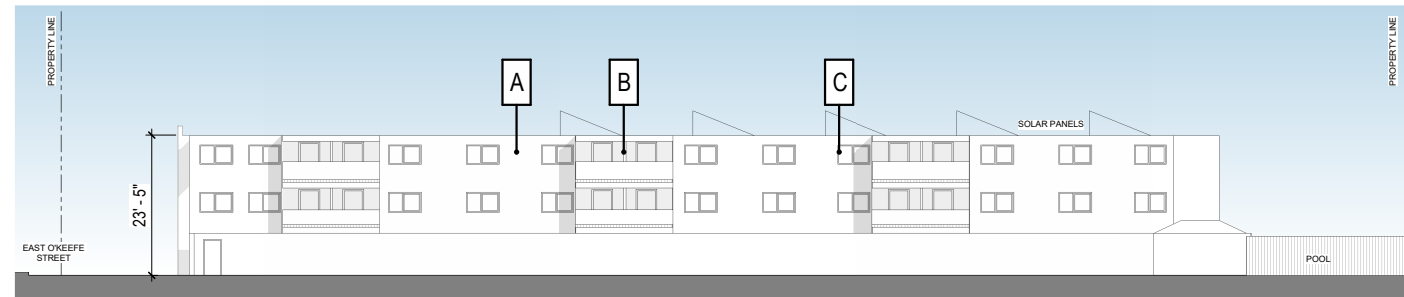
450 EAST O'KEEFE ST - NORTH ELEVATION 1 1/16" = 1'-0"



450 EAST O'KEEFE ST - EAST ELEVATION 2 1/16" = 1'-0"



450 EAST O'KEEFE ST - SOUTH ELEVATION 3 1/16" = 1'-0"



450 EAST O'KEEFE ST - WEST ELEVATION 4 1/16" = 1'-0"

EXISTING CONDITION PHOTOS:

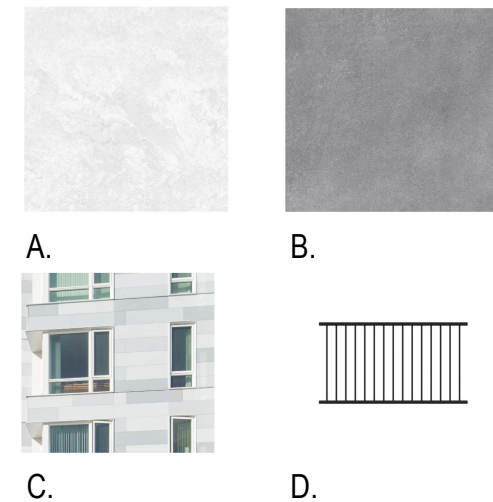


PROPOSED IMPROVEMENTS:

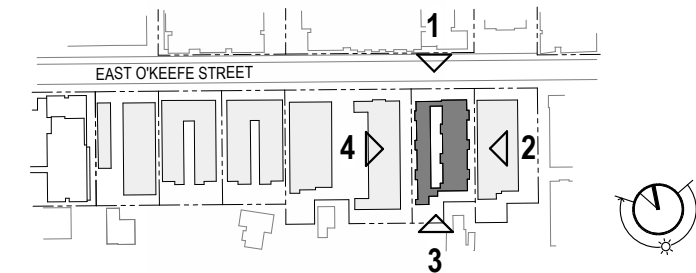
Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

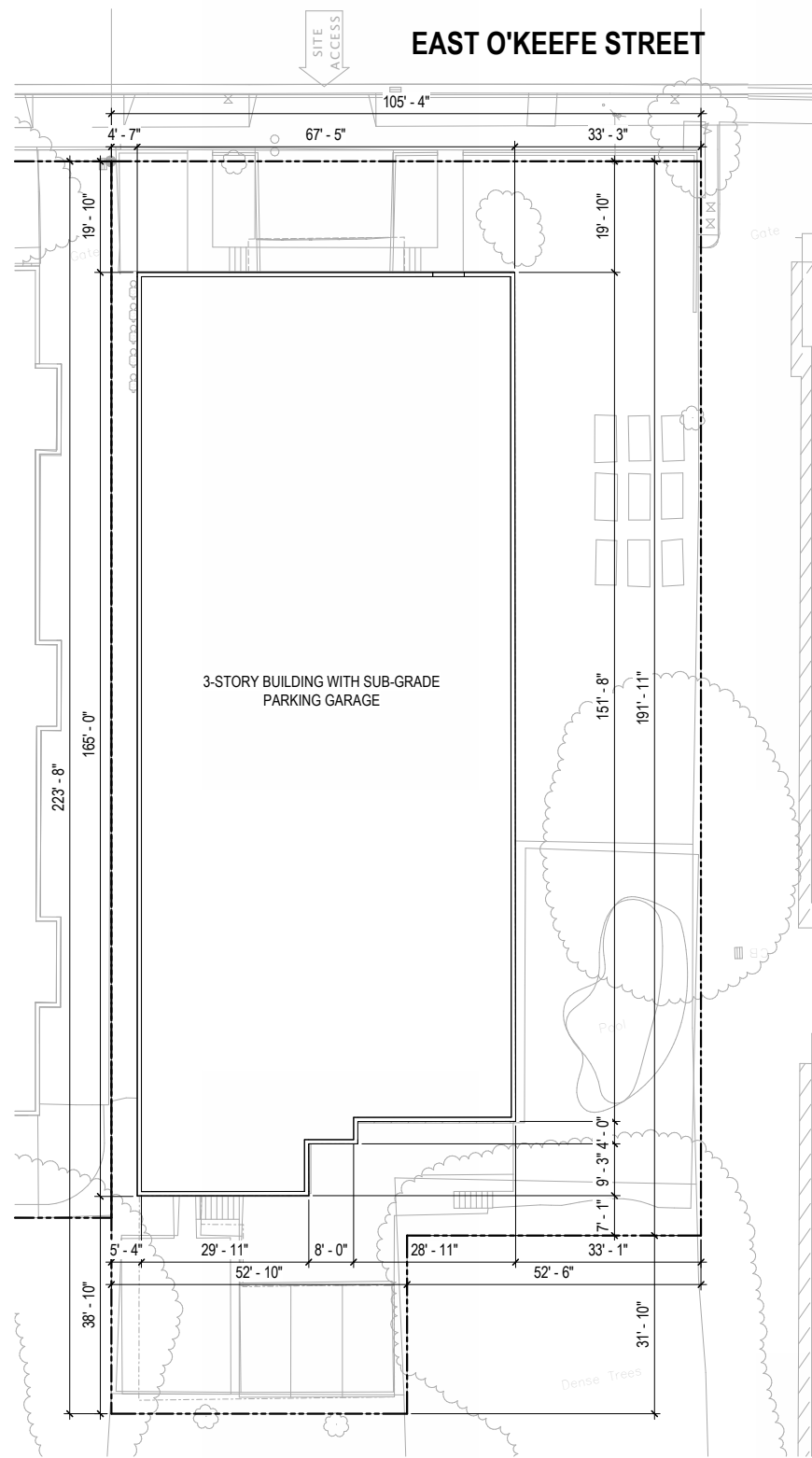
APPROXIMATE GROSS SQUARE FOOTAGE: 20,670 SF

EXTERIOR MATERIAL PALETTE:

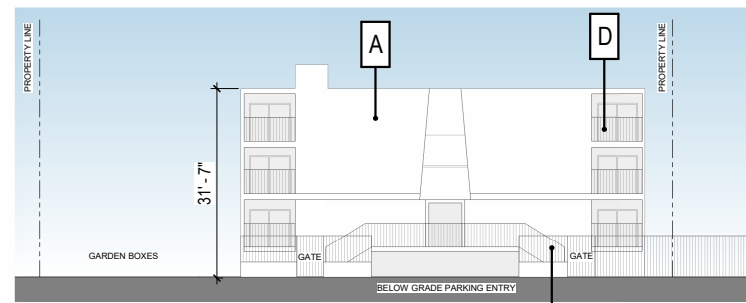


- A. PAINTED STUCCO LIGHT
- B. PAINTED STUCCO GRAY
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

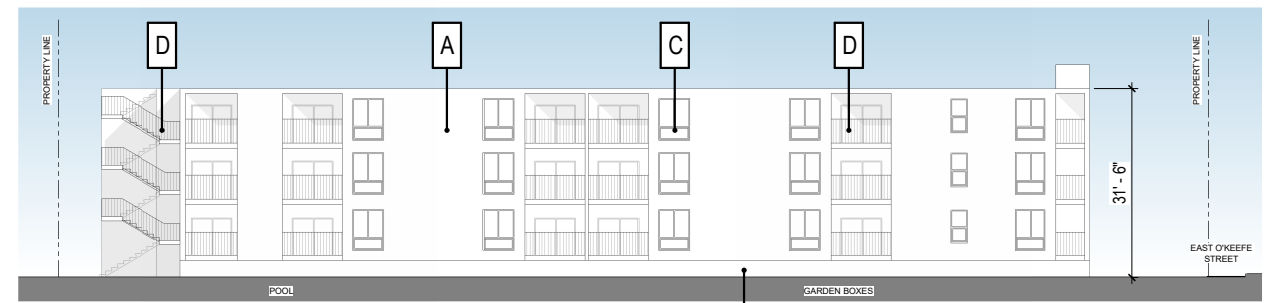




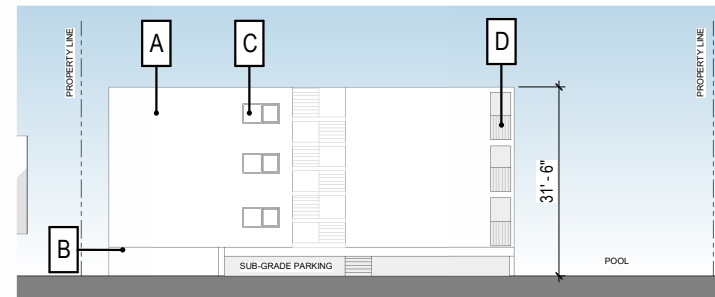
466 EAST O'KEEFE ST - SITE PLAN 5
1/16" = 1'-0"



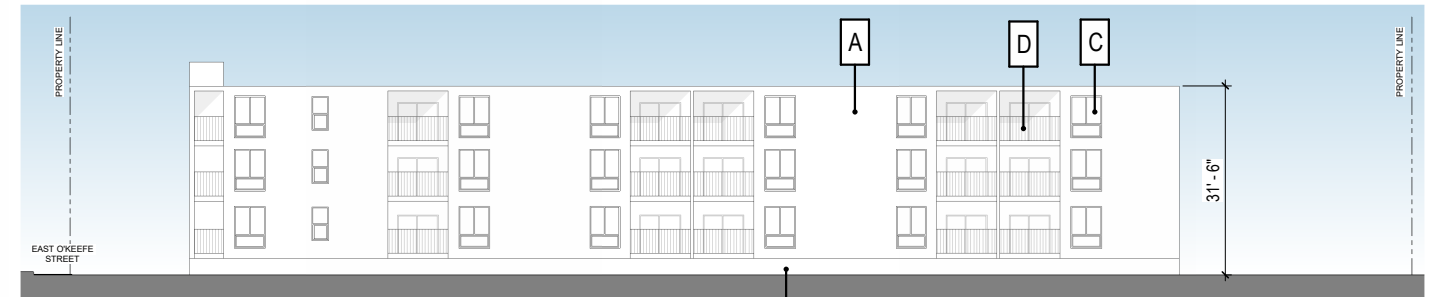
466 EAST O'KEEFE ST - NORTH ELEVATION 1
1/16" = 1'-0"



466 EAST O'KEEFE ST - EAST ELEVATION 2
1/16" = 1'-0"



466 EAST O'KEEFE ST - SOUTH ELEVATION 3
1/16" = 1'-0"



466 EAST O'KEEFE ST - WEST ELEVATION 4
1/16" = 1'-0"

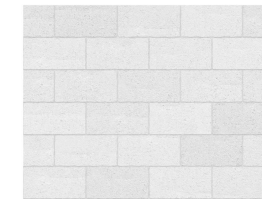
EXISTING CONDITION PHOTOS:



EXTERIOR MATERIAL PALETTE:



A.



B.



C.



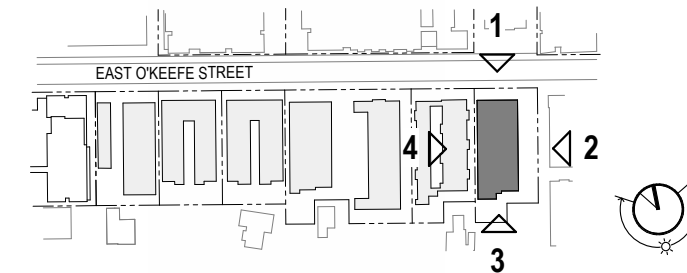
D.

- A. PAINTED STUCCO
- B. PAINTED CMU
- C. VINYL WINDOWS
- D. STEEL GUARDRAIL

PROPOSED IMPROVEMENTS:

Substantial rehabilitation of the existing multi-family units and associated parking, including changes to the interiors of the apartment units and changes to the exterior components.

APPROXIMATE GROSS SQUARE FOOTAGE: 30,990 SF





PROJECT INFORMATION

APPROX. BLDG. SQUARE FOOTAGE	
BUILDING NUMBER	GROSS FLOOR AREA

T-1	11,050 SF
T-2	11,050 SF
T-3	13,795 SF
T-4	11,050 SF
T-5	11,050 SF
T-6	13,495 SF
T-7	11,050 SF
T-8	13,495 SF
T-9	11,050 SF
T-10	13,495 SF
T-11	11,050 SF
T-12	13,645 SF
T-13	13,795 SF
T-14	13,795 SF
T-15	11,050 SF
T-16	11,050 SF
T-17	11,050 SF
T-18	11,050 SF
T-19	13,645 SF
T-20	11,050 SF
T-21	13,645 SF

PROJECT SF TOTAL 255,405 SF



**O'Keefe-Manhattan
Improvements**

638.007
 scale (printed at 22x34) 1" = 50'-0"
 date: 2025-10-28



5PLEX CONTEMPORARY - RIGHT ELEVATION 3 1/8" = 1'-0"



5PLEX CONTEMPORARY - FRONT ELEVATION 1 1/8" = 1'-0"

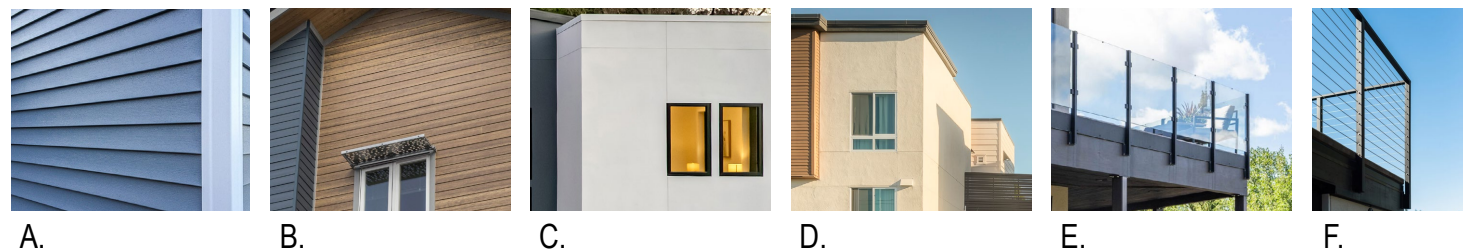


5PLEX CONTEMPORARY - LEFT ELEVATION 4 1/8" = 1'-0"

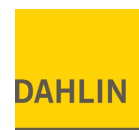


5PLEX CONTEMPORARY - REAR ELEVATION 2 1/8" = 1'-0"

EXTERIOR MATERIAL PALETTE:



- A. LAP SIDING COLOR 1
- B. LAP SIDING COLOR 2
- C. STUCCO COLOR 1
- D. STUCCO COLOR 2
- E. OUTDOOR GLASS RAILING
- F. CABLE RAILING



**O'Keefe-Manhattan
Improvements**

**5PLEX - CONTEMPORARY
TYPE A - ELEVATIONS**

638.007
scale (printed at 22x34) 1/8" = 1'-0"
date: 2025-10-28



6PLEX CONTEMPORARY - RIGHT ELEVATION 3



6PLEX CONTEMPORARY - FRONT ELEVATION 1

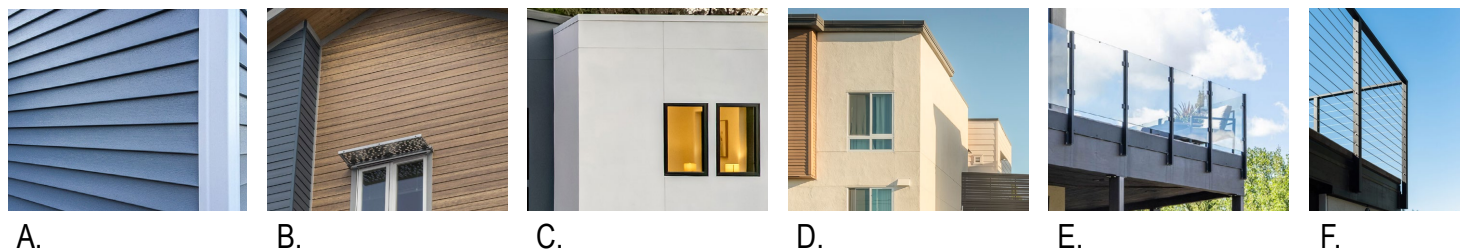


6PLEX CONTEMPORARY - LEFT ELEVATION 4



6PLEX CONTEMPORARY - REAR ELEVATION 2

EXTERIOR MATERIAL PALETTE:



- A. LAP SIDING COLOR 1
- B. LAP SIDING COLOR 2
- C. STUCCO COLOR 1
- D. STUCCO COLOR 2
- E. OUTDOOR GLASS RIALING
- F. CABLE RAILING



**O'Keefe-Manhattan
Improvements**

**6PLEX - CONTEMPORARY
TYPE B - ELEVATIONS**

638.007
scale (printed at 22x34) 1/8" = 1'-0"
date: 2025-10-28

**A-T-201
75**



6PLEX CONTEMPORARY - RIGHT ELEVATION 3 1/8" = 1'-0"



6PLEX CONTEMPORARY - FRONT ELEVATION 1 1/8" = 1'-0"

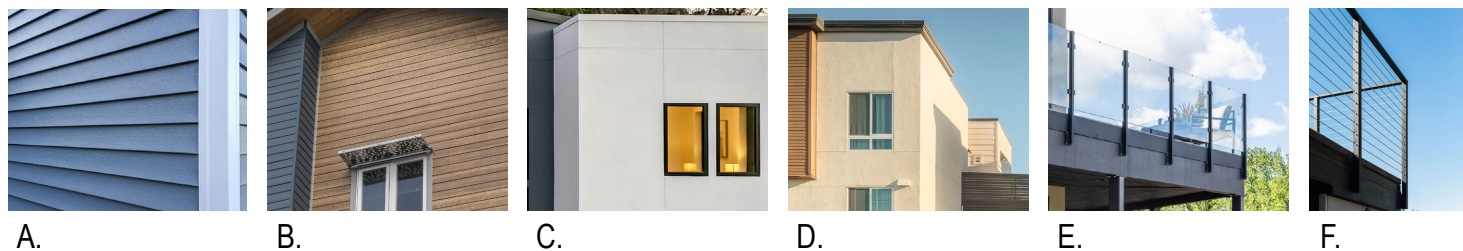


6PLEX CONTEMPORARY - LEFT ELEVATION 4 1/8" = 1'-0"

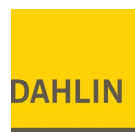


6PLEX CONTEMPORARY - REAR ELEVATION 2 1/8" = 1'-0"

EXTERIOR MATERIAL PALETTE:



- A. LAP SIDING COLOR 1
- B. LAP SIDING COLOR 2
- C. STUCCO COLOR 1
- D. STUCCO COLOR 2
- E. OUTDOOR GLASS RIALING
- F. CABLE RAILING



**O'Keefe-Manhattan
Improvements**

**6PLEX - CONTEMPORARY
TYPE C - ELEVATIONS**

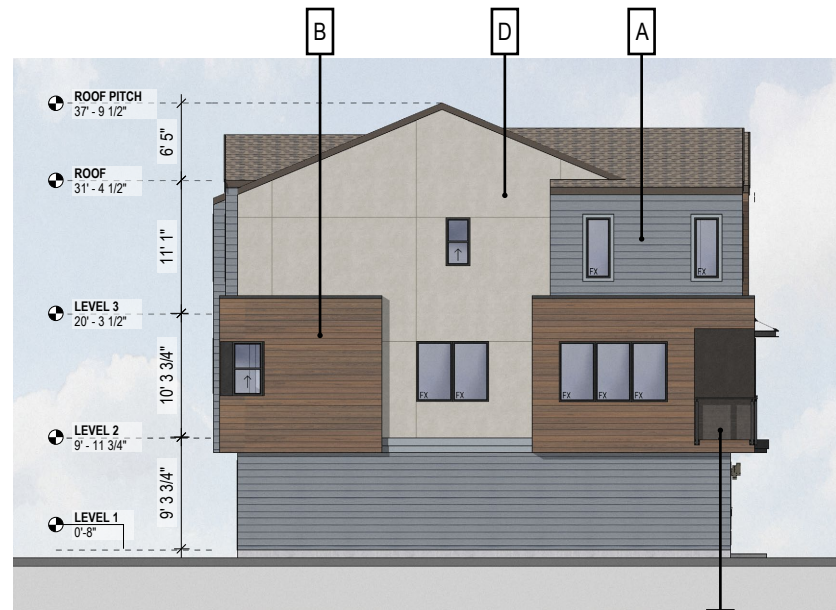
638.007
scale (printed at 22x34) 1/8" = 1'-0"
date: 2025-10-28



5PLEX TRADITIONAL - RIGHT ELEVATION 1/8" +1'-0"
3



5PLEX TRADITIONAL - FRONT ELEVATION 1/8" +1'-0"
1



5PLEX TRADITIONAL - LEFT ELEVATION 1/8" +1'-0"
4

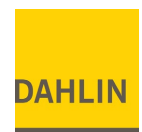
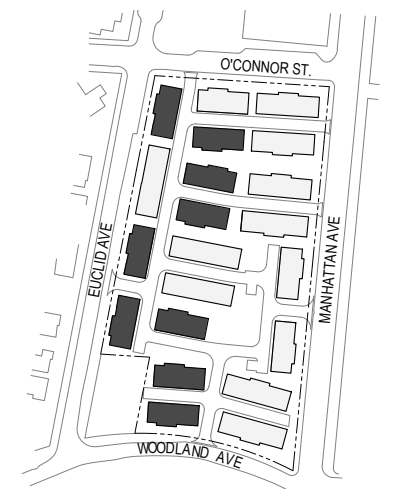


5PLEX TRADITIONAL - REAR ELEVATION 1/8" +1'-0"
2

EXTERIOR MATERIAL PALETTE:



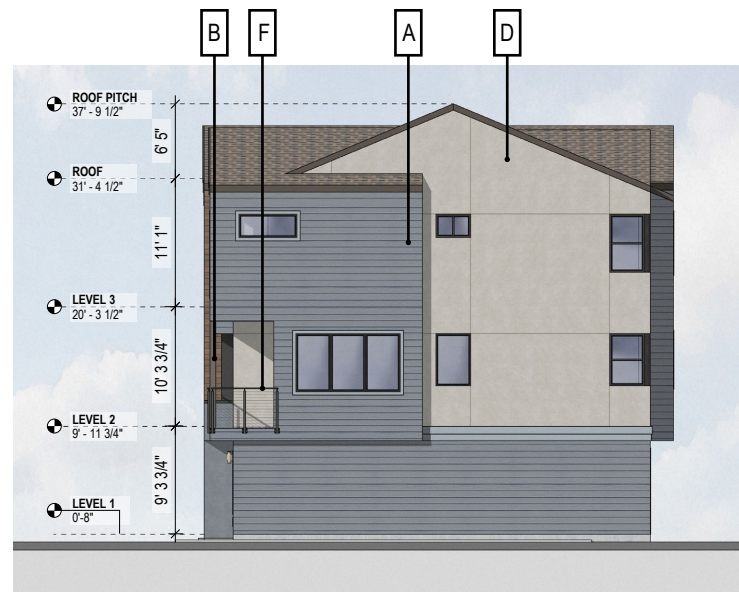
- A. LAP SIDING COLOR 1
- B. LAP SIDING COLOR 2
- C. STUCCO COLOR 1
- D. STUCCO COLOR 2
- E. OUTDOOR GLASS RAILING
- F. CABLE RAILING
- G. BRICK



**O'Keefe-Manhattan
Improvements**

**5PLEX - TRADITIONAL
TYPE A - ELEVATIONS**

638.007
scale (printed at 22x34) 1/8" = 1'-0"
date: 2025-10-28



5PLEX TRADITIONAL - RIGHT ELEVATION

1/8" = 1'-0"
3



5PLEX TRADITIONAL - FRONT ELEVATION

1/8" = 1'-0"
1



5PLEX TRADITIONAL - LEFT ELEVATION

1/8" = 1'-0"
4



5PLEX TRADITIONAL - REAR ELEVATION

1/8" = 1'-0"
2

EXTERIOR MATERIAL PALETTE:



- A. LAP SIDING COLOR 1
- B. LAP SIDING COLOR 2
- C. STUCCO COLOR 1
- D. STUCCO COLOR 2
- E. OUTDOOR GLASS RAILING
- F. CABLE RAILING
- G. BRICK



**O'Keefe-Manhattan
Improvements**

**5PLEX - TRADITIONAL
TYPE D - ELEVATIONS**

638.007
scale (printed at 22x34) 1/8" = 1'-0"
date: 2025-10-28

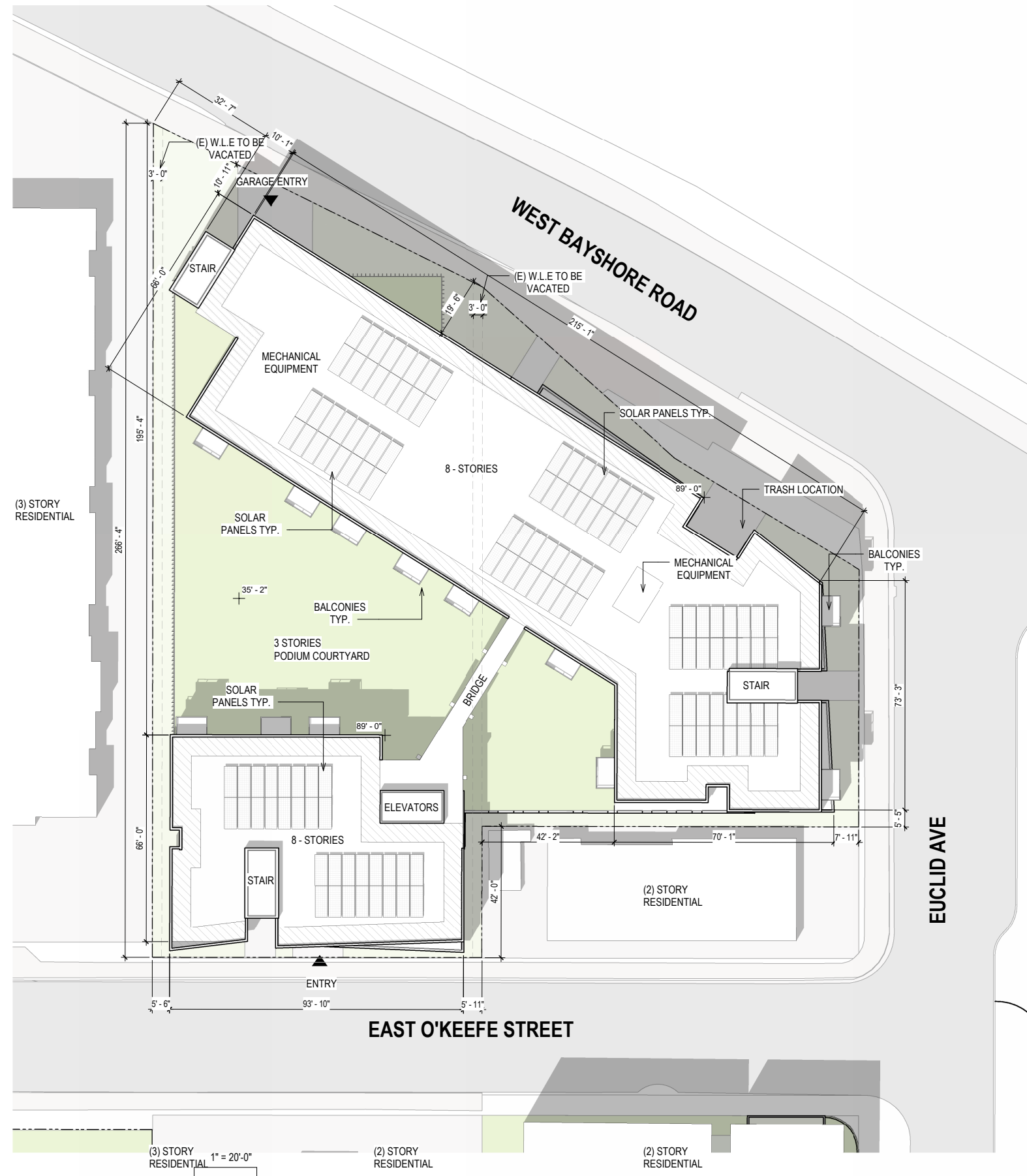
**A-T-204
78**



BUILDINGS MULTIFAMILY - SITE PLAN 1

1" = 50'-0"





PROJECT INFORMATION

OCCUPANCY - GROSS FLOOR AREA - BLD...	
BUILDING AREA	GROSS FLOOR AREA

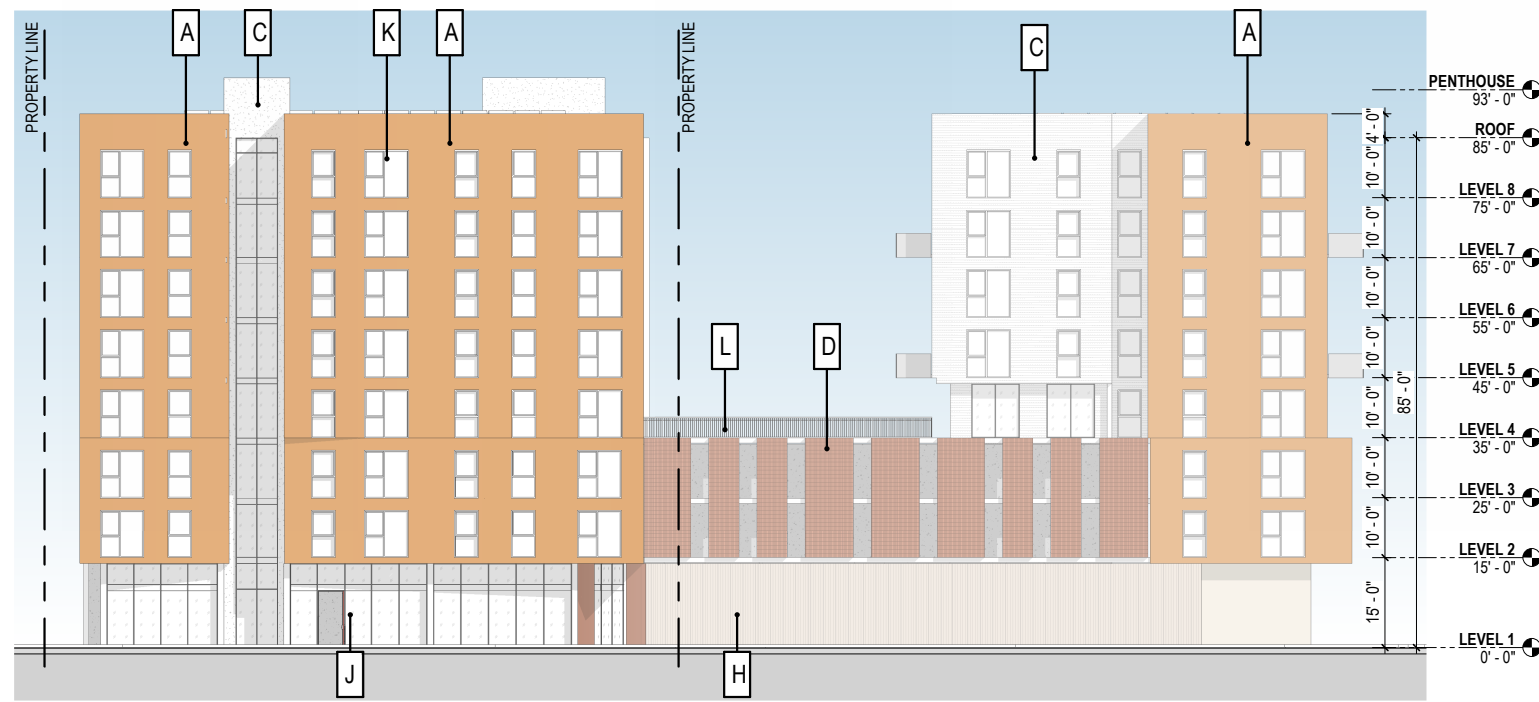
CIRCULATION	24,700 SF
COMMON	8,600 SF
GARAGE	60,600 SF
RESIDENTIAL	94,700 SF
SERVICE	5,600 SF
VERTICAL CIRCULATION	7,500 SF

PROJECT SF TOTAL 201,700 SF

BUILDING 1 - SITE PLAN 1

O'Keefe-Manhattan Improvements

BUILDING 1 - SITE PLAN

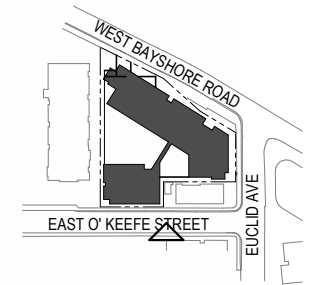


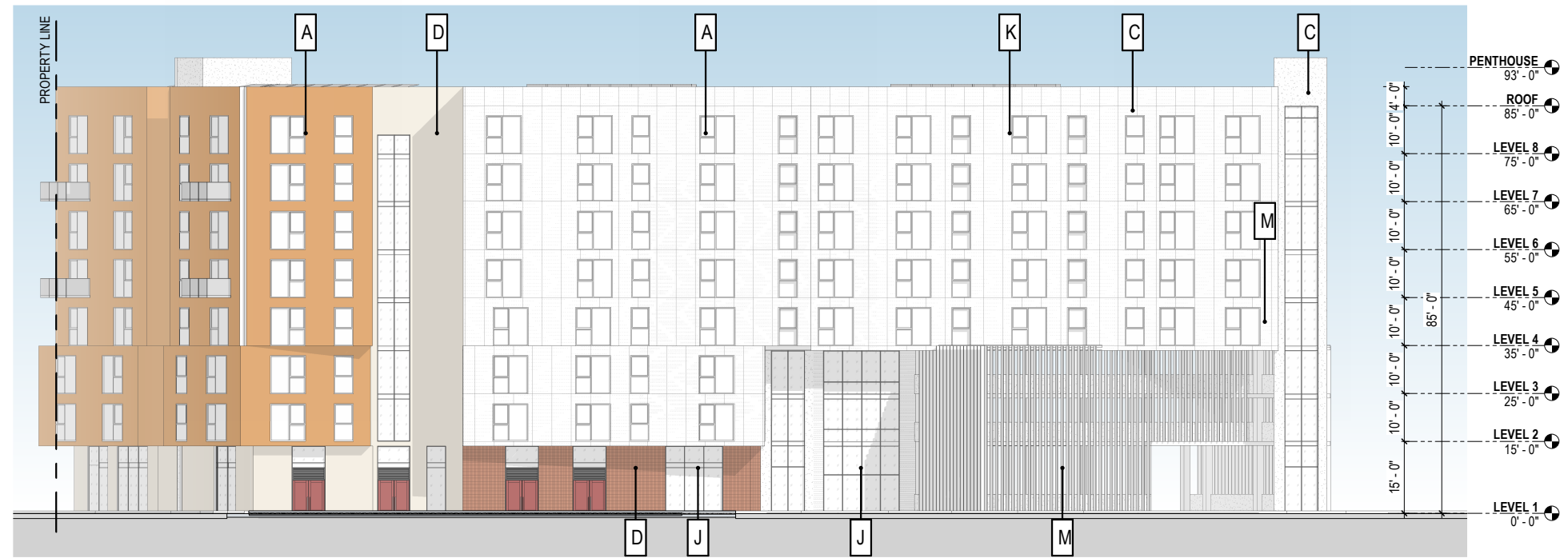
BUILDING 1 - SOUTH ELEVATION 1 $1/16" = 1'-0"$

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)



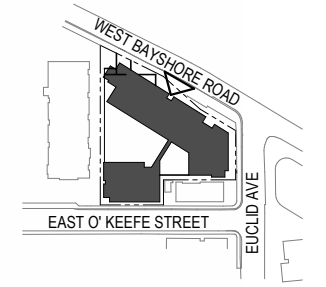


BUILDING 1 - NORTH ELEVATION 1 1/16" = 1'-0"

EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)

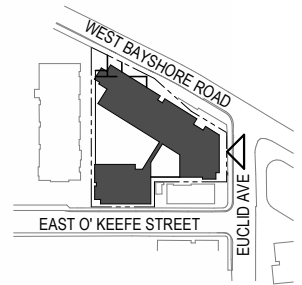


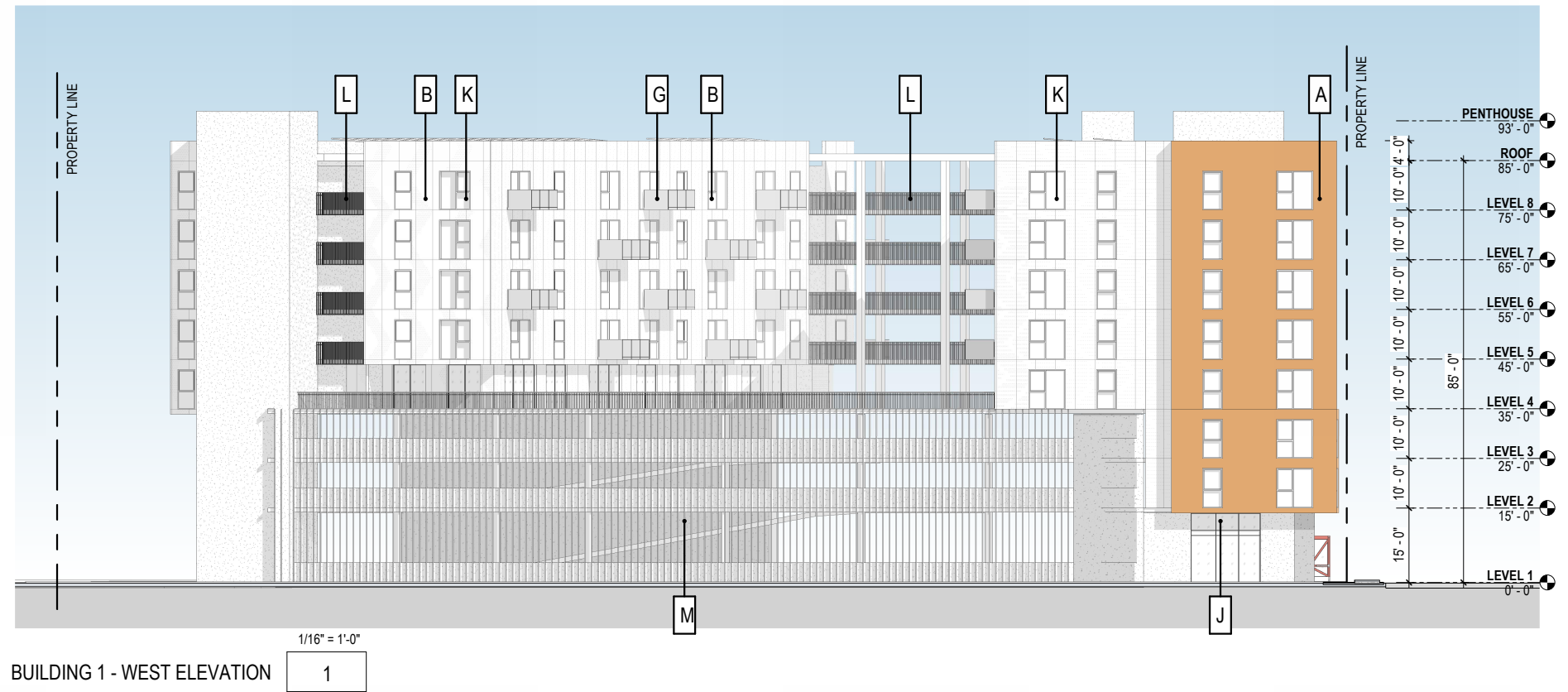


EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)



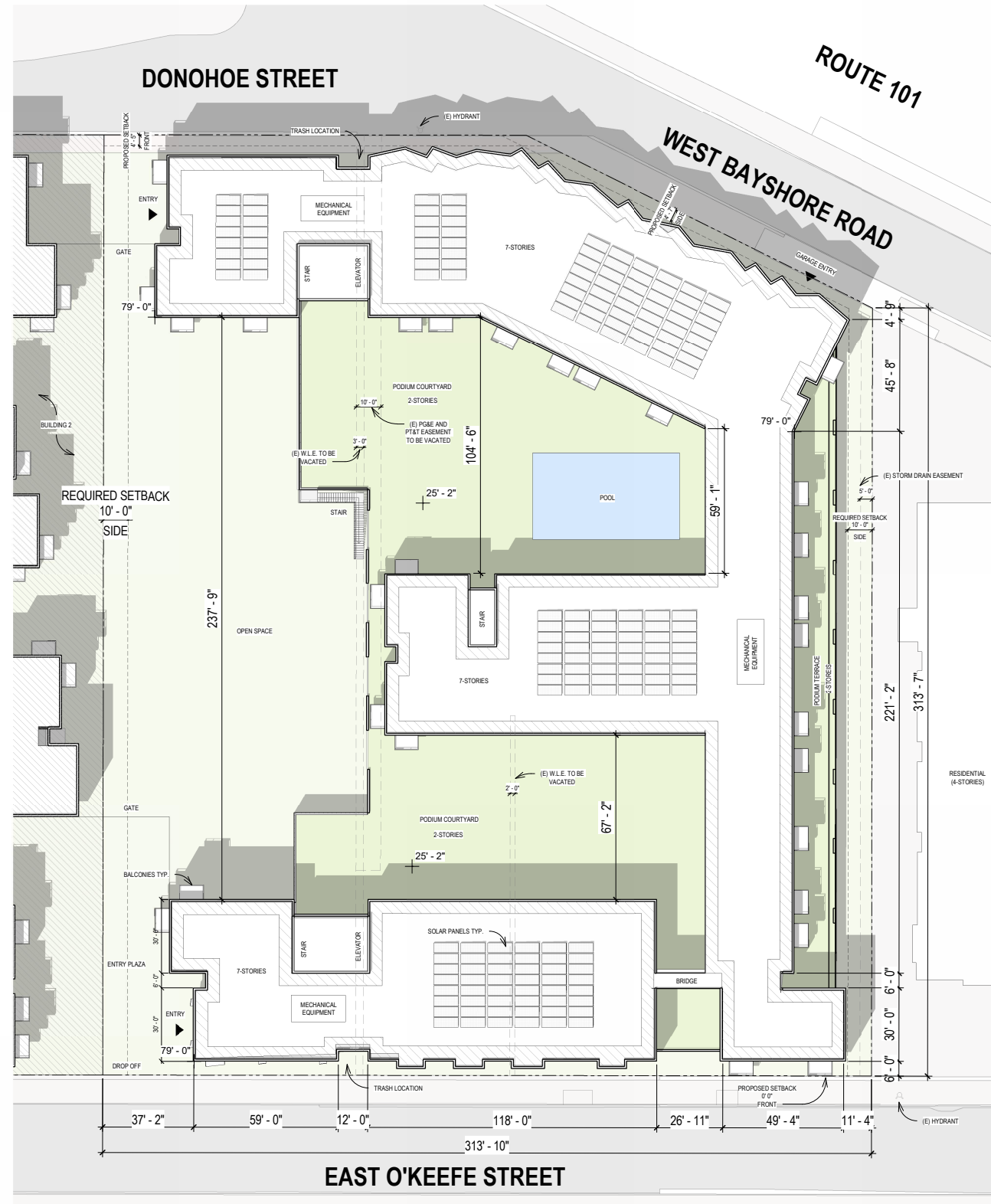


EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)





PROJECT INFORMATION

OCCUPANCY - GROSS FLOOR AREA - BLD...	
BUILDING AREA	GROSS FLOOR AREA

CIRCULATION	37,000 SF
COMMON	7,200 SF
GARAGE	111,600 SF
OFFICE	2,400 SF
RESIDENTIAL	220,200 SF
SERVICE	9,700 SF
VERTICAL CIRCULATION	7,700 SF

PROJECT SF TOTAL 395,800 SF

BUILDING 2 - SITE PLAN 1
1" = 30'-0"

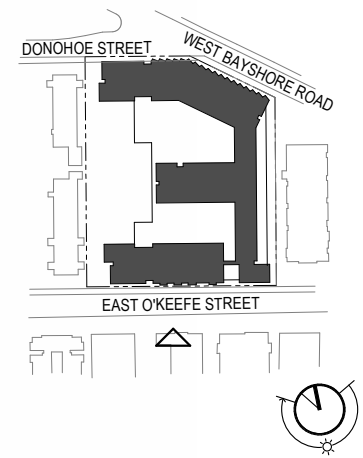




EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)

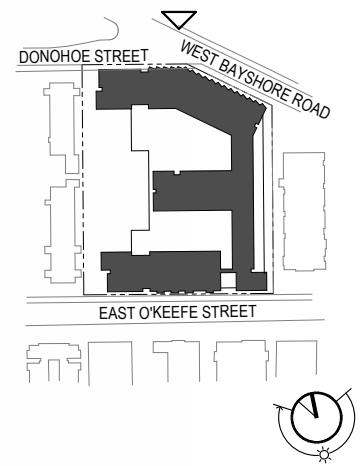




EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)

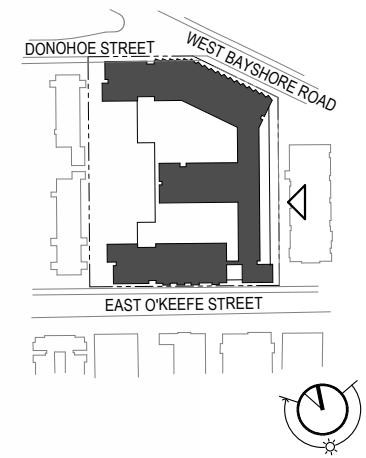


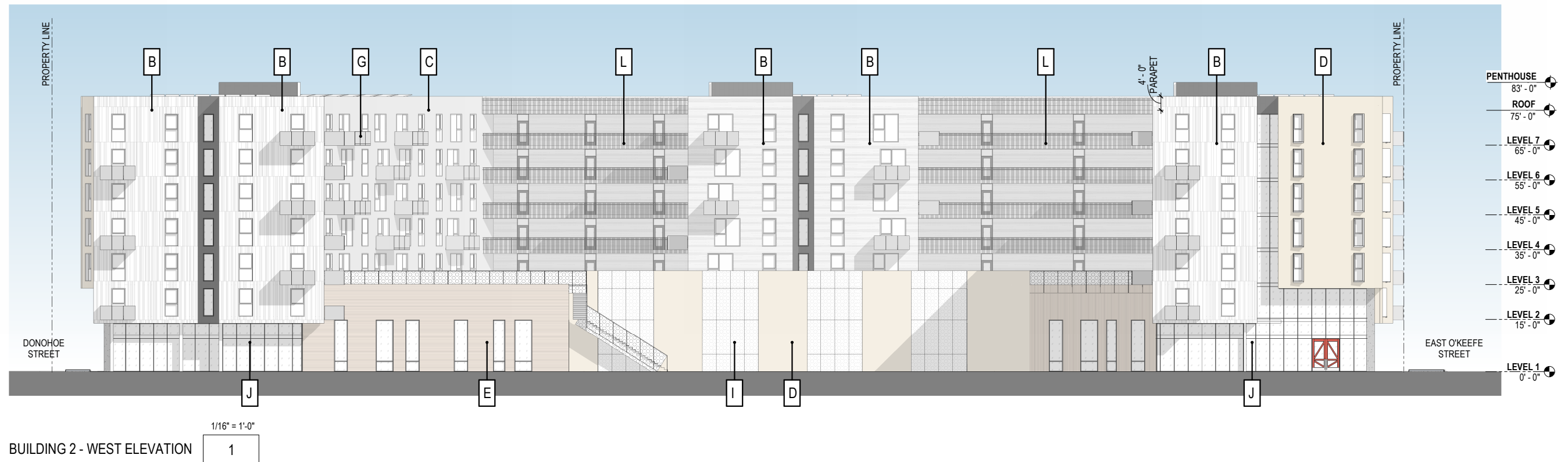


EXTERIOR MATERIAL PALETTE:



- A. PREMIUM PANELS (IE. CORTEN STEEL PANELS)
- B. VERTICAL RANDOM BATTEN SIDING CLADDING (LIGHT OR DARK)
- C. FIBER CEMENT PANELS
- D. GLAZED BRICK TILES (COLORS TBD)
- E. WOOD SIDING ACCENTS
- F. METAL PANELS
- G. BALCONIES
- H. TEXTURED CONCRETE
- I. PERFORATED METAL SCREENING
- J. ALUMINUM STOREFRONT
- K. VINYL WINDOWS
- L. STEEL GUARDRAIL
- M. VERTICAL WOOD OR STEEL SCREENING AT STAIR ENCLOSURES
- N. SUNSHADES (COLOR TBD)

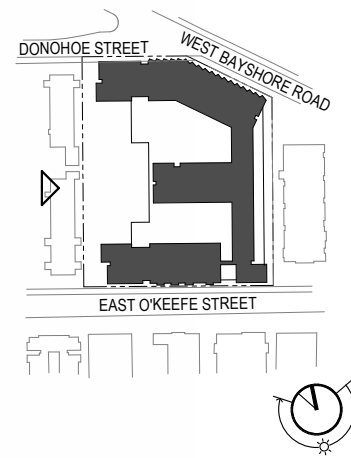


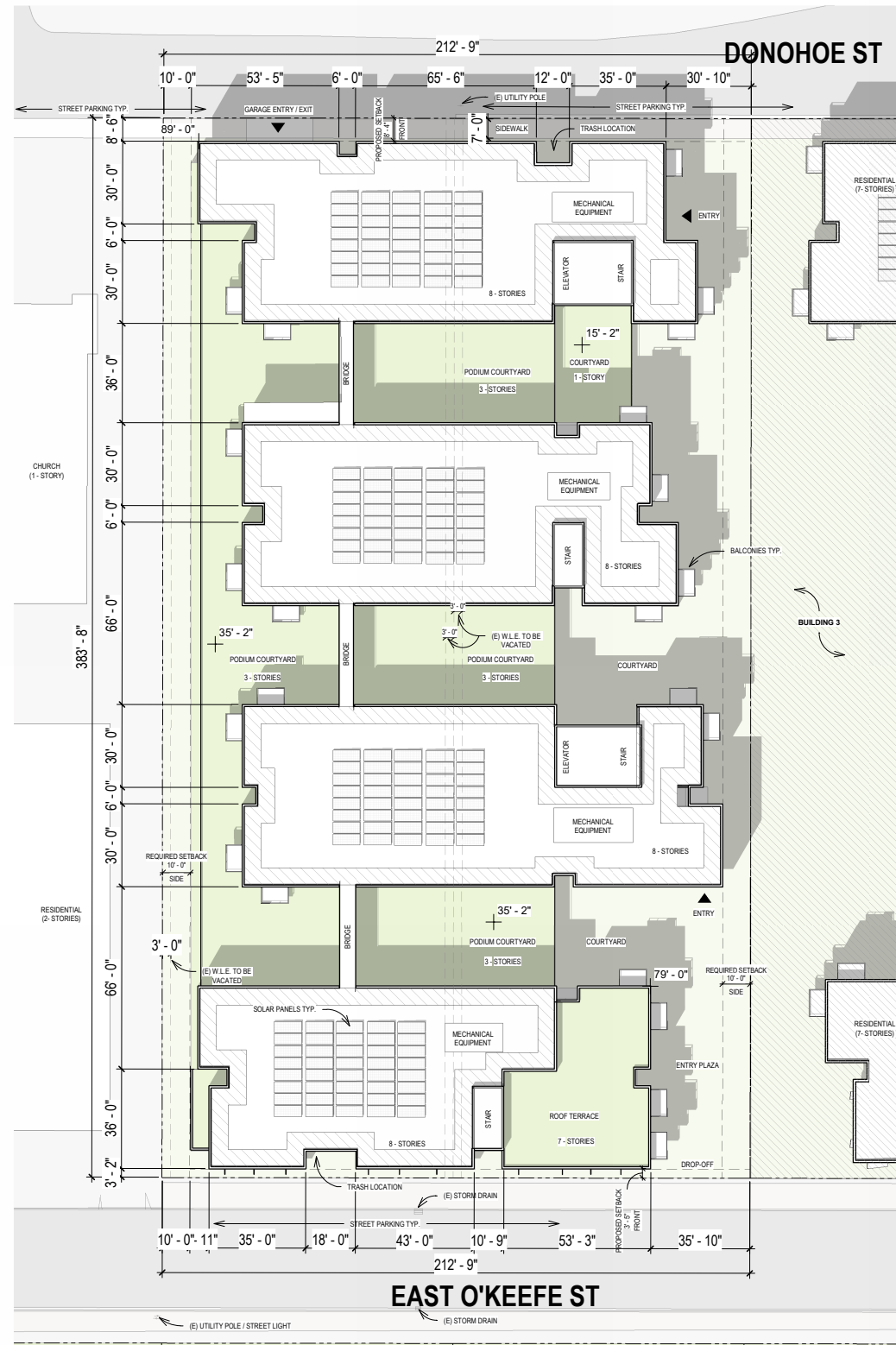


EXTERIOR MATERIAL PALETTE:



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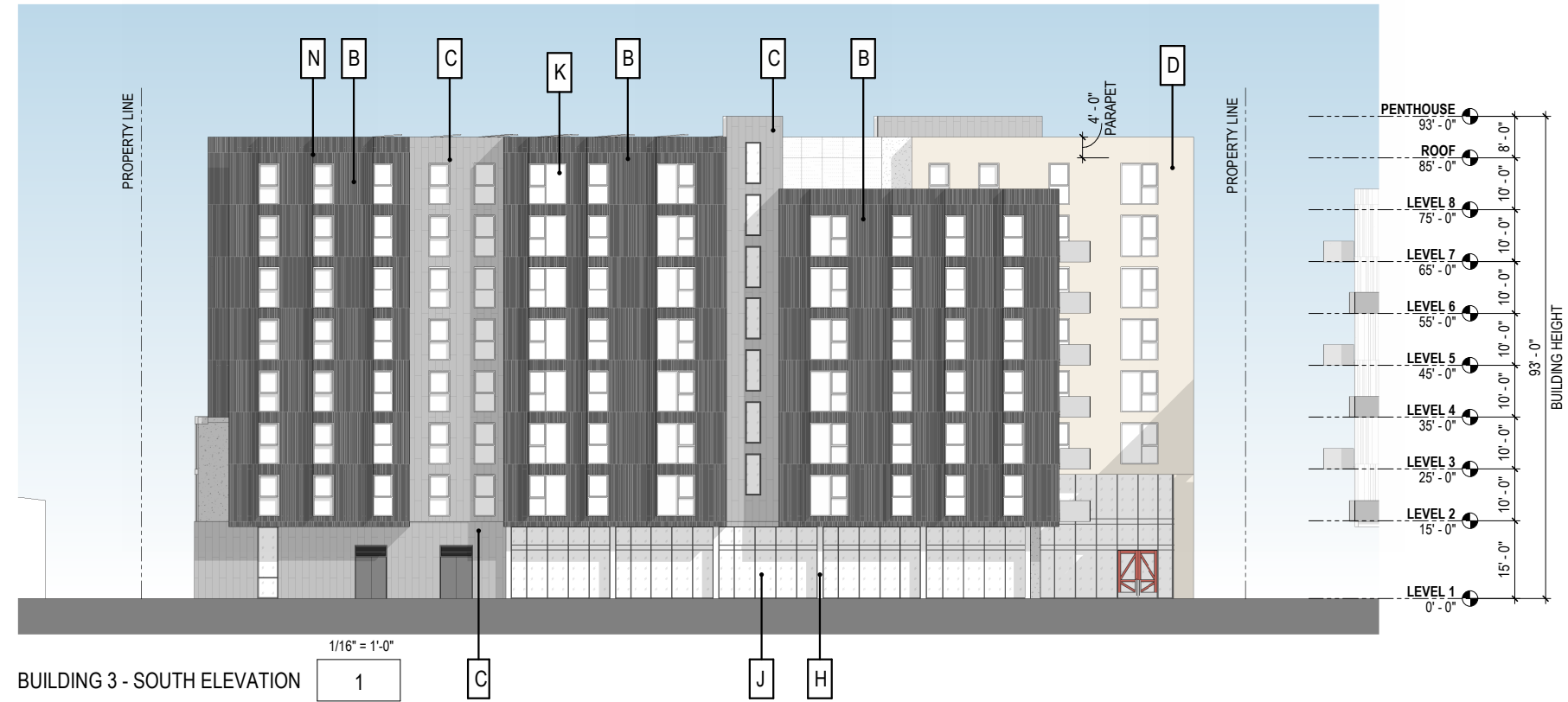


BUILDING 3 - SITE PLAN
1" = 30'-0"
1



PROJECT INFORMATION

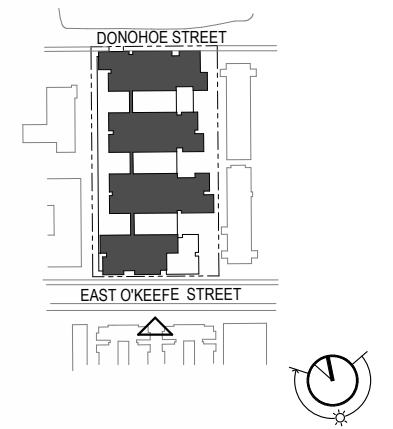
OCCUPANCY - GROSS FLOOR AREA - BLD...	
BUILDING AREA	GROSS FLOOR AREA
CIRCULATION	41,100 SF
COMMON	9,200 SF
GARAGE	120,400 SF
RESIDENTIAL	192,100 SF
SERVICE	8,500 SF
VERTICAL CIRCULATION	12,500 SF
PROJECT SF TOTAL	383,900 SF



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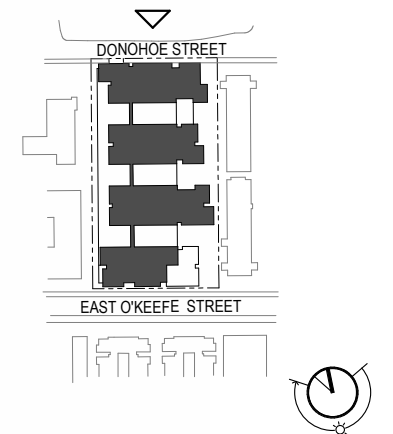


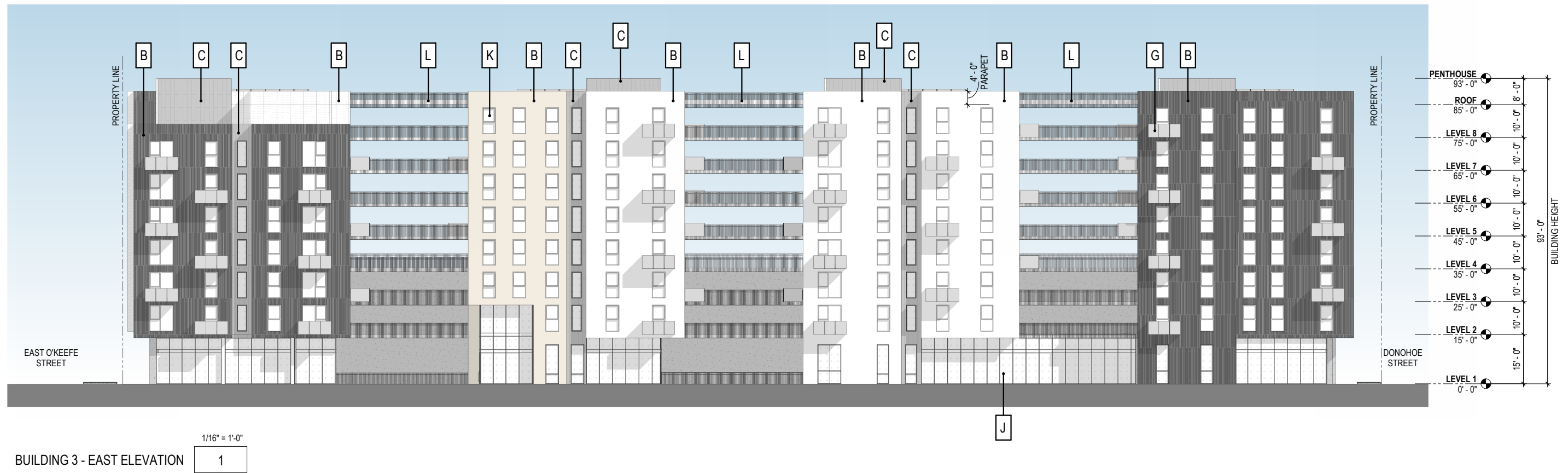


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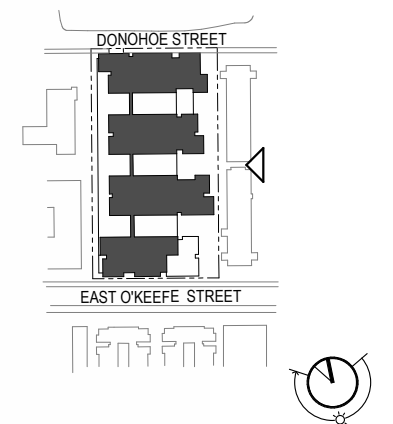


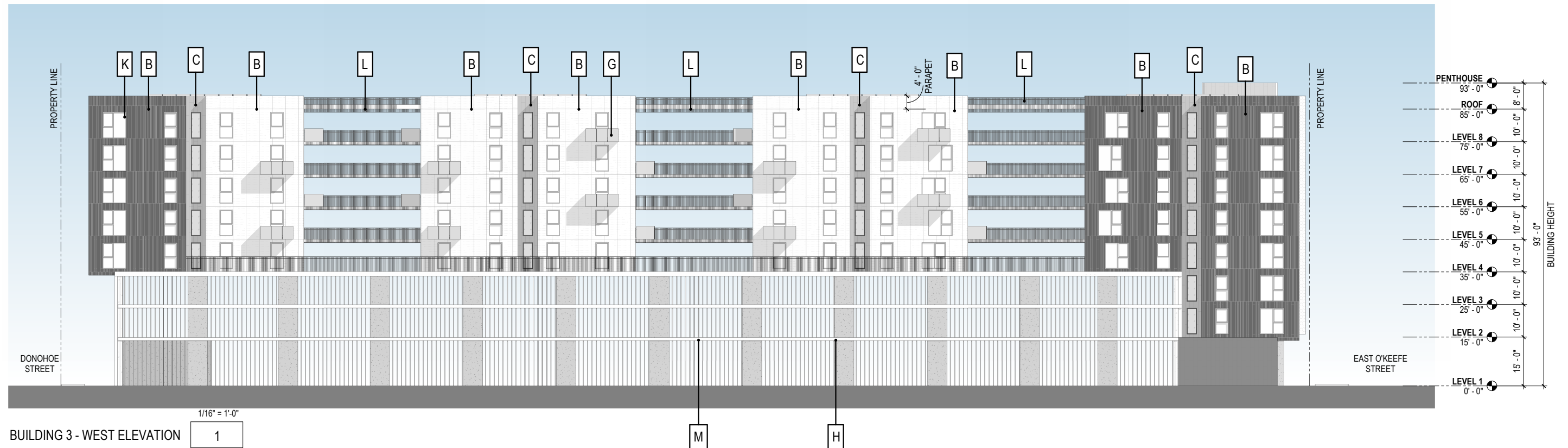


EXTERIOR MATERIAL PALETTE:



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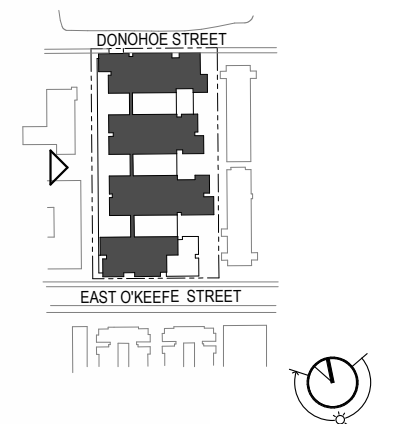


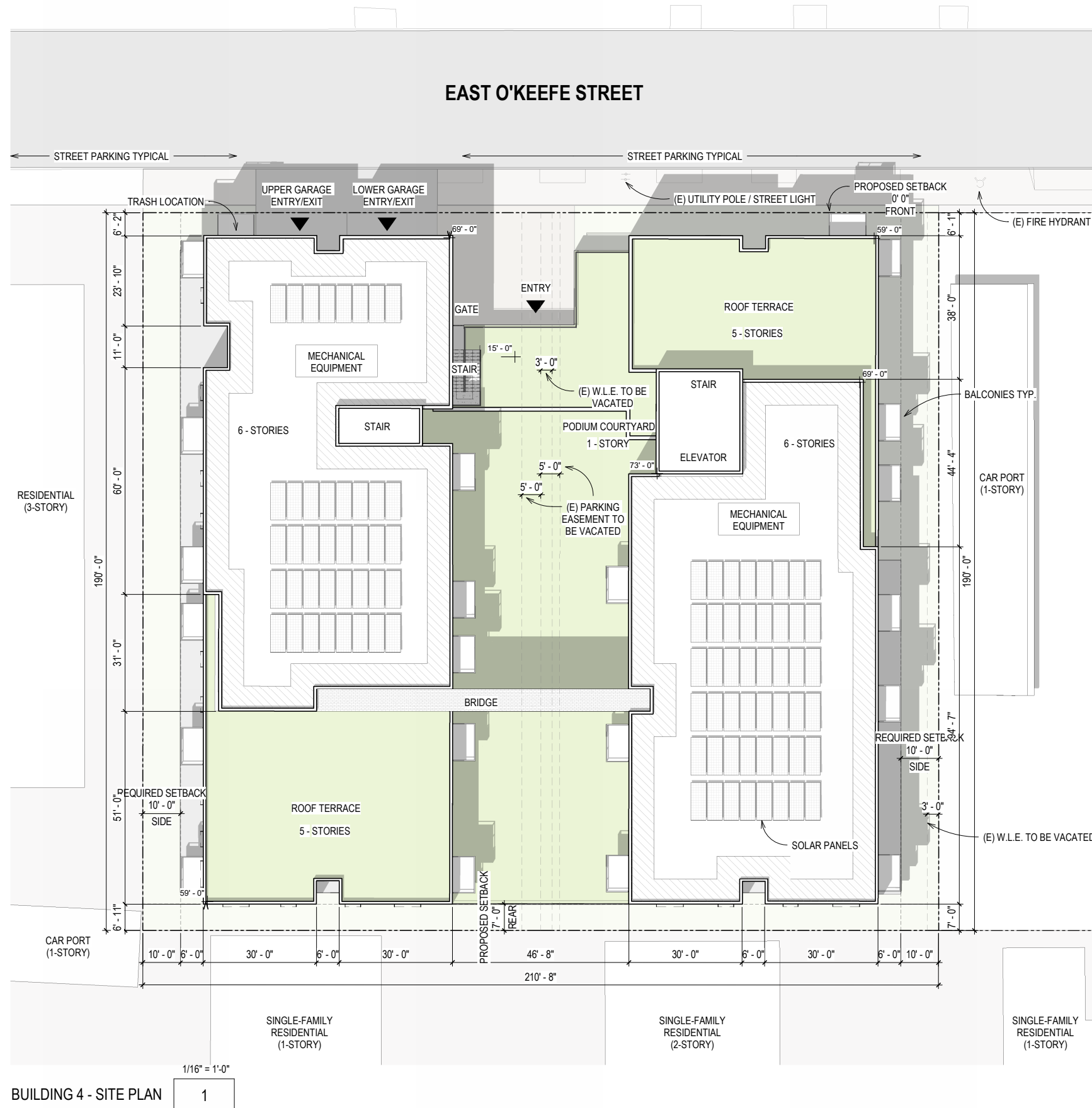


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BUILDING 4 - SITE PLAN 1

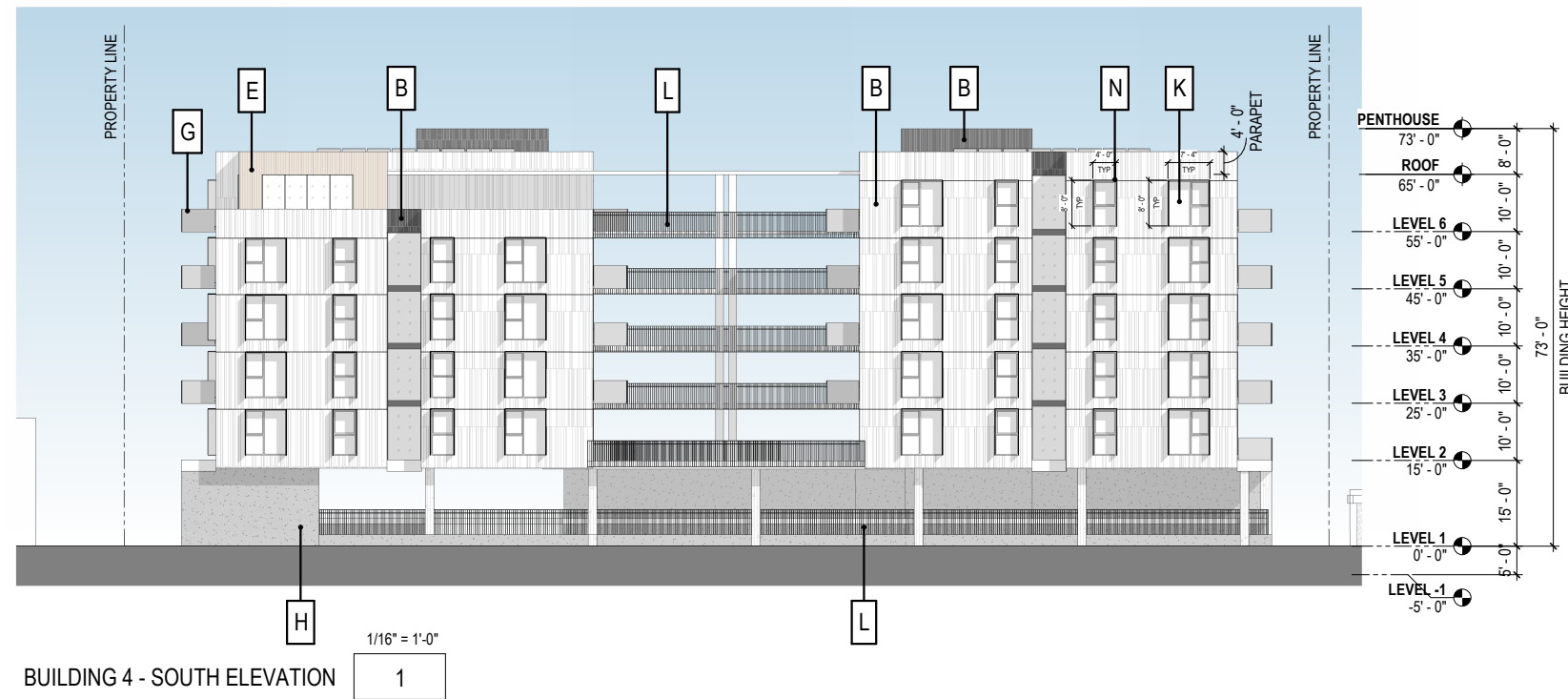
PROJECT INFORMATION

OCCUPANCY - GROSS FLOOR AREA - ...	
BUILDING AREA	GROSS FLOOR AREA

CIRCULATION	15,600 SF
COMMON	5,000 SF
GARAGE	48,500 SF
RESIDENTIAL	89,500 SF
SERVICE	2,800 SF
VERTICAL CIRCULATION	4,600 SF

PROJECT SF TOTAL 166,100 SF



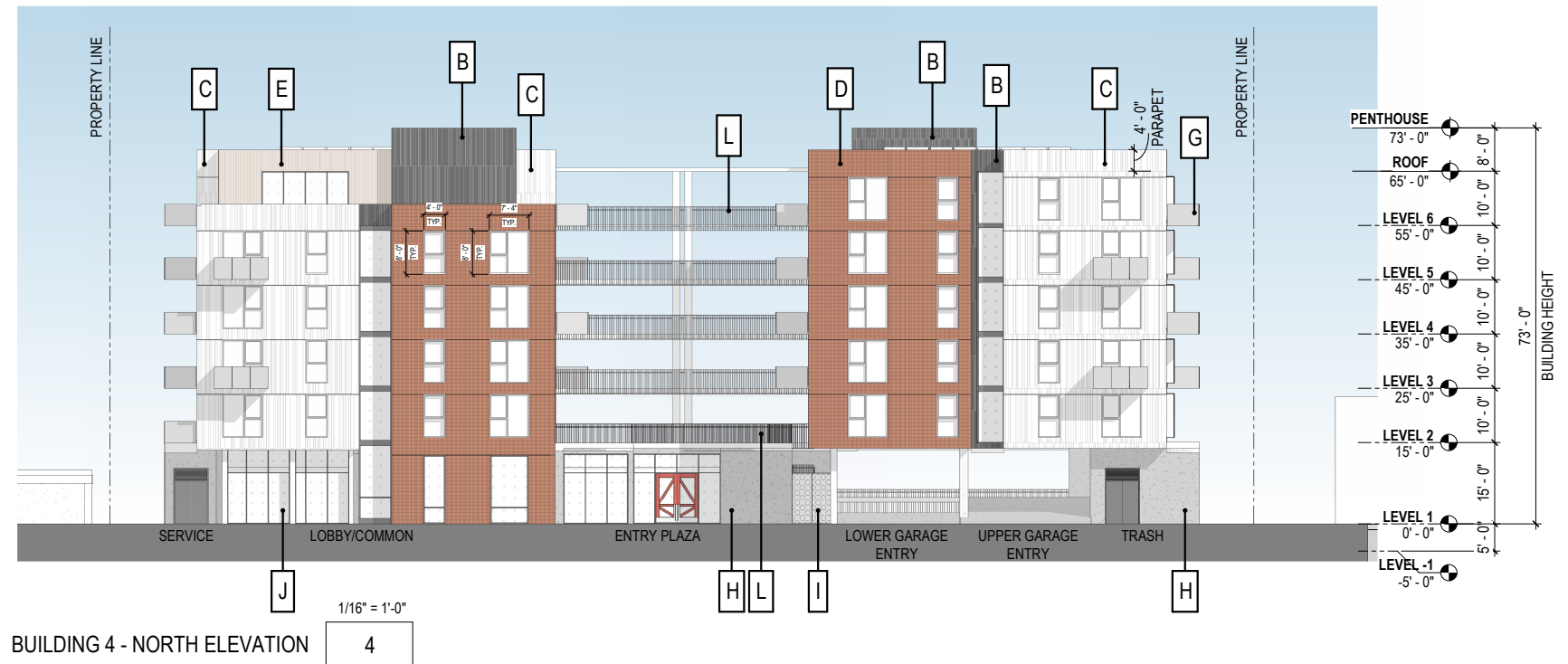


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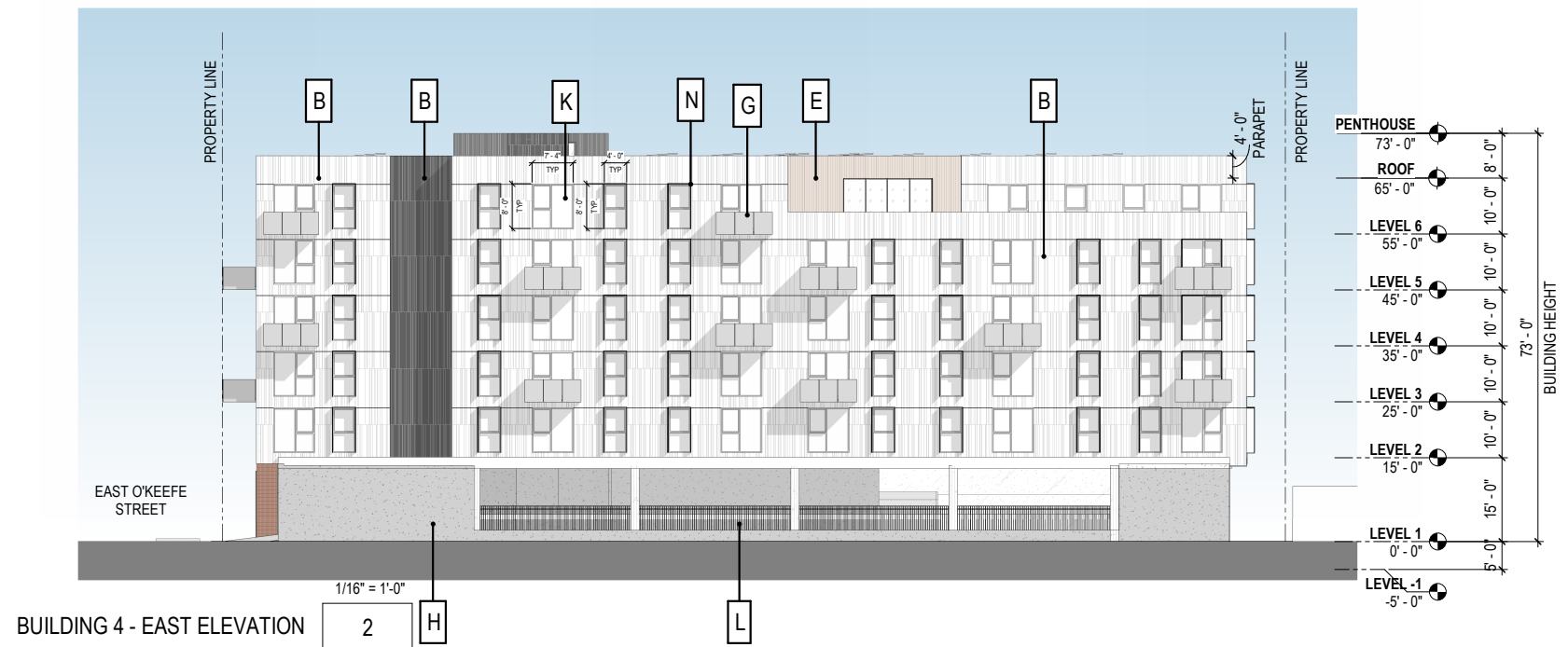


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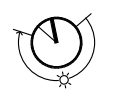




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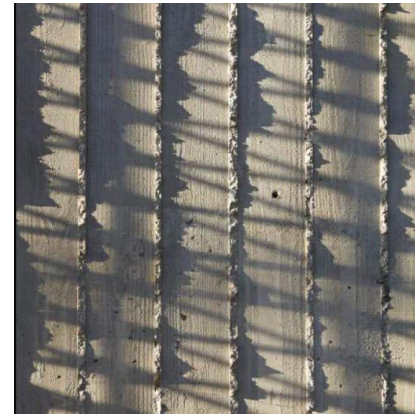
CORTEN



RANDOM BATTON SIDING (LIGHT AND DARK)



FIBER CEMENT PANELS



TEXTURED CONCRETE



GLAZED WALKWAYS, WOOD SLAT SCREEN, TEXTURED CONCRETE

COLOR PALETTE



DARK RBS: DARK COLOR



LIGHT RBS: LIGHT COLOR



CORTEN: BROWN



STANDING SEAM: LIGHT GRAY



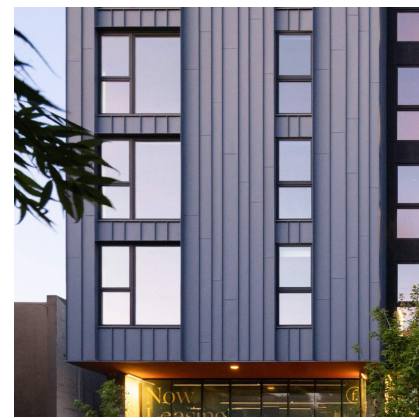
WOOD ACCENT = WARM COLOR



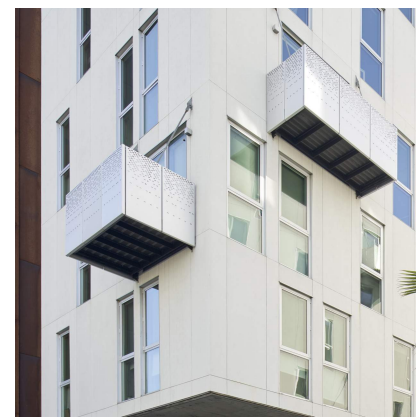
GLAZED BRICK TILES



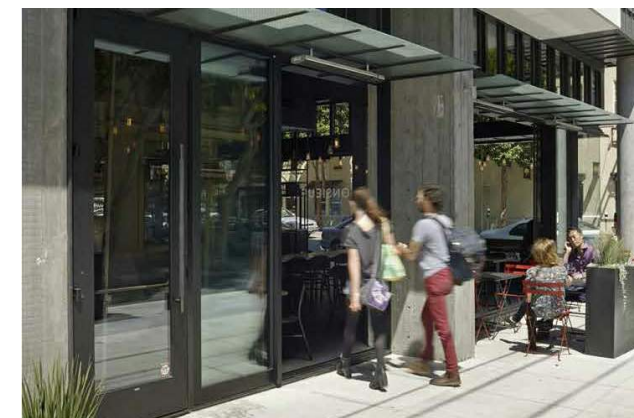
WOOD SIDING ACCENTS



METAL PANELS



BALCONIES



ALUMINUM STOREFRONT



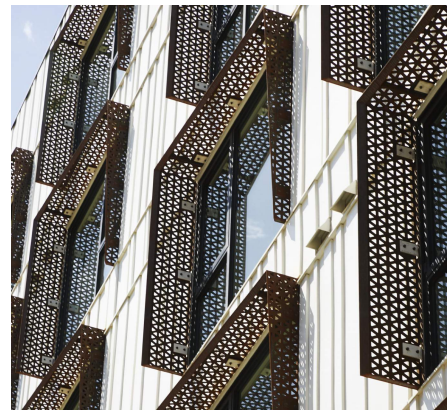
VINYL WINDOWS



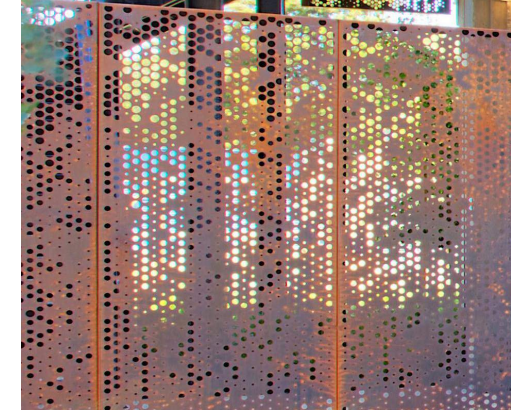
STEEL GUARDRAIL



VERTICAL SCREENING



SUNSHADES



PERFORATED METAL SCREENING



BUILDINGS ALL - SITE PLAN 1

O'Keefe-Manhattan Improvements

BUILDINGS ALL - SITE PLAN



scale (printed at 22x34): 1" = 100'-0"
date: 2025-10-24

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