EAST PALO ALTO CITY COUNCIL
REGULAR SESSION AMENDED AGENDA

Tuesday, March 3, 2026, 6:00 PM
EPA Government Center
2415 University Avenue, First Floor
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 City Council 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 City Council 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 emailing cityclerk@cityofepa.org, submitting a speaker card at the meeting, or using the **RAISE HAND** feature when the Mayor or City Clerk call for public comment. Emailed comments should include the specific agenda item on which you are commenting.

Please click this URL to join

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Webinar ID: 860 7842 6663

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

2. **APPROVAL OF THE AGENDA**

3. **APPROVAL OF CONSENT CALENDAR**

3.1 Authorize the Salary Adjustment of the Community and Economic Development Director

Recommendation: Adopt a resolution approving the Publicly Available Compensation Schedule for FY 2025-26.

4. **CLOSED SESSION**

5. **PUBLIC COMMENT**

6. **INFORMATIONAL REPORTS**

6.1 City Council Strategic Priorities Fiscal Years (FY) 2025-27 Work Plan - Second Quarter Status Update

Recommendation: Receive a second quarter update on the City Council Strategic Priorities FY 2025-27 Work Plan.

6.2 Informational report regarding February 23, 2026, Almanac News Article Concerning Former On-Call Temporary Employee Rafael Prado Caballero

Recommendation: Receive an informational report from staff regarding February 23, 2026 Almanac News Article Concerning Former On-Call Temporary Employee Rafael Prado Caballero

7. **SPECIAL PRESENTATIONS**

8. **PUBLIC HEARINGS**

8.1 Appeal of a Decision by the Planning Commission to Not Approve Two Separate Applications to Develop 1675 Bay Road (Townhome and Mixed Use)

Recommendation:

1. By motion, approve the appeal, and adopt two resolutions:
   a. Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004) and Finding that the University and Bay at 4 Corners Townhomes

      Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66.

b. Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007) and Finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66.

2. Or alternatively, by motion, deny the appeal, and direct staff to return with a resolution for adoption supporting the denial

8.2

Ordinance Adopting 2026 California Building Standards Code, Adopting Reach Codes for Existing Buildings, and Ratifying Ordinance No. 59-2025 of the 2025 District Fire Prevention Code

Recommendation:

1. Waive the first reading and introduce an ordinance to amend various sections and provisions of the East Palo Alto Municipal Code, including:
   15. Chapters 15.04, 15.08, 15.10, 15.11, 15.12, 15.15, 15.16, 15.20, 15.25, 15.32, 15.58 to adopt by reference the 2025 California Building Standards Code, including the following 2025 California Codes and specified appendices: Administrative Code; Building Code volumes 1 and 11; Residential Code; Electrical Code; Mechanical Code; Plumbing Code; Energy Code; Historical Building Code; Existing Building Code; Green Building Standards Code; and Fire Code;
   16. Chapter 15.58 to adopt and ratify local amendments set forth in Menlo Park Fire Protection District Ordinance No. 59-2025;
   17. Chapter 15.32 pertaining to dangerous buildings;
   18. Chapter 15.25 (Energy Code) of the East Palo Alto Municipal Code to incorporate local amendments herein referred to as Reach Codes, which mandate cost-effective building requirements, including increasing building efficiency and requiring electric readiness, with findings demonstrating local amendments are reasonably necessary; and
   19. Make any necessary conforming amendments, as the Council deems necessary.
2. Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3), 15308, and 15183.

9. POLICY AND ACTION

9.1 University Avenue Grand Corridor Project Corridor Vision

Recommendation: Receive a presentation on the University Avenue Grand Corridor Project and provide feedback on a preferred University Avenue Grand Corridor concept.

9.2 Discuss Ordering the Submission of a Measure on Term Limits for a Future Municipal Election

Recommendation:

Discuss and consider the following regarding term limits:

1. Adopt a Resolution Ordering the Submission of a Measure on Term Limits at the June 2, 2026, Statewide Election and Setting Priorities for Filing Arguments For or Against the Ballot Measure; and
2. Appoint two members to write the argument for and rebuttal against the ballot measure.

10. COUNCIL REPORTS

10.1 Bay Area Urban Eagles 2026 Anniversary & Gala

Recommendation: Receive the report and provide direction regarding Council interest in attendance, recognition, or sponsorship.

11. ADJOURNMENT

Upcoming meetings:

Regular Meeting	March 17, 2026	6:00 PM
Council Team Building Session	March 14, 2026	9:00 AM
Study Session	March 24, 2026	6:00 PM
Regular Session	April 7, 2026	6:00 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 City Council will be available for public inspection at the City Clerk's Office, 2415 University Avenue, East Palo Alto, CA at the same time that the public records are distributed or made available to the City Council. 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) 853-3100.

The City Council meeting packet may be reviewed by the public in the Library or the City Clerk's Office. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter at the City Clerk's Office, 2ND Floor, City Hall, 2415 University Avenue, East Palo Alto, California 94303 during normal business hours. Information distributed to the Council at the Council 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: February 20, 2026
AMENDED: February 27, 2026

ATTEST:

James Colin
City Clerk

CONSENT ITEM 3.1

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: March 3, 2026

TO: Honorable Mayor and Members of the City Council

VIA: Melvin E. Gaines, City Manager

BY: Regina Rubier, Interim Human Resources Manager

SUBJECT: Authorize the Salary Adjustment of the Community and Economic Development Director

Recommendation

Adopt a resolution approving the Publicly Available Compensation Schedule for FY 2025-26.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Ensure Our Financial and Organizational Health

Background

Compensation consisting of salary and benefits paid to employees of the City of East Palo Alto is governed by the City's Municipal Code, Personnel Policies and Procedures, negotiated and authorized memoranda of understanding authorized compensation for unrepresented employees. As a member of the California Public Employees' Retirement System (CalPERS), the City also is subject to applicable provisions of the Public Employee Retirement Law (PERL) referenced in the California Government Code and the California Code of Regulations.

In accordance with East Palo Alto Municipal Code section 2.8.110, and as further codified in the City's Personnel Policies and Procedures approved by the City Council on August 28, 1985 (Resolution No. 00210), Rule 3.9.01 states that "annually, the City Council shall establish the pay range and steps assigned to each classification in the City service." The City maintains a Classification and Compensation Schedule inclusive of all authorized employee classifications. This includes the salary ranges that depict salary steps associated with such authorized classifications.

In addition to local policy requirements, Title 2 of the California Code of Regulations (C.C.R.) section 570.5 requires the City adopt a publicly available pay schedule for purposes of determining the amount of "compensation earnable" pursuant to California Government Code sections 20630, 20636, and 20636.1. Generally, compensation earnable is calculated using employee payrate and special compensation earned while working for the contracting agency (the City). It is paramount to have a properly adopted and administered pay schedule to assure both transparency and the accuracy of employee retirement benefits.

The City's Compensation Schedule is required to meet eight criteria contained in 2 C.C.R. section 570.5, including that the schedule must be approved by the governing body (City Council). The schedule must be publicly accessible, and available for auditing purposes for at least five years. The schedule also requires the following: position titles; payrates for each position (ranges or steps); the time bases for how pay is calculated (i.e., hourly, bi-weekly); payrates' effective dates; and any applicable revision dates. The schedule may not reference another document in lieu of disclosing the payrates.

Analysis

Staff recommends adopting a resolution to adjust the salary range and classification details for the Community and Economic Development Director position. Following the incumbent's resignation, Human Resources conducted a market compensation analysis. The survey reflects increased competition for qualified candidates in this discipline.

Market findings indicate that comparable agencies offer an annual maximum of approximately $262,641 for similar executive-level classifications. Considering the City's compensation for other positions in relation to the market, staff recommends establishing a salary range of $197,397 to $249,509 annually.

After establishing the market average and mean for the classification, staff evaluated internal alignment by comparing the recommended salary range to classifications of comparable authority, complexity, and organizational impact within the City's compensation plan. This internal equity review indicated that the recommended range is appropriately aligned with existing director-level classifications. Pay scale steps for the Community and Economic Development Director position are as follows:

A	B	C	D	E
197,397	210,425	223,453	236,481	249,509

This recommendation maintains internal alignment with other director-level classifications and supports the City Council's priority of Governance, Organizational Strength, and Fiscal Sustainability.

To remain in compliance with the City compensation ordinance, personnel policies, and CCR section 570.5, staff is presenting the revised FY 2025-26 Annual Compensation Schedule.

Fiscal Impact

No fiscal impact is associated with approval of the schedule.

Public Notice

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

Environmental

The action being considered does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Government Code § 84308

Applicability of Levine Act: No, as the entitlement involves a personnel contract, the Levine Act is not applicable.

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Resolution
2. Amended FY 2025-26 Citywide Compensation Schedule

RESOLUTION NO. XX– 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO

ADOPTING THE AMENDMENT FOR A REVISED COMPENSATION SCHEDULE FOR FISCAL YEAR (FY) 2025-26

WHEREAS, in accordance with East Palo Alto Municipal Code Section 2.80.110 (Compensation plan), the City's Personnel Policies and Procedures approved by the City Council on August 28, 1985 (Resolution #00210) Rule 3.9.01 states that "annually, the City Council shall establish the pay range and steps assigned to each classification in the City service"; and

WHEREAS, the City maintains a Compensation Schedule inclusive of all authorized employee classifications, which includes the salary ranges that depict salary steps associated with such authorized classifications; and

WHEREAS, as a member of the California Public Employees' Retirement System (CalPERS), the City also is subject to applicable provisions of the Public Employee Retirement Law (PERL) referenced in the California Government Code and the California Code of Regulations; and

WHEREAS, the City's Compensation Schedule is required to meet eight criteria contained in 2 C.C.R. §570.5: it must be approved by the governing body (City Council);the schedule must be publicly accessible and available for auditing purposes for at least five years; the schedule is required to include position titles, payrates for each position (ranges or steps), the time bases for how pay is calculated (i.e., hourly, bi-weekly, etc.), payrates' effective

WHEREAS, to remain in compliance with City compensation ordinance, personnel policies, and 2 CCR §570.5, staff is presenting the amended FY 2025-26 Revised Annual Compensation Schedule.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Palo Alto hereby:

1. Finds the foregoing recitals are true and correct, and are incorporated by this action: and
2. Adopts the amended Fiscal Year (FY) 2024-25 Compensation Schedules, which are attached hereto as Attachments A and B and incorporated herein by this reference; and
3. 3. The proposed action is not a "project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section

15378(b)(2), in that it is government administrative activity that will not result in direct or indirect changes in the environment.

PASSED AND ADOPTED this 3rd day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Webster Lincoln, Mayor

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ATTEST:

James Colin, City Clerk

APPROVED AS TO FORM:

John D. Lê, City Attorney

CITY OF EAST PALO ALTO
COMPENSATION SCHEDULE - FY 2025-26
Rates Effective 3/4/2026

Accountant I (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		38.0462	39.9485	41.9459	44.0432	46.2454
Bi-Weekly		3,043.70	3,195.88	3,355.68	3,523.46	3,699.63
Monthly		6,594.68	6,924.41	7,270.63	7,634.16	8,015.87
Annual		79,136.11	83,092.92	87,247.56	91,609.94	96,190.44

Accountant II (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		42.036	44.1377	46.3446	48.6619	51.095
Bi-Weekly		3,362.88	3,531.02	3,707.57	3,892.95	4,087.60
Monthly		7,286.23	7,650.54	8,033.07	8,434.72	8,856.46
Annual		87,434.78	91,806.52	96,396.84	101,216.69	106,277.52

Accountant Senior (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		51.335	53.9017	56.5968	59.4267	62.398
Bi-Weekly		4,106.80	4,312.14	4,527.75	4,754.13	4,991.84
Monthly		8,898.07	9,342.97	9,810.12	10,300.62	10,815.65
Annual		106,776.79	112,115.63	117,721.41	123,607.48	129,787.85

Account Technician I (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		31.7903	33.3798	35.0488	36.8012	38.6413
Bi-Weekly		2,543.22	2,670.38	2,803.90	2,944.10	3,091.30
Monthly		5,510.32	5,785.83	6,075.12	6,378.88	6,697.82
Annual		66,123.80	69,429.99	72,901.49	76,546.56	80,373.89

Account Technician II (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		34.1746	35.8833	37.6775	39.5613	41.5394
Bi-Weekly		2,733.96	2,870.66	3,014.20	3,164.91	3,323.15
Monthly		5,923.59	6,219.77	6,530.76	6,857.30	7,200.16
Annual		71,083.08	74,637.24	78,369.10	82,287.55	86,401.93

Administrative Assistant (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		38.1329	40.0395	42.0415	44.1436	46.3507
Bi-Weekly		3,050.63	3,203.16	3,363.32	3,531.48	3,708.06
Monthly		6,609.70	6,940.18	7,287.19	7,651.55	8,034.13
Annual		79,316.36	83,282.17	87,446.28	91,818.60	96,409.53

Assistant City Manager / Assistant General Manager (Execut

		Step A	Step B	Step C	Step D	Step E
Hourly		103.5157	108.6915	114.1261	119.8324	125.824
Bi-Weekly		8,281.26	8,695.32	9,130.09	9,586.59	10,065.92
Monthly		17,942.72	18,839.86	19,781.85	20,770.94	21,809.49
Annual		215,312.68	226,078.31	237,382.23	249,251.34	261,713.90

Assistant to the City Manager (Non Bargaining- MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		68.685	72.1192	75.7252	79.5115	83.487
Bi-Weekly		5,494.80	5,769.54	6,058.02	6,360.92	6,678.96
Monthly		11,905.40	12,500.67	13,125.70	13,781.99	14,471.09
Annual		142,864.80	150,008.04	157,508.44	165,383.86	173,653.06

Assistant Engineer (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		45.664	47.9472	50.3446	52.8618	55.5049
Bi-Weekly		3,653.12	3,835.78	4,027.57	4,228.94	4,440.39
Monthly		7,915.09	8,310.85	8,726.39	9,162.71	9,620.85
Annual		94,981.13	99,730.19	104,716.70	109,952.53	115,450.16

Assistant Planner (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		44.8717	47.1153	49.471	51.9446	54.5418
Bi-Weekly		3,589.74	3,769.22	3,957.68	4,155.57	4,363.35
Monthly		7,777.76	8,166.65	8,574.98	9,003.73	9,453.92
Annual		93,333.14	97,999.79	102,899.78	108,044.77	113,447.01

Associate Engineer (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		52.8619	55.505	58.2802	61.1942	64.2539
Bi-Weekly		4,228.95	4,440.40	4,662.42	4,895.54	5,140.31
Monthly		9,162.72	9,620.86	10,101.90	10,607.00	11,137.35
Annual		109,952.67	115,450.31	121,222.82	127,283.96	133,648.16

Associate Planner (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		49.0607	51.5137	54.0894	56.7939	59.6336
Bi-Weekly		3,924.86	4,121.10	4,327.15	4,543.51	4,770.69
Monthly		8,503.85	8,929.05	9,375.50	9,844.27	10,336.49
Annual		102,046.25	107,148.56	112,505.99	118,131.29	124,037.85

Building Inspector I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		44.0603	46.2633	48.5765	51.0053	53.5556
Bi-Weekly		3,524.83	3,701.07	3,886.12	4,080.43	4,284.45
Monthly		7,637.12	8,018.98	8,419.93	8,840.92	9,282.97
Annual		91,645.46	96,227.73	101,039.12	106,091.08	111,395.63

Building Inspector II (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		49.3413	51.8084	54.3988	57.1187	59.9747
Bi-Weekly		3,947.30	4,144.67	4,351.90	4,569.50	4,797.97
Monthly		8,552.49	8,980.12	9,429.12	9,900.58	10,395.61
Annual		102,629.92	107,761.41	113,149.48	118,806.96	124,747.31

Building Inspector / Neighborhood Preservation Officer I (SI						
		Step A	Step B	Step C	Step D	Step E
Hourly		50.6693	53.2028	55.8629	58.6561	61.5889
Bi-Weekly		4,053.55	4,256.22	4,469.03	4,692.49	4,927.11
Monthly		8,782.68	9,221.82	9,682.91	10,167.05	10,675.41
Annual		105,392.20	110,661.81	116,194.90	122,004.64	128,104.88

Building Inspector / Neighborhood Preservation Officer II (S						
		Step A	Step B	Step C	Step D	Step E
Hourly		56.7424	59.5796	62.5585	65.6865	68.9708
Bi-Weekly		4,539.40	4,766.37	5,004.68	5,254.92	5,517.66
Monthly		9,835.36	10,327.13	10,843.48	11,385.66	11,954.94
Annual		118,024.29	123,925.51	130,121.78	136,627.87	143,459.27

Building Permit Technician (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		33.0329	34.6846	36.4188	38.2397	40.1517
Bi-Weekly		2,642.63	2,774.77	2,913.50	3,059.18	3,212.14
Monthly		5,725.71	6,011.99	6,312.59	6,628.22	6,959.63
Annual		68,708.49	72,143.92	75,751.11	79,538.67	83,515.60

Chief Building Official (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		75.5534	79.3311	83.2976	87.4625	91.8356
Bi-Weekly		6,044.27	6,346.48	6,663.81	6,997.00	7,346.85
Monthly		13,095.92	13,750.72	14,438.25	15,160.16	15,918.17
Annual		157,151.04	165,008.59	173,259.02	181,921.97	191,018.07

City Clerk- Public Information Officer (Non Bargaining- MEA

		Step A	Step B	Step C	Step D	Step E
Hourly		58.5174	61.4433	64.5155	67.7413	71.1283
Bi-Weekly		4,681.40	4,915.46	5,161.24	5,419.30	5,690.27
Monthly		10,143.02	10,650.17	11,182.68	11,741.82	12,328.91
Annual		121,716.28	127,802.09	134,192.19	140,901.80	147,946.89

City Engineer (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		79.3554	83.3232	87.4893	91.8638	96.457
Bi-Weekly		6,348.43	6,665.86	6,999.15	7,349.11	7,716.56
Monthly		13,754.94	14,442.69	15,164.82	15,923.06	16,719.21
Annual		165,059.27	173,312.23	181,977.85	191,076.74	200,630.57

Community & Economic Development Director (Executive)						
		Step A	Step B	Step C	Step D	Step E
Hourly		94.902404	101.165865	107.42933	113.69279	119.95625
Bi-Weekly		7,592.19	8,093.27	8,594.35	9,095.42	9,596.50
Monthly		16,449.75	17,535.42	18,621.08	19,706.75	20,792.42
Annual		197,397.00	210,425.00	223,453.00	236,481.00	249,509.00

Community Services Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		58.0515	60.9541	64.0018	67.2019	70.562
Bi-Weekly		4,644.12	4,876.33	5,120.14	5,376.15	5,644.96
Monthly		10,062.26	10,565.38	11,093.64	11,648.33	12,230.74
Annual		120,747.15	126,784.51	133,123.74	139,779.92	146,768.92

Community Services Officer (PT) (Non Bargaining- SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		32.6157	34.2465	35.9588	37.7567	39.6446
Bi-Weekly		1,174.16	1,232.87	1,294.52	1,359.24	1,427.20
Monthly		2,544.02	2,671.23	2,804.79	2,945.03	3,092.28
Annual		30,528.29	32,054.70	33,657.44	35,340.31	37,107.32

Community Services Officer (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		32.6157	34.2465	35.9588	37.7567	39.6446
Bi-Weekly		2,609.26	2,739.72	2,876.70	3,020.54	3,171.57
Monthly		5,653.39	5,936.06	6,232.86	6,544.50	6,871.73
Annual		67,840.64	71,232.67	74,794.30	78,534.02	82,460.72

Deputy City Attorney I (Non Bargaining- MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		57.2152	60.0759	63.0797	66.2337	69.5454
Bi-Weekly		4,577.21	4,806.08	5,046.38	5,298.70	5,563.63
Monthly		9,917.30	10,413.16	10,933.82	11,480.51	12,054.54
Annual		119,007.59	124,957.97	131,205.86	137,766.16	144,654.46

Deputy City Attorney II (Non Bargaining- MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		71.2417	74.8037	78.5439	82.4711	86.5947
Bi-Weekly		5,699.33	5,984.30	6,283.51	6,597.69	6,927.57
Monthly		12,348.55	12,965.98	13,614.28	14,295.00	15,009.75
Annual		148,182.66	155,591.79	163,371.38	171,539.95	180,116.95

Deputy City Clerk (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		40.6291	42.6606	44.7936	47.0333	49.385
Bi-Weekly		3,250.33	3,412.85	3,583.49	3,762.66	3,950.80
Monthly		7,042.38	7,394.50	7,764.23	8,152.44	8,560.06
Annual		84,508.62	88,734.05	93,170.75	97,829.29	102,720.75

Director of Finance / District Treasurer (Executive)						
		Step A	Step B	Step C	Step D	Step E
Hourly		94.9072	99.6525	104.6352	109.8669	115.3603
Bi-Weekly		7,592.57	7,972.20	8,370.81	8,789.35	9,228.82
Monthly		16,450.58	17,273.11	18,136.76	19,043.60	19,995.78
Annual		197,406.95	207,277.30	217,641.16	228,523.22	239,949.38

Electrician - Apprentice (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		44.0002	46.2002	48.5102	50.9357	53.4825
Bi-Weekly		3,520.01	3,696.01	3,880.81	4,074.86	4,278.60
Monthly		7,626.70	8,008.03	8,408.43	8,828.85	9,270.30
Annual		91,520.35	96,096.36	100,901.18	105,946.24	111,243.55

Electrician - Journeyman (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		46.495	48.8198	51.2608	53.8238	56.515
Bi-Weekly		3,719.60	3,905.58	4,100.86	4,305.90	4,521.20
Monthly		8,059.14	8,462.09	8,885.20	9,329.46	9,795.93
Annual		96,709.64	101,545.13	106,622.38	111,953.50	117,551.18

Electrician - Lead (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		49.7695	52.258	54.8709	57.6144	60.4952
Bi-Weekly		3,981.56	4,180.64	4,389.67	4,609.16	4,839.61
Monthly		8,626.72	9,058.05	9,510.95	9,986.50	10,485.83
Annual		103,520.60	108,696.63	114,131.46	119,838.03	125,829.93

Environmental Services Aide FT (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		27.3863	28.7556	30.1934	31.7031	33.2883
Bi-Weekly		2,190.91	2,300.45	2,415.47	2,536.25	2,663.06
Monthly		4,746.96	4,984.31	5,233.53	5,495.20	5,769.96
Annual		56,963.57	59,811.75	62,802.34	65,942.45	69,239.58

Environmental Services Aide PT (0.45 FTE, 936 Hrs) (Non Ba						
		Step A	Step B	Step C	Step D	Step E
Hourly		27.3863	28.7556	30.1934	31.7031	33.2883
Bi-Weekly		985.91	1,035.20	1,086.96	1,141.31	1,198.38
Monthly		2,136.13	2,242.94	2,355.09	2,472.84	2,596.48
Annual		25,633.61	26,915.29	28,261.05	29,674.10	31,157.81

Executive Assistant to the City Manager (Non Bargaining- SI						
		Step A	Step B	Step C	Step D	Step E
Hourly		43.5229	45.699	47.984	50.3832	52.9023
Bi-Weekly		3,481.83	3,655.92	3,838.72	4,030.66	4,232.19
Monthly		7,543.97	7,921.17	8,317.22	8,733.09	9,169.74
Annual		90,527.62	95,054.00	99,806.70	104,797.03	110,036.88

Financial Service Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		65.9617	69.2598	72.7228	76.3589	80.1768
Bi-Weekly		5,276.93	5,540.78	5,817.82	6,108.71	6,414.15
Monthly		11,433.36	12,005.03	12,605.28	13,235.54	13,897.32
Annual		137,200.29	144,060.31	151,263.32	158,826.49	166,767.81

Fiscal Analyst (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		55.5222	58.2983	61.2132	64.2739	67.4876
Bi-Weekly		4,441.77	4,663.86	4,897.06	5,141.91	5,399.00
Monthly		9,623.84	10,105.04	10,610.29	11,140.80	11,697.84
Annual		115,486.13	121,260.44	127,323.46	133,689.63	140,374.11

Grants Coordinator (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		41.6347	43.7164	45.9022	48.1973	50.6072
Bi-Weekly		3,330.77	3,497.31	3,672.18	3,855.79	4,048.57
Monthly		7,216.67	7,577.51	7,956.38	8,354.20	8,771.91
Annual		86,600.09	90,930.09	95,476.60	100,250.43	105,262.95

Housing Project Manager (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		56.106	58.9113	61.8569	64.9497	68.1972
Bi-Weekly		4,488.48	4,712.90	4,948.55	5,195.98	5,455.77
Monthly		9,725.04	10,211.29	10,721.86	11,257.95	11,820.85
Annual		116,700.47	122,535.49	128,662.27	135,095.38	141,850.15

Housing Specialist I (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		36.6678	38.5012	40.4263	42.4476	44.5699
Bi-Weekly		2,933.42	3,080.10	3,234.10	3,395.81	3,565.60
Monthly		6,355.75	6,673.54	7,007.22	7,357.58	7,725.46
Annual		76,269.04	80,082.49	84,086.62	88,290.95	92,705.50

Housing Specialist II (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		45.8075	48.0979	50.5028	53.0279	55.6793
Bi-Weekly		3,664.60	3,847.83	4,040.22	4,242.23	4,454.35
Monthly		7,939.97	8,336.97	8,753.82	9,191.51	9,651.08
Annual		95,279.63	100,043.61	105,045.79	110,298.08	115,812.98

Housing & Economic Development Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		68.6849	72.1192	75.7251	79.5114	83.487
Bi-Weekly		5,494.79	5,769.53	6,058.01	6,360.91	6,678.96
Monthly		11,905.39	12,500.66	13,125.69	13,781.98	14,471.07
Annual		142,864.66	150,007.89	157,508.29	165,383.70	173,652.89

Human Resource Manager (Non Bargaining- MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		68.0071	71.4074	74.9778	78.7267	82.663
Bi-Weekly		5,440.57	5,712.60	5,998.22	6,298.14	6,613.04
Monthly		11,787.89	12,377.29	12,996.15	13,645.96	14,328.26
Annual		141,454.74	148,527.47	155,953.85	163,751.54	171,939.12

Human Resources Technician I (Non Bargaining- SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		41.4192	43.4902	45.6647	47.9479	50.3453
Bi-Weekly		3,313.54	3,479.22	3,653.18	3,835.84	4,027.63
Monthly		7,179.33	7,538.30	7,915.22	8,310.98	8,726.53
Annual		86,152.01	90,459.61	94,982.59	99,731.72	104,718.30

Human Resources Technician II (Non Bargaining- SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		45.5612	47.8393	50.2312	52.7428	55.3799
Bi-Weekly		3,644.90	3,827.14	4,018.50	4,219.42	4,430.39
Monthly		7,897.27	8,292.14	8,706.75	9,142.08	9,599.19
Annual		94,767.29	99,505.66	104,480.94	109,704.99	115,190.24

Information Technology Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		75.0204	78.7715	82.71	86.8455	91.1878
Bi-Weekly		6,001.63	6,301.72	6,616.80	6,947.64	7,295.02
Monthly		13,003.54	13,653.72	14,336.40	15,053.22	15,805.89
Annual		156,042.50	163,844.62	172,036.85	180,638.70	189,670.63

Information Technology Specialist I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		36.6678	38.5012	40.4262	42.4476	44.5699
Bi-Weekly		2,933.42	3,080.09	3,234.10	3,395.80	3,565.59
Monthly		6,355.75	6,673.54	7,007.22	7,357.58	7,725.46
Annual		76,269.01	80,082.46	84,086.59	88,290.91	92,705.46

Information Technology Specialist II (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		45.8075	48.0979	50.5028	53.0279	55.6793
Bi-Weekly		3,664.60	3,847.83	4,040.22	4,242.23	4,454.34
Monthly		7,939.97	8,336.96	8,753.81	9,191.50	9,651.08
Annual		95,279.60	100,043.58	105,045.76	110,298.04	115,812.95

Kitchen Aide - (0.5 FTE, 1040 Hrs) (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		18.8601	19.8031	20.7933	21.833	22.9246
Bi-Weekly		754.41	792.13	831.73	873.32	916.98
Monthly		1,634.55	1,716.27	1,802.09	1,892.19	1,986.80
Annual		19,614.54	20,595.27	21,625.03	22,706.28	23,841.60

Maintenance Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		66.8105	70.151	73.6585	77.3415	81.2085
Bi-Weekly		5,344.84	5,612.08	5,892.68	6,187.32	6,496.68
Monthly		11,580.48	12,159.51	12,767.48	13,405.85	14,076.15
Annual		138,965.78	145,914.07	153,209.77	160,870.26	168,913.77

Maintenance Worker I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		29.9452	31.4424	33.0146	34.6653	36.3985
Bi-Weekly		2,395.61	2,515.39	2,641.16	2,773.22	2,911.88
Monthly		5,190.50	5,450.02	5,722.52	6,008.65	6,309.08
Annual		62,285.96	65,400.26	68,670.27	72,103.78	75,708.97

Maintenance Worker II (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		33.2834	34.9476	36.695	38.5297	40.4562
Bi-Weekly		2,662.67	2,795.81	2,935.60	3,082.38	3,236.50
Monthly		5,769.12	6,057.58	6,360.46	6,678.48	7,012.41
Annual		69,229.48	72,690.96	76,325.51	80,141.78	84,148.87

Maintenance Worker III (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		37.0756	38.9294	40.8758	42.9196	45.0656
Bi-Weekly		2,966.05	3,114.35	3,270.07	3,433.57	3,605.25
Monthly		6,426.43	6,747.76	7,085.14	7,439.40	7,811.37
Annual		77,117.20	80,973.06	85,021.72	89,272.80	93,736.44

Management Analyst I (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		46.2317	48.5433	50.9704	53.519	56.1949
Bi-Weekly		3,698.54	3,883.46	4,077.63	4,281.52	4,495.59
Monthly		8,013.49	8,414.17	8,834.88	9,276.62	9,740.45
Annual		96,161.91	100,970.01	106,018.51	111,319.43	116,885.40

Management Analyst II (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		55.5221	58.2982	61.2132	64.2738	67.4875
Bi-Weekly		4,441.77	4,663.86	4,897.05	5,141.91	5,399.00
Monthly		9,623.84	10,105.03	10,610.28	11,140.79	11,697.83
Annual		115,486.05	121,260.35	127,323.37	133,689.54	140,374.01

Neighborhood Preservation Officer I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		37.0805	38.9345	40.8812	42.9253	45.0715
Bi-Weekly		2,966.44	3,114.76	3,270.50	3,434.02	3,605.72
Monthly		6,427.28	6,748.65	7,086.08	7,440.38	7,812.40
Annual		77,127.38	80,983.75	85,032.94	89,284.58	93,748.81

Neighborhood Preservation Officer II (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		42.4903	44.6148	46.8456	49.1879	51.6472
Bi-Weekly		3,399.23	3,569.19	3,747.65	3,935.03	4,131.78
Monthly		7,364.99	7,733.24	8,119.90	8,525.89	8,952.19
Annual		88,379.86	92,798.85	97,438.80	102,310.74	107,426.27

Nutrition Site Supervisor (0.75 FTE, 1560 Hrs) (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		23.0283	24.1797	25.3887	26.6582	27.9911
Bi-Weekly		1,381.70	1,450.78	1,523.32	1,599.49	1,679.46
Monthly		2,993.68	3,143.37	3,300.53	3,465.56	3,638.84
Annual		35,924.18	37,720.38	39,606.40	41,586.72	43,666.06

Office Assistant (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		28.734	30.1707	31.6792	33.2632	34.9264
Bi-Weekly		2,298.72	2,413.66	2,534.34	2,661.06	2,794.11
Monthly		4,980.56	5,229.59	5,491.07	5,765.62	6,053.90
Annual		59,766.73	62,755.06	65,892.81	69,187.46	72,646.83

Paralegal (Non Bargaining- SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		43.7484	45.9358	48.2326	50.6443	53.1765
Bi-Weekly		3,499.87	3,674.87	3,858.61	4,051.54	4,254.12
Monthly		7,583.06	7,962.21	8,360.32	8,778.34	9,217.26
Annual		90,996.73	95,546.56	100,323.89	105,340.09	110,607.09

Planning Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		70.0878	73.5922	77.2718	81.1354	85.1921
Bi-Weekly		5,607.02	5,887.37	6,181.74	6,490.83	6,815.37
Monthly		12,148.55	12,755.97	13,393.77	14,063.46	14,766.63
Annual		145,782.56	153,071.69	160,725.27	168,761.54	177,199.61

Planning Permit Technician (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		33.0329	34.6846	36.4188	38.2397	40.1517
Bi-Weekly		2,642.63	2,774.77	2,913.50	3,059.18	3,212.14
Monthly		5,725.71	6,011.99	6,312.59	6,628.22	6,959.63
Annual		68,708.49	72,143.92	75,751.11	79,538.67	83,515.60

Police Captain (Non Bargaining- MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		90.1947	94.7045	99.4397	104.4117	109.6323
Bi-Weekly		7,215.58	7,576.36	7,955.18	8,352.93	8,770.58
Monthly		15,633.75	16,415.44	17,236.21	18,098.02	19,002.92
Annual		187,605.03	196,985.29	206,834.55	217,176.28	228,035.09

Police Chief (Executive)

		Step A	Step B	Step C	Step D	Step E
Hourly		99.863	104.8562	110.099	115.604	121.3842
Bi-Weekly		7,989.04	8,388.50	8,807.92	9,248.32	9,710.73
Monthly		17,309.59	18,175.07	19,083.83	20,038.02	21,039.92
Annual		207,715.13	218,100.88	229,005.93	240,456.22	252,479.03

Police Officer - Academy Graduate/ Basic (POA)

		Step A	Step B	Step C	Step D	Step E	Step F	Step G
Hourly		49.5661	52.0444	54.6466	57.379	60.2479	63.2603	65.4744
Bi-Weekly		4,163.55	4,371.73	4,590.32	4,819.83	5,060.83	5,313.87	5499.85
Monthly		9,021.03	9,472.08	9,945.69	10,442.97	10,965.12	11,513.38	11916.35
Annual		108252.39	113665.01	119348.26	125315.68	131581.46	138160.5	142996.2

Police Records Clerk I (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		30.5421	32.0692	33.6727	35.3563	37.1241
Bi-Weekly		2,443.37	2,565.54	2,693.81	2,828.51	2,969.93
Monthly		5,293.97	5,558.66	5,836.60	6,128.43	6,434.85
Annual		63,527.60	66,703.98	70,039.18	73,541.13	77,218.19

Police Records Clerk II (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		33.9227	35.6188	37.3998	39.2698	41.2333
Bi-Weekly		2,713.82	2,849.51	2,991.98	3,141.58	3,298.66
Monthly		5,879.93	6,173.93	6,482.63	6,806.76	7,147.10
Annual		70,559.21	74,087.17	77,791.53	81,681.11	85,765.16

Police Records Supervisor (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		42.5684	44.6968	46.9317	49.2782	51.7422
Bi-Weekly		3,405.47	3,575.75	3,754.53	3,942.26	4,139.37
Monthly		7,378.52	7,747.45	8,134.82	8,541.56	8,968.64
Annual		88,542.28	92,969.39	97,617.86	102,498.76	107,623.70

Police Sergeant - Basic (POA)

		Step A	Step B	Step C	Step D	Step E	Step F	Step G
Hourly		59.5196	62.4956	65.6203	68.9013	72.3464	75.9637	78.6225
Bi-Weekly		4,999.64	5,249.63	5,512.11	5,787.71	6,077.10	6,380.95	6604.29
Monthly		10,832.56	11,374.19	11,942.90	12,540.05	13,167.05	13,825.40	14309.29
Annual		129990.75	136490.29	143314.8	150480.54	158004.57	165904.8	171711.5

Property and Evidence Technician (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		37.3838	39.253	41.2157	43.2765	45.4403
Bi-Weekly		2,990.71	3,140.24	3,297.26	3,462.12	3,635.22
Monthly		6,479.87	6,803.86	7,144.05	7,501.26	7,876.32
Annual		77,758.40	81,646.32	85,728.64	90,015.07	94,515.82

Public Works Director / District Engineer (Executive)

		Step A	Step B	Step C	Step D	Step E
Hourly		97.2033	102.0634	107.1666	112.5249	118.1512
Bi-Weekly		7,776.26	8,165.07	8,573.33	9,001.99	9,452.09
Monthly		16,848.57	17,690.99	18,575.54	19,504.32	20,479.54
Annual		202,182.79	212,291.93	222,906.52	234,051.85	245,754.44

Public Works Supervisor (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		53.8156	56.5064	59.3317	62.2983	65.4132
Bi-Weekly		4,305.25	4,520.51	4,746.54	4,983.87	5,233.06
Monthly		9,328.04	9,794.45	10,284.17	10,798.38	11,338.30
Annual		111,936.53	117,533.35	123,410.02	129,580.52	136,059.55

Recreation Leader I FT (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		17.9735	18.8722	19.8158	20.8066	21.8469
Bi-Weekly		1,437.88	1,509.77	1,585.26	1,664.53	1,747.75
Monthly		3,115.41	3,271.18	3,434.74	3,606.47	3,786.80
Annual		37,384.88	39,254.12	41,216.83	43,277.67	45,441.56

Recreation Leader I (0.45 FTE, 936 Hrs) (Non Bargaining- SE						
		Step A	Step B	Step C	Step D	Step E
Hourly		17.9735	18.8722	19.8158	20.8066	21.8469
Bi-Weekly		647.05	679.4	713.37	749.04	786.49
Monthly		1,401.93	1,472.03	1,545.63	1,622.91	1,704.06
Annual		16,823.20	17,664.36	18,547.57	19,474.95	20,448.70

Recreation Leader II FT (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		19.1788	20.1378	21.1447	22.2019	23.312
Bi-Weekly		1,534.31	1,611.02	1,691.57	1,776.15	1,864.96
Monthly		3,324.33	3,490.55	3,665.08	3,848.33	4,040.75
Annual		39,892.00	41,886.60	43,980.93	46,179.97	48,488.97

Recreation Leader II (0.45 FTE, 936 Hrs) (Non Bargaining- SI						
		Step A	Step B	Step C	Step D	Step E
Hourly		19.1788	20.1378	21.1447	22.2019	23.312
Bi-Weekly		690.44	724.96	761.21	799.27	839.23
Monthly		1,495.95	1,570.75	1,649.28	1,731.75	1,818.34
Annual		17,951.40	18,848.97	19,791.42	20,780.99	21,820.04

Recreation Program Coordinator (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		37.0222	38.8733	40.8169	42.8578	45.0007
Bi-Weekly		2,961.77	3,109.86	3,265.36	3,428.62	3,600.05
Monthly		6,417.18	6,738.03	7,074.94	7,428.68	7,800.12
Annual		77,006.11	80,856.41	84,899.23	89,144.19	93,601.40

Rent Stabilization Administrator (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		67.8723	71.2659	74.8292	78.5707	82.4992
Bi-Weekly		5,429.78	5,701.27	5,986.34	6,285.65	6,599.94
Monthly		11,764.53	12,352.76	12,970.40	13,618.92	14,299.86
Annual		141,174.41	148,233.13	155,644.78	163,427.02	171,598.37

Rent Stabilization Program Coordinator I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		38.1328	40.0395	42.0414	44.1435	46.3507
Bi-Weekly		3,050.63	3,203.16	3,363.32	3,531.48	3,708.06
Monthly		6,609.69	6,940.18	7,287.18	7,651.54	8,034.12
Annual		79,316.29	83,282.11	87,446.21	91,818.52	96,409.45

Rent Stabilization Program Coordinator II (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		45.8075	48.0978	50.5027	53.0279	55.6792
Bi-Weekly		3,664.60	3,847.83	4,040.22	4,242.23	4,454.34
Monthly		7,939.96	8,336.96	8,753.80	9,191.49	9,651.07
Annual		95,279.51	100,043.48	105,045.66	110,297.94	115,812.84

Secretary I (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		29.2663	30.7296	32.2661	33.8794	35.5734
Bi-Weekly		2,341.30	2,458.37	2,581.29	2,710.35	2,845.87
Monthly		5,072.83	5,326.47	5,592.79	5,872.43	6,166.05
Annual		60,873.91	63,917.61	67,113.49	70,469.16	73,992.62

Secretary II (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		32.6021	34.2322	35.9438	37.741	39.628
Bi-Weekly		2,608.17	2,738.57	2,875.50	3,019.28	3,170.24
Monthly		5,651.02	5,933.58	6,230.25	6,541.77	6,868.86
Annual		67,812.30	71,202.91	74,763.06	78,501.21	82,426.27

Senior Accounting Technician (SEIU)

		Step A	Step B	Step C	Step D	Step E
Hourly		36.7377	38.5745	40.5033	42.5284	44.6548
Bi-Weekly		2,939.01	3,085.96	3,240.26	3,402.27	3,572.39
Monthly		6,367.86	6,686.25	7,020.57	7,371.59	7,740.17
Annual		76,414.32	80,235.03	84,246.78	88,459.12	92,882.08

Senior Engineer (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		66.8104	70.1509	73.6585	77.3414	81.2085
Bi-Weekly		5,344.83	5,612.08	5,892.68	6,187.31	6,496.68
Monthly		11,580.47	12,159.50	12,767.47	13,405.85	14,076.14
Annual		138,965.68	145,913.96	153,209.66	160,870.14	168,913.65

Senior Management Analyst (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		61.0744	64.1281	67.3345	70.7012	74.2363
Bi-Weekly		4,885.95	5,130.25	5,386.76	5,656.10	5,938.90
Monthly		10,586.22	11,115.53	11,671.31	12,254.87	12,867.62
Annual		127,034.65	133,386.38	140,055.70	147,058.49	154,411.41

Senior Planner (MEA)

		Step A	Step B	Step C	Step D	Step E
Hourly		55.6386	58.4206	61.3416	64.4087	67.6291
Bi-Weekly		4,451.09	4,673.65	4,907.33	5,152.69	5,410.33
Monthly		9,644.03	10,126.23	10,632.54	11,164.17	11,722.38
Annual		115,728.38	121,514.80	127,590.54	133,970.07	140,668.57

Support Services Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		60.6754	63.7092	66.8947	70.2394	73.7514
Bi-Weekly		4,854.04	5,096.74	5,351.57	5,619.15	5,900.11
Monthly		10,517.08	11,042.93	11,595.08	12,174.83	12,783.57
Annual		126,204.93	132,515.17	139,140.93	146,097.98	153,402.88

Utility Manager (MEA)						
		Step A	Step B	Step C	Step D	Step E
Hourly		75.1639	78.922	82.8682	87.0116	91.3621
Bi-Weekly		6,013.11	6,313.76	6,629.45	6,960.92	7,308.97
Monthly		13,028.40	13,679.82	14,363.81	15,082.00	15,836.10
Annual		156,340.82	164,157.86	172,365.76	180,984.04	190,033.25

Van Driver (0.5 FTE, 1040 Hrs) (SEIU)						
		Step A	Step B	Step C	Step D	Step E
Hourly		25.0399	26.2919	27.6065	28.9868	30.4362
Bi-Weekly		1,001.60	1,051.68	1,104.26	1,159.47	1,217.45
Monthly		2,170.13	2,278.63	2,392.56	2,512.19	2,637.80
Annual		26,041.51	27,343.59	28,710.77	30,146.31	31,653.62

Temporary and Limited Duration Classifications

Human Resources Technician I (18 Month LTD) (Non Bargai						
		Step A	Step B	Step C	Step D	Step E
Hourly		41.4192	43.4902	45.6647	47.9479	50.3453
Bi-Weekly		3,313.54	3,479.22	3,653.18	3,835.84	4,027.63
Monthly		7,179.33	7,538.30	7,915.22	8,310.98	8,726.53
Annual		86,152.01	90,459.61	94,982.59	99,731.72	104,718.30

Human Resources Technician II (18 Month LTD) (Non Barga						
		Step A	Step B	Step C	Step D	Step E
Hourly		45.5612	47.8393	50.2312	52.7428	55.3799

Bi-Weekly		3,644.90	3,827.14	4,018.50	4,219.42	4,430.39
Monthly		7,897.27	8,292.14	8,706.75	9,142.08	9,599.19
Annual		94,767.29	99,505.66	104,480.94	109,704.99	115,190.24

Management Analyst I (1 Year LTD) (Non Bargaining)						
		Step A	**Step B**	**Step C**	**Step D**	**Step E**
Hourly		46.2317	48.5433	50.9704	53.519	56.1949
Bi-Weekly		3,698.54	3,883.46	4,077.63	4,281.52	4,495.59
Monthly		8,013.49	8,414.17	8,834.88	9,276.62	9,740.45
Annual		96,161.91	100,970.01	106,018.51	111,319.43	116,885.40

Management Analyst II (1 Year LTD) (Non Bargaining)						
		Step A	**Step B**	**Step C**	**Step D**	**Step E**
Hourly		55.5221	58.2982	61.2132	64.2738	67.4875
Bi-Weekly		4,441.77	4,663.86	4,897.05	5,141.91	5,399.00
Monthly		9,623.84	10,105.03	10,610.28	11,140.79	11,697.83
Annual		115,486.05	121,260.35	127,323.37	133,689.54	140,374.01

Police Recruit (Temporary- Non Bargaining)						
Hourly						30
Bi-Weekly						1,200.00
Monthly						2,600.00
Annual						31,200.00

Special Projects Manager (960 HRS LTD) (Temporary- Non E						
Hourly					65.1	69.33
Bi-Weekly					2,403.69	2,559.88
Monthly					5,208.00	5,546.40
Annual					62,496.00	66,556.80

Special Projects Manager (2 Year LTD) (Temporary- Non Bar						
Hourly					65.1	69.33

Bi-Weekly					2,403.69	2,559.88
Monthly					5,208.00	5,546.40
Annual					62,496.00	66,556.80

Utility Manager (6-Month LTD) (Non Bargaining- MEA)						
		Step A	**Step B**	**Step C**	**Step D**	**Step E**
Hourly		75.1639	78.922	82.8682	87.0116	91.3621
Bi-Weekly		6,013.11	6,313.76	6,629.45	6,960.92	7,308.97
Monthly		13,028.40	13,679.82	14,363.81	15,082.00	15,836.10
Annual		156,340.82	164,157.86	172,365.76	180,984.04	190,033.25

Temporary Employee (Reso No. 4576) (Temporary- Non Barg						
		Step A				
Hourly		17.45				100
Bi-Weekly						
Monthly						
Annual						

Housing Specialist I (1 Year LTD) (Non Bargaining- SEIU)						
		Step A	**Step B**	**Step C**	**Step D**	**Step E**
Hourly		36.6678	38.5012	40.4263	42.4476	44.5699
Bi-Weekly		2,933.42	3,080.10	3,234.10	3,395.81	3,565.60
Monthly		6,355.75	6,673.54	7,007.22	7,357.58	7,725.46
Annual		76,269.04	80,082.49	84,086.62	88,290.95	92,705.50

Housing Specialist II (1 Year LTD) (Non Bargaining- SEIU)						
		Step A	**Step B**	**Step C**	**Step D**	**Step E**
Hourly		45.8075	48.0979	50.5028	53.0279	55.6793
Bi-Weekly		3,664.60	3,847.83	4,040.22	4,242.23	4,454.35
Monthly		7,939.97	8,336.97	8,753.82	9,191.51	9,651.08
Annual		95,279.63	100,043.61	105,045.79	110,298.08	115,812.98

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: March 3, 2026

TO: Honorable Mayor and Members of the City Council

VIA: Melvin E. Gaines, City Manager

BY: Orly Amey, Assistant to the City Manager
Shiri Klima, Assistant City Manager

SUBJECT: City Council Strategic Priorities Fiscal Years (FY) 2025-27 Work Plan - Second Quarter Status Update

Recommendation

Receive a second quarter update on the City Council Strategic Priorities FY 2025-27 Work Plan.

Executive Summary

This report provides an update on the City Council Strategic Priorities FY 2025–27 Work Plan, which outlines the projects and initiatives advancing the City Council's adopted FY 2025–29 Strategic Priorities**.** The Work Plan serves as a roadmap for implementing the City Council's strategic goals through coordinated, measurable actions across departments, ensuring continued alignment between City Council direction, community priorities, and City operations. This update pertains to the second quarter (Q2) of the Work Plan, which began on October 1, 2025, and ended on December 31, 2025.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Civic Engagement
Priority: Comprehensive Housing
Priority: Governance, Organizational Strength, and Fiscal Sustainability
Priority: Land Use, Economic and Workforce Development
Priority: Parks, Recreation, and Community Facilities
Priority: Public Health, Safety, and Quality of Life
Priority: Public Infrastructure and Utilities

INFORMATIONAL REPORT 6.1

Background

On June 17, 2025, the City Council adopted its FY 2025–2029 Strategic Priorities and accompanying FY 2025-27 Work Plan, establishing a strategic framework with particular steps to guide the City's policy direction, resource allocation, and program delivery. These documents represent a coordinated plan for addressing community needs and strengthening organizational capacity over the next several years. They are collectively available at www.cityofepa.org/sites/default/files/fileattachments/city_council/page/13631/epa_strategicplan_7.1.25_final.pdf.

The Council Priorities serve as overarching focus areas that shape how the City directs its efforts and investments. They reflect the collective input of residents, stakeholders, and community leaders who participated in a robust engagement process in the spring of 2025 to identify East Palo Alto's most critical challenges and opportunities. By defining clear priorities, the City Council provided policy direction to the City Manager and ensured staff remained focused on initiatives that advance community well-being and measurable results.

The Council Council's Strategic Priorities for FY 2025 through FY 2029 are:

- **Civic Engagement:** Provide diverse and inclusive opportunities for all EPA community members to participate in City meetings, have a voice in City affairs, and develop leadership skills for EPA youth.
- **Comprehensive Housing:** Increase the City's housing stock at all income levels (from affordable to market rate), facilitate pathways to homeownership, and prevent displacement of existing residents.
- **Governance, Organizational Strength, and Fiscal Sustainability:** Strengthen the City's internal capacity, transparency, and long-term financial health by improving core operation, investing in workforce and systems, and implementing data-informed strategies to ensure effective service delivery, accountability, and fiscal resilience.
- **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.
- **Parks, Recreation, and Community Facilities:** Invest in the modernization and expansion of the City's parks, recreation, and community facilities and services to increase residents' access to open spaces and recreational opportunities.
- **Public Health, Safety, and Quality of Life:** Implement and enforce strategies to ensure public safety, improve the livability of neighborhoods, and prepare the City for disasters and emergencies.
- **Public Infrastructure and Utilities:** Maintain, modernize, and expand the City's physical infrastructure (streets, sidewalks, utilities) to support existing homes and businesses, and new development.

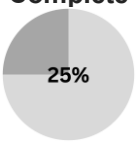
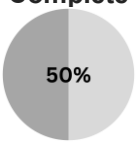
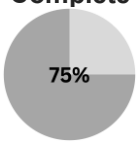
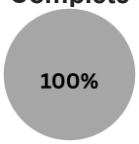
The FY 2025–2029 Strategic Priorities and FY 2025-27 Work Plan were refined in tandem and adopted together to ensure alignment between strategic goals and implementation activities. While the Council Priorities establish the City's long-term focus areas, the Work Plan translates

those priorities into specific, actionable projects and programs that can be tracked and reported to the City Council and community. This report and Attachment 1 provide an update on the City's progress implementing the Work Plan from October 1, 2025, through December 31, 2025.

Analysis

The FY 2025–27 Work Plan includes 59 projects. 49 of the 59 projects are active, four projects have been completed, four have been deferred (originally planned to begin by 12/31/2025, but paused until a later date), and two projects are scheduled to begin in the future.

Table 1: Project Status as of December 31, 2025

Project Completion Status	Not Yet Scheduled to Begin	Deferred	25% Complete 	50% Complete 	75% Complete 	100% Complete 
# of Projects as of End of Q2 (12/31/25)	2	4	25	12	12	4

Of the 59 projects:

- **3%** are not yet scheduled to begin (2 projects).
- **7%** have been **deferred** (4 projects).
- **42%** are **a quarter complete** (25 projects).
- **20%** of the projects are **half complete** (12 projects).
- **20%** are **three-quarters complete** (12 projects).
- **7%** of the projects are **completed** (4 projects).

The completed projects are:

1. Complete Construction of 965 Weeks/Colibri Commons (CH-1): Staff completed final inspections and issued the final Certificate of Occupancy in December 2025, delivering 136 units of affordable housing.
2. Develop Citywide Sewer Infrastructure Master Plan (PI-11): The EPASD Board adopted a sewer system master plan in July 2025.
3. Expand EPACENTER Services and Programs Through City Funding (PR-6): Staff executed a funding agreement with EPACENTER and programming began in Fall 2025.

4. Expand Access to YMCA Programming and Services for the Greater East Palo Alto Community (PR-11): Staff executed a funding agreement with the YMCA and programming began in Fall 2025.

The four deferred projects are:

1. Collaborate with the San Mateo County Libraries (SMCL) to Identify and Implement a Comprehensive Funding Strategy for Library (GOV-1):
    a. The fundraising strategy developed with the SMCL and SMCL Foundation is currently paused while the City determines whether the library project will move to the Civic Commons. This project is expected to resume in March 2026 pending City Council direction.
2. Develop a 10-Year Fiscal Strategy and Address the Structural Deficit (GOV-3):
    a. This project is temporarily on hold as staff reassess the project approach to refine the process and determine the next steps. The project is expected to resume in FY 2026-27.
3. Finalize Architectural Design for the New East Palo Alto Library (PR-7):
    a. The project is currently on hold pending further direction related to the new Civic Center project City Council direction is expected in March 2026.
4. Create a Financing Strategy for Water Infrastructure Upgrades (PI-10):
    a. Staff did not make significant progress on this project during the first half of the fiscal year; however, staff expect to relaunch this effort in FY 2026-27.

Aside from progress, it is also critical to understand where in the City the workload of these strategic priority projects falls. Although many projects require cross-departmental collaboration, of the remaining 57 projects, the Public Works Department leads 21, the City Manager's Office leads 19, the Community and Economic Development Department (CEDD) leads 10, the City Clerk's Office leads 3, and the Police and Finance Departments each lead 2 projects. Regardless of lead department, most projects require support and collaboration from other departments and divisions, including Finance, Human Resources, IT and the City Attorney's Office.

This is a list of only the strategic priority projects, which staff estimates to be approximately twenty percent of our work. The other roughly eighty percent of our workload is day to day operations. Still, this demonstrates that, with respect to the work Council has prioritized that is very publicly visible, some departments and divisions have many more projects than others. Public Works – Engineering is managing multiple public improvement projects in addition to their day-to-day operations. The City Manager's Office – Administration is designed to lead special projects but relies on contributions from other departments for many.

A comprehensive list of all projects with correlating status updates is included in Attachment 1.

Next Steps

Staff will proceed to work on the pending strategic priority projects and will provide a progress update on the third quarter implementation of the FY 2025-27 Work Plan in April or May 2026.

Fiscal Impact

There is no fiscal impact for this item.

Public Notice

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

Environmental

The action being considered does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

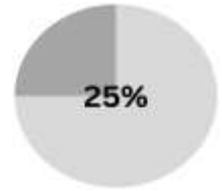
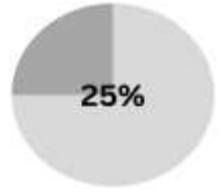
Government Code § 84308

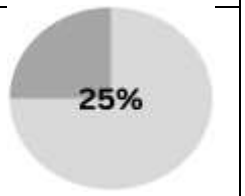
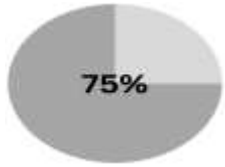
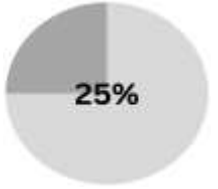
Applicability of Levine Act: No, as this item does not entail an entitlement.

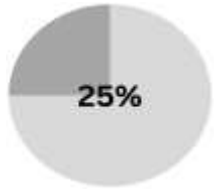
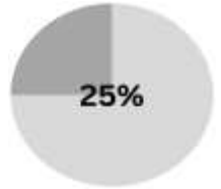
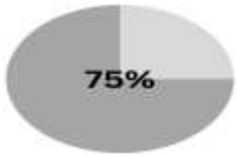
Analysis of Levine Act Compliance: Not applicable.

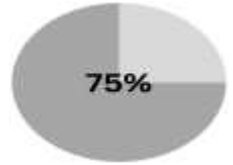
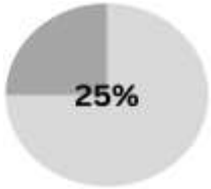
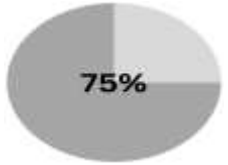
Attachments

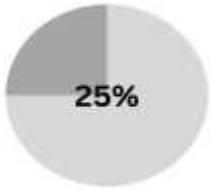
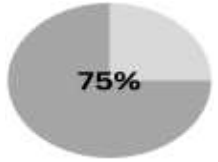
1. Council Strategic Priorities Work Plan Update October 1, 2025, through December 31, 2025

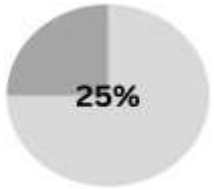
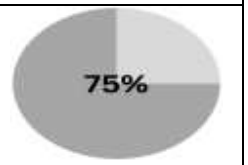
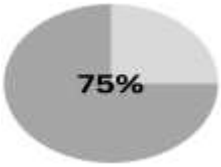
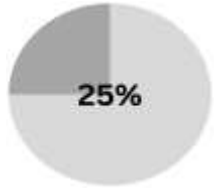
Goal ID	Project Name	Department	Division	Start	Finish	Progress Details - Q2 FY 2025-26	Completion Status
CIV-1	Develop Recommendations for Establishing a Youth Commission or Alternative Youth Civic Engagement Program	City Manager's Office	Community Services	7/1/2025	3/31/2026	Staff coordinated with the City Manager's Office to finalize next steps for City Council consideration. Due to higher-priority items requiring placement on the December City Council agenda, the item was deferred from the December agenda and scheduled for City Council consideration in January. *City Council approved establishment of a youth commission and youth task force in January 2026.	
CIV-2	Implement Sister City and Cultural Exchange Initiative	City Clerk	City Clerk	7/1/2026	6/30/2027	Staff continued early coordination activities, including internal project planning and refinement of objectives and deliverables. Preliminary outreach and stakeholder identification efforts progressed, and internal coordination discussions were held to align roles, expectations, and sequencing. Staff also continued development of a draft framework for the EPA–Tongan Sister Cities Committee and refined a preliminary work plan to guide future implementation, with the understanding that the formal launch of activities will align with the project's scheduled start timeline. *The City signed a formal Sister City partnerships with Tonga in January 2026.	
CH-1	Complete Construction of 965 Weeks/Colibri Commons	Community and Economic Development	Building and Code Enforcement	7/1/2025	9/30/2025	The Chief Building Official issued the final Certificate of Occupancy on December 24, 2025, formally closing out the Colibri Commons project. With this milestone, the project reached full completion, delivering 136 new affordable housing units for the community.	
CH-2	Develop and Launch Home Repair Program	Community and Economic Development	Housing	4/1/2026	6/30/2027	Staff continued coordination with the County to assess the feasibility of aligning City and County home repair programs and to advance program development efforts. Staff worked collaboratively with the County to support development of program guidelines and issuance of a joint Notice of Funding Availability (NOFA) in December, and review of proposal submittals in January and February. Staff also continued coordination related to program structure and administrative roles. These activities further advanced readiness for program launch consistent with the project's planned start timeline. *In January 2026, the City Council approved an agreement with San Mateo County to coordinate a one-year Senior Home Repair Program.	
CH-3	Establish Rent Registry for Both Rent-Stabilized and Market-Rate Rental Units	Community and Economic Development	Rent Stabilization Program	7/1/2025	3/31/2027	Staff advanced implementation of the Rent Stabilization Program (RSP) portion of the rent registry system. Additional system testing, initial legal review, and staff training were conducted to support launch readiness. The software vendor finalized fee configurations and issued required notices to landlords, and the City Council held a public hearing related to the program. The RSP database was launched in November, and staff established office hours to assist landlords with annual registration. In December, staff focused on education and outreach, continued training, and development of internal standard operating procedures to support ongoing administration of the program.	

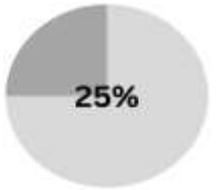
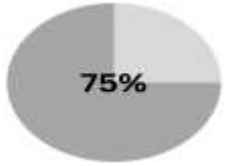
CH-4	Research Feasibility of a Financial Empowerment and Foreclosure Prevention Program	Community and Economic Development	Housing	1/1/2026	9/30/2026	Staff continued refining a potential program approach and conducted additional internal analysis to assess feasibility, resource requirements, and organizational capacity. This work focused on identifying viable program options and outlining considerations that would inform a future presentation to the City Council regarding feasibility, required resources, and potential implementation timing. A one-year Pilot Foreclosure Prevention Program, launched after City Council approval in October 2025 will help inform viable program options.	
CH-5	Research Feasibility of a First-Time Homebuyer Assistance Program	Community and Economic Development	Housing	10/1/2025	9/30/2026	During this period, staff met with the Housing Endowment and Regional Trust of San Mateo County (HEART) to develop a work plan and discuss alignment opportunities related to first-time homebuyer (FTHB) assistance. These discussions supported continued assessment of potential partnership approaches and informed early understanding of program models under consideration. In February, staff also began informational interviews with banks to learn more about their FTHB opportunities and potential partnerships.	
CH-6	Research Feasibility of a Residential Rental Inspection Program	Community and Economic Development	Building and Code Enforcement	7/1/2025	6/30/2026	Staff continued researching residential rental inspection programs in other jurisdictions, including review of program models and associated funding mechanisms. This work supported further feasibility analysis and informed development of initial considerations related to program structure, costs, and resource requirements.	
CH-7	Update the Inclusionary Housing Ordinance	Community and Economic Development	Housing	7/1/2025	6/30/2027	Staff advanced implementation efforts by initiating procurement for consultant support to assist with updates to the Inclusionary Housing Ordinance. An RFP for an Inclusionary Housing Project Manager was released, and proposals were reviewed and evaluated. Staff also brought the item forward for City Council consideration in December to support next steps in advancing ordinance amendments, and coordinated with related regional efforts, including participation in the San Mateo County Grand Nexus and Feasibility Study kickoff. Staff also began conducting research and preparing with the project manager for the March 2026 study session.	
CH-8	Update the Zoning Code	Community and Economic Development	Planning	7/1/2025	6/30/2026	Staff completed and further refined draft Zoning Code amendments, including objective design standards, to address State housing requirements and streamline development review processes. Draft materials were finalized for internal review in preparation for subsequent public hearings.	
GOV-1	Collaborate with the SMC Libraries to Identify and Implement a Comprehensive Funding Strategy for Library	City Manager's Office	CMO - Administration	7/1/2025	6/30/2027	During this period, work on a comprehensive library funding strategy with San Mateo County Libraries remained paused. Advancement of this effort is dependent on a City decision regarding whether the library project will be incorporated into the broader Civic Commons planning framework.	Deferred
GOV-2	Conduct Council Term Limit Policy Research	City Clerk	City Clerk	10/1/2025	9/30/2026	During this period, staff initiated the project and began coordinating with the City Attorney's Office to define the scope of the policy research. Preliminary work included developing an initial list of comparable California cities for analysis. Staff also coordinated internally to discuss key timing considerations, including alignment with a future election cycle, to inform the overall research approach and project timeline.	

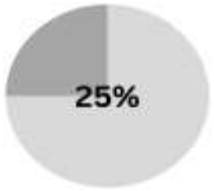
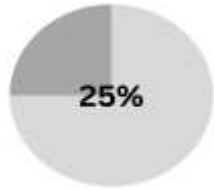
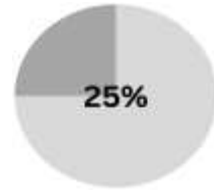
GOV-3	Develop a 10-Year Fiscal Strategy and Address the Structural Deficit	Finance	Finance	7/1/2025	3/31/2026	This project is temporarily on hold as staff reassess the project approach to refine the process and determine the next steps. The project is expected to resume in FY 2026-27	Deferred
GOV-4	Develop a Citywide Information Systems Master Plan	City Manager's Office	Information Technology	7/1/2025	6/30/2026	The City Council awarded a contract for IT strategic planning services, and consultant work commenced. Initial project kickoff activities were completed, including early coordination and departmental interviews to inform development of the Citywide Information Systems Master Plan.	
GOV-5	Implement a Centralized Grants Management System	Finance	Finance	7/1/2026	12/31/2026	This project is scheduled to begin in July 2026.	Not Yet Scheduled to Begin
GOV-6	Prepare 2026 Ballot Measure to Raise Revenue for Infrastructure Improvements and Public Facilities	City Manager's Office	CMO - Administration	7/1/2025	12/31/2026	Staff advanced early feasibility and planning efforts for a potential 2026 ballot measure to fund infrastructure and public facility improvements.	
GOV-7	Update the City's Personnel Policies and Procedures	City Manager's Office	Human Resources	1/1/2026	6/30/2027	Staff continued preliminary planning activities in advance of the project's scheduled start, including internal coordination and preparation to support a smooth launch at the beginning of the next calendar year.	
GOV-8	Upgrade and Launch New City Website	City Clerk	City Clerk	7/1/2025	6/30/2027	Staff continued advancing early project development activities, including further assessment of the City's website functionality and user experience, and refinement of key goals and success criteria. Work progressed on drafting the Request for Proposals (RFP) scope, and staff began research into municipal website best practices and emerging design trends to inform future development. In addition, staff convened a cross-departmental communications committee, with designated liaisons from each department, to support content review and updates to their respective webpages.	
LU-1	Conclude Measure HH Pilot Evaluation and Initiate Ongoing Workforce Development Program	Community and Economic Development	Housing	7/1/2025	6/30/2027	The consultant completed the Measure HH Pilot Workforce Development Program evaluation, and staff concluded the associated contract. Building on the evaluation findings and City Council input, staff developed a preliminary framework for an ongoing workforce development program, including identification of priority populations and service outcomes to guide future implementation.	

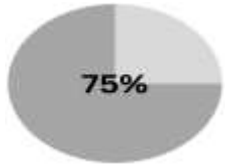
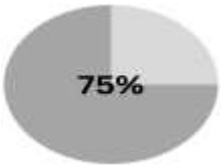
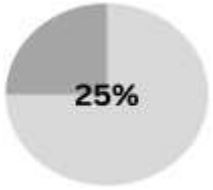
LU-2	Create an Economic Development Strategic Plan Focusing on Small and Micro Businesses	City Manager's Office	CMO - Administration	7/1/2025	12/31/2025	The consultant team completed synthesis of community and stakeholder input and finalized the draft Economic Development Strategic Plan and community engagement summary. Staff reviewed the draft plan and prepared materials to support City Council consideration, marking completion of the planning phase and positioning the project for transition to implementation planning.	
LU-3	Design and Implement a “Pop-Up”/Sidewalk Vending Policy and Program	City Manager's Office	CMO - Administration	7/1/2025	12/31/2025	Staff continued outreach and engagement efforts in partnership with County and City departments to educate sidewalk vendors and gather additional input. Feedback and policy considerations from this outreach were incorporated into a staff report presented to the City Council in December. At that meeting, the City Council provided direction to conduct additional outreach and engagement prior to advancing the ordinance. This direction informed refinement of the policy approach and identification of areas requiring further clarification related to vendor types, locations, and operating conditions.	
LU-4	Implement Program to Distribute Community Resource Funds Grants for Small Business Assistance	City Manager's Office	CMO - Administration	7/1/2025	12/31/2026	Staff continued coordination with the City’s economic development consultants to refine the approach for distributing Community Resource Funds in alignment with the Economic Development Strategic Plan. Preliminary recommendations regarding program structure, eligibility, and administration were received in November and informed internal assessment of options to maximize impact for small, locally owned businesses. Advancement of the program remained focused on aligning design decisions with broader economic development strategies during the reporting period.	
LU-5	Renovate the Cummings Loft Property into a Small Business Incubator	Public Works	Engineering	7/1/2025	9/30/2026	During this period, the project was advertised for construction bids; however, no responsive bids were received. Staff subsequently initiated a rebidding process to address limited vendor interest and continue advancing the project toward construction.	
PR-1	Complete Construction of Tenant Improvements at City Facilities	Public Works	Engineering	7/1/2025	9/30/2026	During this period, construction activities continued across multiple City facilities. Tenant improvement and roofing work at the Police Department facility were completed in December. At the Tate Street office building, major improvements—including roofing, flooring, and interior painting—were completed, with remaining work focused on final door replacements.	

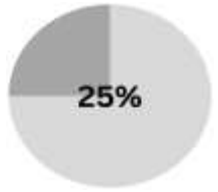
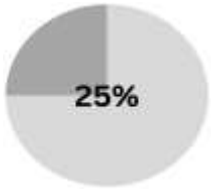
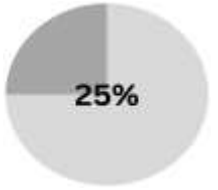
PR-2	Conduct a Comprehensive Evaluation of Senior Service Agreements in East Palo Alto	City Manager's Office	Community Services	10/1/2025	12/31/2026	During this period, staff released the Request for Proposals (RFP) for the senior services evaluation and completed review and evaluation of submitted proposals. Consultant interviews and selection activities were conducted in December, positioning the project to proceed to the next phase upon completion of the contract approval process.	
PR-3	Construct Access Improvements at Rutgers Street Entrance to the Bay Trail	Public Works	Engineering	7/1/2025	12/31/2025	During this period, pre-construction activities were completed and construction commenced at the Rutgers Street entrance to the Bay Trail. Site preparation and initial construction work advanced under the leadership of the Midpeninsula Regional Open Space District, with the City continuing to support coordination and implementation efforts. Early planning for a future community opening event was also initiated in coordination with project partners.	
PR-4	Create a Pilot Dog Park	City Manager's Office	Community Services	7/1/2025	9/30/2026	During this period, staff and the consultant advanced design development for the pilot dog park project. Key permitting requirements were identified, and design coordination continued to support preparation of construction documents. These activities moved the project further toward readiness for procurement while maintaining alignment with the overall project schedule.	
PR-5	Establish a Joint Use Agreement with RCSD for Shared Recreation Sites	City Manager's Office	Community Services	7/1/2025	6/30/2026	Staff and the Ravenswood City School District continued negotiations to refine the terms of a joint use agreement, with focus on operational details and liability considerations. Discussions progressed through December as both parties worked toward finalizing a mutually beneficial arrangement to support shared community access to recreation facilities.	
PR-6	Expand EPACENTER Services and Programs Through City Funding	City Manager's Office	Community Services	7/1/2025	6/30/2027	Staff completed final execution of the funding agreement with EPACENTER and supported initiation of funded program activities. Early implementation efforts moved forward as planned, and staff began internal coordination to assess future funding considerations to support continuity and potential expansion of arts programming.	
PR-7	Finalize Architectural Design for the New East Palo Alto Library	Public Works	Engineering	7/1/2025	12/31/2026	The project is still on hold pending further direction related to the new Civic Commons project, which will incorporate the future East Palo Alto Library as part of a larger civic campus development. Council direction on next steps is expected in March 2026.	Deferred

PR-8	Implement Priority Projects from the Parks, Recreation and Open Space Master Plan	Public Works	Engineering	7/1/2025	6/30/2027	Staff advanced implementation of priority projects identified in the Parks, Recreation and Open Space Master Plan. Initial efforts focused on advancing the pilot dog park as an early, visible improvement, with design development progressing and preparatory work underway to support procurement. This work establishes a foundation for subsequent small-scale park enhancements to be implemented as additional projects move forward.	
PR-9	Negotiate with County to Finalize Acquisition of Beech Street	City Manager's Office	CMO - Administration	7/1/2025	12/31/2025	A three party memorandum of understanding that will advance this effort will be presented to the City Council on 2/24/2026.	
PR-10	Plan for Development of New Civic Center Facility	City Manager's Office	CMO - Administration	7/1/2025	12/31/2026	Staff continued advancing planning efforts for the proposed Civic Center facility with a focus on evaluating potential funding strategies to support future phases. Work remained centered on assessing feasibility of a potential ballot measure as a primary funding mechanism, while staff also conducted preliminary outreach to external partners and philanthropic organizations to explore supplemental funding opportunities. Coordination continued with internal departments and project partners to align planning assumptions as funding options are evaluated.	
PR-11	Expand Access to YMCA Programming and Services for the Greater East Palo Alto Community	City Manager's Office	Community Services	7/1/2025	6/30/2027	Expanded YMCA programming moved from soft launch into active implementation. Initial programs launched in late October and early participation met first-quarter targets, demonstrating early community uptake. Staff continued coordination with the YMCA to monitor participation levels, refine outreach strategies, and support enrollment growth across program offerings, with an emphasis on youth programming. The City maintained a supporting role to ensure alignment with program goals and accessibility commitments as implementation progressed.	
PH-1	Expand Parking Enforcement Capacity	Police	Police	7/1/2025	12/31/2026	During this period, staff advanced implementation of the parking enforcement expansion by completing the procurement phase. The Request for Proposals was released, proposals were received and evaluated, and a recommended vendor was identified for City Council consideration.	
PH-2	Implement a Crime Data Analytics Platform for the Police Department	Police	Police	7/1/2025	6/30/2027	The Police Department continued evaluating options to expand crime data analytics capacity, with a focus on potential alignment with County-led platforms. Staff monitored the County's development and assessment of emerging crime analytics tools and participated in discussions to better understand their functionality, scalability, and applicability to East Palo Alto's public safety needs. This coordination is informing the City's approach to selecting an appropriate platform and determining the most effective path forward for implementation.	
PH-3	Implement a Shopping Cart Abatement Program	City Manager's Office	CMO - Administration	1/1/2026	6/30/2027	During this period, no substantive project activity occurred, as the Shopping Cart Abatement Program remains scheduled to begin in early 2026. Staff did not initiate implementation activities during the reporting period.	Not Yet Scheduled to Begin

PH-4	Launch a Residential Parking Permit Program	Public Works	Engineering	7/1/2025	12/31/2026	During this period, work on the Residential Parking Permit Program remained paused in accordance with prior City Council direction. Staff maintained coordination with the City Attorney's Office to ensure readiness to advance the draft ordinance once further direction was provided.	
PH-5	Launch Emergency Preparedness Program	City Manager's Office	CMO - Administration	7/1/2025	6/30/2027	Staff continued advancing the City's Emergency Preparedness Program through training, planning, and internal coordination. The City participated in the Great ShakeOut earthquake drill and conducted follow-up evaluation to inform future preparedness efforts. Staff convened regular flood preparedness coordination meetings and continued work associated with the Local Hazard Mitigation Plan. Internal training and capacity-building efforts expanded, including two Emergency Operations Center (EOC) workshops and tabletop exercises held in November and December to familiarize staff with the Emergency Operations Plan and emergency roles. Feedback from these sessions informed refinement of training approaches and future exercises. Staff also developed an administrative emergency guide to support operational readiness and established a framework for distribution of emergency preparedness supplies to the community. Preparedness activities during the reporting period emphasized education, readiness, and organizational capacity-building.	
PH-6	Maintain Senior/Disabled Individuals' Emergency Contact Database	City Manager's Office	Community Services	1/1/2026	12/31/2026	Preparatory coordination continued in advance of initiating outreach to partners and community organizations that support emergency contact systems for seniors and individuals with disabilities. Staff focused on aligning this effort with related senior services work to ensure future updates to the emergency contact database are informed by coordinated engagement and assessment activities.	
PH-7	Strengthen the Clean City Program to Reduce Illegal Dumping	Public Works	Environmental and Sustainability	7/1/2025	9/30/2026	Staff continued implementation of Clean City education and outreach efforts, including distribution of the City's sustainability newsletter and identification of priority locations for installation of "No Dumping" signage. These activities supported expanded public awareness and prevention strategies aimed at reducing illegal dumping.	
PH-8	Update the Environmental Justice Element of the General Plan	Community and Economic Development	Planning	7/1/2025	6/30/2026	Staff advanced development of the Environmental Justice Element update by completing public outreach activities and continuing work on the supporting technical analyses. Draft technical appendices were developed and refined in December to inform subsequent policy development and preparation of the Environmental Justice Element.	

PH-9	Update the Safety Element of the General Plan	Community and Economic Development	Planning	7/1/2025	6/30/2026	Staff advanced development of the Safety Element update by drafting policies informed by community input and preparing a draft document for public review. These efforts represented a transition from reassessing the project approach to advancing substantive policy content in support of the updated Safety Element.	
PI-1	Assess Utility Operations and Prepare Transition Plan for Post-Lease Operations	City Manager's Office	CMO - Administration	7/1/2025	6/30/2027	Staff continued coordination related to planning for post-lease utility operations, with work remaining focused on water operations. Discussions regarding a short-term contract extension with the current service provider continued (especially around the true-up costs), supporting additional time for future transition planning.	
PI-2	Build Sidewalk and Pedestrian Safety Improvements on East Bayshore Road	Public Works	Engineering	7/1/2025	9/30/2026	The project kickoff was completed and the construction agreement was fully executed. Pre-construction coordination continued with the contractor to prepare for the start of construction activities.	
PI-3	Collaborate with City of Palo Alto to Replace the Newell Street Bridge	Public Works	Engineering	7/1/2025	6/30/2027	Early site preparation activities were completed, including limited tree removal in advance of construction. Project coordination continued under the leadership of the City of Palo Alto, with construction sequencing influenced by required environmental restrictions related to nesting bird protections.	
PI-4	Collaborate with SFCJPA to Construct San Francisquito Creek Flood Protection Upgrades	Public Works	Engineering	7/1/2025	6/30/2027	During this period, the San Francisquito Creek Flood Protection project continued through study and evaluation, with proposed improvements undergoing formal review by partner agencies within the Joint Powers Authority. City staff remained engaged in coordination and provided input as part of the multi-agency review process supporting advancement of flood protection planning.	
PI-5	Collaborate with SFCJPA to Implement the SAFER Bay Project	Public Works	Engineering	7/1/2025	6/30/2027	Design development for the SAFER Bay Project continued in coordination with the San Francisco Bay Joint Powers Authority and regional partners. In parallel, staff advanced planning for a City-managed project segment along Bay Road, refining the scope and approach to ensure consistency with the broader SAFER Bay Project. Coordination with State partners supported determination of an appropriate procurement strategy for this segment, and staff continued alignment efforts to maintain a coordinated project timeline across related phases.	

PI-6	Conduct a Siting Study to Identify Locations for Additional Water Storage Tanks	Public Works	Engineering	7/1/2025	3/31/2026	The consultant continued development of the water storage tank siting study, incorporating staff review and feedback. Additional technical analysis and coordination were undertaken to address comments and refine the study, and work progressed toward completion of a draft suitable for future review.	
PI-7	Construct a Bicycle and Pedestrian Overcrossing on University Avenue at US 101	Public Works	Engineering	7/1/2025	3/31/2026	Construction of the bicycle and pedestrian overcrossing reached substantial completion, and project closeout activities advanced. A community ribbon-cutting event was held in December to mark the opening of the overcrossing. Additional follow-up items were identified during the closeout process, and coordination with project partners continues to address remaining requirements.	
PI-8	Construct Full Trash Capture Devices to Meet Stormwater Compliance Requirements	Public Works	Engineering	7/1/2025	3/31/2026	The construction contract was fully executed and a purchase order was issued, enabling construction activities to proceed. Installation work for the full trash capture device advanced during the reporting period, with construction underway and progressing as planned.	
PI-9	Construct Mini Roundabouts to Replace Temporary Traffic Circles on Pulgas Avenue	Public Works	Engineering	7/1/2025	6/30/2026	During this period, construction activities advanced on the Pulgas Avenue mini roundabout project. Initial construction work was completed, with remaining elements—such as roadway striping—temporarily deferred due to seasonal weather conditions requiring dry installation. The project remains positioned to resume once conditions allow.	
PI-10	Create a Financing Strategy for Water Infrastructure Upgrades	Public Works	Engineering	10/1/2025	12/31/2026	During this period, project activities did not advance. The project is on hold pending further direction and alignment of resources to support development of a financing strategy for water infrastructure upgrades. The project is expected to resume in FY 2026-27.	Deferred
PI-11	Design Roadway Improvements on Woodland Avenue	Public Works	Engineering			During this period, the City was awarded grant funding to support the Woodland Avenue roadway design effort. Following award notification in December, staff began internal coordination in preparation for execution of the grant agreement, which will enable initiation of the design phase once finalized.	

PI-12	Develop an Asset Management Database	Public Works	Maintenance	7/1/2025	9/30/2026	During this period, no additional development work was completed on the asset management database. Project activities remained paused as staff prioritized other critical infrastructure and capital planning efforts.	
PI-13	Develop Citywide Sewer Infrastructure Master Plan	Public Works	Engineering	7/1/2025	6/30/2026	The project is complete.	
PI-14	Install Citywide Lighting Improvements – Phase II	Public Works	Engineering	7/1/2025	6/30/2027	Staff reassessed the procurement approach for Phase II of the citywide lighting improvements and initiated a rebidding process to ensure alignment with project goals and implementation needs. Preparatory work continued to position the project for contract award and subsequent initiation of the lighting study.	
PI-15	Install New Traffic Signal and Complete Safety Upgrades on University Avenue at Runnymede	Public Works	Engineering	10/1/2025	9/30/2026	During this period, the construction agreement was fully executed and the project was formally initiated. Pre-construction coordination advanced as staff worked with the contractor to prepare for construction activities.	
PI-16	Modernize Equipment and Complete Rehabilitation of the O'Connor Pump Station	Public Works	Engineering	10/1/2025	6/30/2027	Phase I improvements addressing critical piping upgrades were completed at the O'Connor Pump Station. The project subsequently advanced into Phase II, with design development underway for replacement of diesel pumps and associated electrical system upgrades to support improved long-term reliability and stormwater capacity.	

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: **March 3, 2026**

TO: Honorable Mayor and Members of the City Council

VIA: Melvin E. Gaines, City Manager

SUBJECT: Informational report regarding February 23, 2026, Almanac News Article Concerning Former On-Call Employee Rafael Prado Caballero

Recommendation

Receive an informational report from staff regarding February 23, 2026, Almanac News Article Concerning Former On-Call Temporary Employee Rafael Prado Caballero

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Governance, Organizational Strength, and Fiscal Sustainability
Priority: Public Health, Safety, and Quality of Life

Background

On February 23, 2026, The Almanac News published an article written by Arden Margulis titled, “Charged with child sex abuse, East Palo Alto employee gets character reference from council member.” The article concerns an ongoing criminal prosecution brought by the San Mateo County District Attorney’s Office against former on-call temporary City employee Rafael Prado Caballero, who has been charged with five felony counts involving an alleged minor victim.

Given the seriousness of the allegations and the public attention generated by the article, this report provides the City Council and the public with additional context given that the City had employed Mr. Prado on an on-call temporary basis. Specifically, this report addresses the gravity of the alleged harm and the role of the judicial process; the City’s hiring practices and background procedures; clarification of Mr. Prado’s employment status and duties; the permissibility of Councilmember Carlos Romero’s July 2, 2025, character reference letter; and clarification of ambiguous or inaccurate statements contained in the article. This report is provided for informational purposes only.

Analysis

Gravity of the Allegations and Judicial Accountability

The allegations described in the article are extremely serious. Crimes involving the sexual exploitation or abuse of a minor are among the most severe offenses under California law. If proven true, such conduct would be reprehensible and subject to significant criminal penalties.

The City does not minimize the gravity of these charges. The criminal justice system is responsible for determining the facts, ensuring due process, and imposing consequences where appropriate. Mr. Prado is entitled to due process under the law, and the alleged victim is entitled to justice if the charges are sustained. Nothing in this report should be interpreted as commentary on the merits of the prosecution. The purpose of this report is limited to providing additional context concerning the City's administrative role and responsibilities.

Employment Status and Scope of Duties

Mr. Prado was not a full-time or benefited City employee. He served as a part-time, temporary, on-call support aide from July 11, 2022 through April 2, 2025. On-call classifications are used to provide supplemental assistance on an as-needed basis. Employees in this classification do not have guaranteed hours or regular schedules and are limited to approximately 960 hours per fiscal year. In practice, their work is limited, intermittent and dependent entirely on operational need, and there may be extended periods during which no assignments are performed.

Mr. Prado's last day worked was April 2, 2025. The City received a Subsequent Arrest Notification from the California Department of Justice in June 2025, approximately two months after his last assignment. His separation date reflects the intermittent nature of on-call employment and was not the result of a disciplinary termination.

With respect to his job responsibilities, Mr. Prado provided administrative and logistical support. His assignments included assisting with COVID-19 vaccination clinics, performing general office support such as filing and answering phones, and participating in limited community outreach activities such as canvassing. Based on all information available to the City, he was not assigned to work at the East Palo Alto Library. The City cannot assign employees to the library, which is operated by San Mateo County Libraries and not by the City of East Palo Alto. He did not hold a direct youth-serving position, and the City is not aware of any job duties that required him to be in isolated contact with minors.

The article states that prosecutors allege Mr. Prado met the victim at the library sometime between late 2022 and 2023 and then notes that he was working for the City during that period. This sequencing may suggest a connection between his City employment and the alleged meeting. However, the article does not explain how the alleged meeting was connected to any assigned municipal duties. To date, the City has not been provided documentation establishing a nexus between Mr. Prado's job responsibilities and the alleged conduct giving rise to the criminal charges outlined in the article.

Hiring Practices and Background Procedures

All City hires undergo fingerprinting and criminal background checks through the Department of Justice. The City also receives Subsequent Arrest Notifications, which provide notice if a previously backgrounded employee is later arrested.

In its hiring practices, the City endeavors to comply with all applicable labor and employment laws, including those consistent with public policy goals of rehabilitation and reducing barriers to employment. Accordingly, the City evaluates criminal history based on several factors, including the nature and gravity of the offense, the time elapsed, the relationship between the offense and the job duties at issue, and evidence of rehabilitation. For example, the California Fair Chance Act (AB 1008; the "Act"), effective since January 1, 2018, prohibits employers with five or more employees from asking about or considering an applicant's criminal history before making a conditional job offer. This "Ban the Box" law requires an individualized assessment if a record is found, allowing applicants to dispute the findings.

Although Mr. Prado was hired prior to the tenure of the current City Manager, City Attorney, and Human Resources Manager, the City's standard hiring procedures were in place at the time of his employment. There is no indication that he had disqualifying convictions at the time he was hired.

Although the City cannot and will not produce confidential and sensitive personnel record or information, staff can share that after learning of Mr. Prado's arrest in July 2025, the City Manager directed that he not be assigned any further work pending resolution of the criminal matter. At that time, he had not performed any work for the City for approximately two months.

Character Reference Letter

On July 2, 2025, Councilmember Carlos Romero authored a character reference letter on behalf of Mr. Prado. The letter was written on letterhead bearing the City seal; however, it also included language specifying the letter as from the "Office of Councilmember Carlos Romero."

The City has not conducted a full analysis of the propriety of issuance of the character reference letter. However, staff will note that the City's Code of Ethics and Conduct for Elected and Appointed Officials (Attachment 1) permits Councilmembers to express personal opinions and provide references in their individual capacities, provided they do not represent that they are speaking on behalf of the City Council as a body unless authorized to do so. Councilmembers retain independent constitutional rights, including their First Amendment right to free expression, and may provide character references as private individuals.

Significantly, there is no evidence that the letter constituted an official action of the City Council or that it reflected a position adopted by the City as an institution.

Clarification of Ambiguous Statements in the Article

The City Manager raised concerns to the Almanac regarding the framing of the article and its

headline because the phrase “East Palo Alto employee” may reasonably be interpreted by readers as referring to a current or regular employee. But city staff reiterate here that Mr. Prado was neither a current employee nor a full-time staff member at the time of publication.

In addition, the article juxtaposes the allegation that Mr. Prado met the victim at the library with the statement that he was employed by the City at that time, without clearly establishing a factual nexus between the two. The article does not clarify that the City does not operate the library, which is a relevant distinction when assessing whether any alleged meeting occurred in an official capacity.

Following communication with the newspaper’s editor, The Almanac added language stating that the City is “not aware” of any job duties requiring isolated contact with minors. However, the article also falsely states that the City Manager “denied that Prado met the teen as part of his work for the city.” That characterization is inaccurate. At no time did the City Manager deny that such a meeting occurred. The City Manager stated only that the City has no evidence establishing that any alleged meeting occurred in connection with assigned municipal duties. As with all matters of this nature, the full facts and circumstances tend to be revealed over time. At this early stage, the City Manager would have no basis for making such and assertion, and indeed, made no such assertion. The distinction between a denial and a statement that no evidence establishes a connection is significant. Specifically, it demonstrates that the City has not prejudged the situation, which is particularly important in matters involving serious criminal allegations and potential reputational implications for all involved, the victim, alleged perpetrator, etc. Nevertheless, the City maintains without more evidence it is not able to make a definitive statement on whether the alleged conduct and Mr. Prado’s employment had simply occurred around the same time or was linked in some more substantial way.

The City Manager’s communications to The Almanac News are attached for reference (Attachment 2).

Conclusion

The City of East Palo Alto remains committed to transparency, lawful process, and the protection of public trust. This report affirms the seriousness of the allegations and the importance of accountability through the judicial system, clarifies the limited and intermittent nature of Mr. Prado’s employment, explains the City’s background check and arrest notification procedures, addresses questions regarding the character reference letter, and corrects inaccurate or ambiguous public statements.

Public Notice

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

Environmental

The action being considered does not constitute a “Project” within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Government Code § 84308

Applicability of Levine Act: No, as it does not involve an entitlement.

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. Code of Ethics and Conduct for Elected and Appointed Officials
2. City Manager’s Communications with the Almanac

EXHIBIT A

ADMINISTRATIVE POLICY

SUBJECT: CODE OF ETHICS AND CONDUCT FOR ELECTED AND APPOINTED OFFICIALS

SECTION 1: POLICY

This policy shall be referred to as the Code of Ethics and Conduct for Elected and Appointed Officials ("Code of Ethics and Conduct").

SECTION 2: PURPOSE

The City of East Palo Alto ("City") has established this Code of Ethics and Conduct for members of the City Council and the City's boards, commissions, and committees to assure public confidence in the integrity of local government and its effective and fair operation. The Code of Ethics and Conduct is designed to describe the manner in which Councilmembers and members of City boards, commissions, and committees should treat one another, City staff, constituents, and others they come into contact with while representing the City of East Palo Alto.

SECTION 3: APPLICABILITY

This Code of Ethics and Conduct applies to the East Palo Alto City Council ("City Council"), and City boards, commissions, and committees ("Advisory Bodies"). For ease of reference in the Code of Ethics and Conduct, the term "Member" refers to any member of the City Council or City Advisory Bodies established by City ordinance, resolution, or Council policy.

SECTION 4: ETHICS

A. Introduction: The residents and businesses of the City are entitled to have fair, ethical and accountable local government. To this end, the public should have full confidence that their elected and appointed officials:

1. Comply with both the letter and spirit of the laws and policies affecting the operations of government;
2. Are independent, impartial and fair in their judgment and actions;
3. Use their public office for the public good, not for personal gain; and
4. Conduct public deliberations and processes openly, unless required by law to be confidential, in an atmosphere of respect and civility.

B. Rule: Members shall comply with all applicable ethics laws, rules, and guidelines, including those set forth in this section.

C. Act in the Public Interest: Recognize that stewardship of the public interest must be their primary concern, and that Members will work for the common good of the people of East Palo Alto and not for any private or personal interest, and will assure fair and equal treatment of all persons, claims and transactions coming before them.

D. Comply with both the spirit and the letter of the Law and City Policy: Members shall comply with the laws of the nation, the State of California, and the City of East Palo Alto in the performance of their public duties.

E. Conduct of Members: The professional and personal conduct of Members while exercising their office must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of City Council, Advisory Bodies, City staff or the public.

F. Respect for Process: Members shall perform their duties in accordance with the processes and rules of order established by the City Council.

G. Conduct at Public Meetings: Members shall prepare themselves for public issues, listen courteously and attentively to all public discussions before the body, and focus on the business at hand.

H. Decisions Based on Merit: Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations. When making adjudicative decisions (those decisions where the Member is called upon to determine and apply facts particular to an individual case), Members shall maintain an open mind until the conclusion of the hearing on the matter and shall base their decisions on the facts presented at the hearing and the law.

I. Communication: For adjudicative matters pending before the body, Members shall refrain from receiving information outside of an open public meeting or agenda materials, except on advice of the City Attorney. Members shall publicly disclose substantive information that is relevant to a matter under consideration by the body which they may have received from sources outside of the public decision-making process.

J. Conflict of Interest: In order to assure their independence and impartiality on behalf of the common good and compliance with conflict of interest laws, Members shall use their best efforts to refrain from creating an appearance of impropriety in their actions and decisions. Members shall not use their official positions to influence government decisions in which they have (1) a material financial interest, (2) an organizational responsibility or personal relationship which may give the appearance of a conflict of interest, or (3) a strong personal bias.

A Member who has a potential conflict of interest regarding a particular decision shall disclose the matter to the City Attorney and reasonably cooperate with the City Attorney to analyze the potential conflict. If advised by the City Attorney to seek advice from the Fair Political Practices Commission ("FPPC") or other appropriate state agency, a Member shall not participate in a decision unless and until he or she has requested and received advice allowing the Member to participate. A Member shall diligently pursue obtaining such advice. The Member shall provide the Mayor and the City Attorney a copy of any written request or advice, and conform his or her participation to the advice given. In providing assistance to Members, the City Attorney represents the City and not individual members.

In accordance with the law, Members shall disclose investments, interests in real property, sources of income, and gifts; and if they have a conflict of interest regarding a particular decision, shall not, once the conflict is ascertained, participate in the decision and shall not discuss or comment on the matter in any way to any person including other members unless otherwise permitted by law.

K. Gifts and Favors: Members shall not take any special advantage of services or opportunities for personal gain, by virtue of their public office that is not available to the public in general. Members shall refrain from accepting any gifts, favors or promises of future benefits which might compromise their independence of judgment or action or give the appearance of being compromised.

L. Confidential Information: Members must maintain the confidentiality of all written materials and verbal information provided to Members which is confidential or privileged. Members shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

M. Use of Public Resources: Members shall not use public resources which are not available to the public in general (e.g., City staff time, equipment, supplies or facilities) for private gain or for personal purposes not otherwise authorized by law.

N. Representation of Private Interests: In keeping with their role as stewards of the public interest, members of City Council shall not appear on behalf of the private interests of third parties before the City Council or any Advisory Body or proceeding of the City, nor shall members of any Advisory Body appear before their own bodies or before the City Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.

O. Advocacy: Members shall represent the official policies or positions of the City Council, or Advisory Body, to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, Members shall explicitly state they do not represent their Advisory Body or the City of East Palo Alto, nor will they allow the inference that they do. Councilmembers and Advisory members have the right to endorse candidates for all Council seats or other elected offices. However, it is inappropriate to mention or display endorsements during City Council meetings, or Advisory Body meetings, or other official City meetings.

P. Policy Role of Members: Members shall respect and adhere to the council-manager structure of City government as outlined in the East Palo Alto Municipal Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by City staff, Advisory Bodies, and the public. Except as provided by the East Palo Alto Municipal Code, Members shall not interfere with the administrative functions of the City or the professional duties of City staff, nor shall they impair the ability of City staff to implement Council policy decisions.

Q. Independence of Advisory Bodies: Members of City Council shall refrain from using their position to unduly influence the deliberations or outcomes of Advisory Body proceedings. This is necessary due to the value of the independent advice of Advisory Bodies to the public decision-making process.

R. Positive Workplace Environment: Members shall support the maintenance of a positive and constructive workplace environment for City employees and for residents and businesses interacting with the City. Members shall recognize their special role in dealings with City employees and shall not create the perception of inappropriate direction to City staff.

SECTION 5: CONDUCT RULES

The Conduct Rules set forth in Sections 6-14 are designed to describe the manner in which Members should treat one another, City staff, constituents, and others they come into contact with while representing the City of East Palo Alto.

SECTION 6: ELECTED AND APPOINTED OFFICIALS' CONDUCT WITH EACH OTHER IN PUBLIC MEETINGS

A. Introduction: Members are individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve and protect the present and the future of the community. In all cases, this common goal should be acknowledged even though individuals may not agree on every issue.

B. Respect the Chair: It is the responsibility of the chair to keep the comments of Members on track during public meetings. Members should respect efforts by the chair to focus discussion on current agenda items. If there is disagreement about the agenda or the chair's actions, those objections should be voiced politely and with reason, following procedures outlined in parliamentary procedure.

C. Practice Civility and Decorum: Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of debate by a free democracy in action. However, free debate does not require nor justify public officials to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments.

D. Avoid Offensive Comments: If a Member is personally offended by the remarks of another member, the offended member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other member to justify or apologize for the language used. The chair will maintain control of this discussion.

E. Demonstrate Effective Problem-solving Approaches: Members have a public stage and have the responsibility to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

SECTION 7: CITY COUNCIL AGENDA SETTING

A. Agenda Setting Process:

1. *The Agenda Committee*. The Agenda Committee is comprised of the Mayor and Vice Mayor. The charge of the Agenda Committee is to work with Staff to plan City Council Meetings. There are three primary purposes to Agenda Committee meetings: 1) to plan how City Council Meetings will be conducted, including review of approximate time allocations for agenda item presentations and to ensure adequate time for large complex items; 2) to identify any issues or questions that may need greater staff preparation for the meeting; and 3) to discuss future meetings, including items to be included on future meeting agendas.

   Consideration in building the agenda should be given to the potential length of the meeting and at what point items of significant public concern may be heard. The purpose of the meeting is not to work on policy issues. Normally, the Mayor and Vice Mayor attend the Agenda Committee meetings with the City Manager, City Attorney, and other staff, as appropriate. The Mayor and Vice Mayor's roles are to represent the interests of the entire Council.

2. *Councilmember Requests to the Agenda Committee*. A City Council member may submit a request to the Agenda Committee to add a matter to a future meeting agenda. The request may be written directly to the Agenda Committee or made verbally under Council Reports at any public meeting of the Council. The request will be considered at the Agenda Committee meeting.
   i. *The Decision.* The Agenda Committee may grant any such request as a matter of courtesy without further discussion and will agendize the requested item for a future agenda as soon as practicable, considering staff input on operational and budgetary capacity. If the Agenda Committee is unable to arrive at a consensus on the request, the Mayor or Vice Mayor may grant the request outright.

      If the Agenda Committee denies the request, then the requesting councilmember may make the request through the City Manager. In that instance, the City Manager would ensure an item would be added to the next City Council meeting agenda under "Council Reports" to discuss the request for the item to be added to another future agenda. When discussing the request during "Council Reports," as an ordinary agenda item where parliamentary rules of procedure apply, the entire Council would consider the request to add the item to a future agenda. If a

majority of the Council votes to grant the request, the councilmember who made the request will work with the City Manager and a member of the Agenda Committee to agendize the requested item for a future agenda, as soon as practicable considering staff input on operational and budgetary capacity, on a date agreed upon by the councilmember, Agenda Committee representative, and the City Manager.

B. Proclamations: To the extent possible, Councilmembers must submit Proclamations requests to the Mayor or Vice Mayor and the City Clerk at least two weeks in advance of the event for recognition of the person who is the subject of the Proclamation. The Proclamation must have a contact name, email/phone number, and a sample of the wording.

C. Special Presentations: Councilmembers must submit requests for special presentations to the Mayor/Vice Mayor for consideration of agenda placement at the Mayor/Vice Mayor meeting.

D. Letter of Support: If a letter of support is written in an individual Councilmember's capacity, the letter shall reflect that it reflects only the viewpoint of the author and not the full City Council. The author shall provide the City Clerk a copy of the letter for official retention.

SECTION 8: ELECTED AND APPOINTED OFFICIALS' CONDUCT WITH THE PUBLIC IN PUBLIC MEETINGS

A. Introduction: Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect should be evident on the part of individual members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public testimony.

B. Equitable Time Limits: The chair will determine and announce limits on speakers at the start of the public hearing process.

C. Practice Active Listening: While questions or clarification may be asked, a Member's primary role during public testimony is to listen.

D. Maintain an Open Mind: The public deserves an opportunity to influence the thinking of elected and appointed officials and Members shall maintain an open mind.

E. Avoid Debate or Argument: Only the chair – not individual members – can interrupt a speaker during a presentation. However, a Member can ask the chair for a point of order if the speaker is off the topic or exhibiting behavior or language the Member finds disturbing.

SECTION 9: ELECTED AND APPOINTED OFFICIALS' CONDUCT WITH THE CITY STAFF

A. Introduction: Governance of a City relies on the cooperative efforts of elected officials, who set policy, appointed officials who advise the elected officials, and City staff who implement and administer the City Council's policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

B. Respect City Staff: Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards City staff is not acceptable.

C. Council Requests to City Manager: City Council requests that deal with policy or fiscal issues or requests that may be construed as direction shall be directed to the City Manager. City Council members may contact department directors for general inquiries or questions. City Council members may also correspond directly with the City Attorney.

D. Council Agenda Questions: City Council requests for answers to questions on council agenda items should be submitted to the City Manager, City Attorney or relevant department director or manager prior to the meeting whenever possible.

E. Avoid Disruption: Members should not disrupt City staff while they are in meetings, on the phone, or engrossed in performing their job functions in order to have their individual needs met. Members should not attend City staff meetings unless requested by City staff, as the Member's presence may imply support, show partiality, intimidate City staff, or hamper City staff's ability to do their job objectively.

F. Refrain from Public Criticism: Members should never express concerns about the performance of a City employee in public, to the employee directly, or to the employee's manager. Councilmember comments about City staff performance should only be made to the City Manager or City Attorney through private correspondence or conversation. Appointed officials should make their comments regarding City staff to the City Manager, City Attorney, or the Mayor.

G. Avoid Administrative Functions: Members acting in their individual capacity must not attempt to influence City staff on the making of appointments, awarding of contracts, selecting of consultants, processing of development applications, or granting of City licenses and permits.

H. Refrain from Political Influence: Members should not solicit any type of political support (financial contributions, display of posters or lawn signs, name on support list, etc.) from City staff. City staff may, as private citizens with constitutional rights, support political candidates but all such activities must be done away from the workplace.

I. No Attorney-Client Relationship: Members shall not seek to establish an attorney-client relationship with the City Attorney, including his or her staff, and attorneys contracted to work on behalf of the City. The City Attorney represents the City and not individual members. Members who consult with the City Attorney cannot enjoy or establish an attorney-client relationship with the City Attorney.

SECTION 10: CITY COUNCIL CONDUCT WITH ADVISORY BODIES

A. Introduction: The City has established several Advisory Bodies as a means of gathering more community input. Residents who serve on Advisory Bodies become more involved in government and serve as advisors to the City Council. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

B. Conduct at Advisory Body Meetings: Councilmembers may attend any Advisory Body meeting, which are always open to any member of the public. However, Councilmembers should be sensitive to the way their participation – especially if it is on behalf of an individual, business or developer – that could be viewed as unfairly affecting the process. Any public comments by a Councilmember at an Advisory Body meeting should be clearly made as individual opinion and not a representation of the viewpoint of the entire City Council. Individual Councilmembers are also responsible to ensure compliance with the Brown Act at all times.

C. Limit Contact with Advisory Body Members: It is inappropriate for a Councilmember to contact an Advisory Body member to lobby on behalf of an individual, business, or developer, and vice versa. It is acceptable for Councilmembers to contact Advisory Body members in order to clarify a position taken by the Board, Committee or Commission.

D. Respect the Role of Advisory Body Members: The City Council appoints individuals to serve on Advisory Bodies, and it is the responsibility of Advisory Bodies to follow policy established by the City Council. However, Advisory Body members do not report to individual Councilmembers, nor should Councilmembers feel they have the power or right to threaten Advisory Body members with removal if they disagree about an issue. Appointment and re-appointment to an Advisory Body should be based on such criteria as expertise, ability to work with City staff and the public, and commitment to fulfilling official duties. A Board, Committee, or Commission appointment should not be used as a political "reward."

E. Be Respectful of Diverse Opinions: A primary role of Advisory Bodies is to represent many points of view in the community and to provide the City Council with advice based on a full spectrum of concerns and perspectives. Councilmembers may have a closer working relationship with some individuals serving on Advisory Bodies, but must be fair and respectful of all residents serving on Advisory Bodies.

F. Refrain from Political Influence: Advisory Body members may offer political support to a Councilmember, but not in a public forum while conducting official duties. Conversely, Councilmembers may support Advisory Body members who are running for office, but not in an official forum in their capacity as a Councilmember.

SECTION 11: CONDUCT OF CITY STAFF RELATED TO PUBLIC MEETINGS

A. Staff Report Writing: The City Manager shall supervise and approve all City staff reports that are published as part of the City Council agenda. City staff shall prepare well-written staff reports and provide accompanying documents on all agenda items in accordance with the agenda format and preparation schedule. Furthermore, the City Manager shall advise management staff of potentially political or controversial issues coming before the City Council and direct City staff to be present and appropriately prepared at City Council meetings.

B. Council Inquiries: City staff shall be available for questions from City Council members in accordance with the Brown Act prior to and during meetings and shall respond to questions during meetings only when requested to do so by Council members, the City Manager, or the City Attorney.

C. Decorum: City staff shall refrain from arguing with the City Council members, Advisory Body members, and the public. Electronic equipment that is not otherwise being used for public meeting purposes shall be set to silent or off mode during public meetings.

D. Keeping Council Informed: To the extent permitted by the Brown Act, the City Manager and City staff shall keep the Mayor and City Council members informed of significant issues in the City of East Palo Alto.

SECTION 12: CONDUCT WITH THE MEDIA

A. Introduction: Councilmembers are frequently contacted by the media for background and quotes. The best advice for dealing with the media is to never go "off the record." Most members of the media represent the highest levels of journalistic integrity and ethics, and can be trusted to keep their word. However, one bad experience can be catastrophic. Words that are not said cannot be quoted.

B. Mayor as Spokesperson: The Mayor is the designated representative of the City Council to present and speak on an official City position. If an individual Councilmember is contacted by the media, the Councilmember should be clear about whether their comments represent the official City position or a personal viewpoint.

C. Choose Words Carefully: Comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.

D. Limits on Advisory Body Members: Advisory Body members are not authorized to represent the City outside of official advisory body meetings unless specifically authorized to do so.

SECTION 13: SANCTIONS

A. Acknowledgement of Code of Ethics and Conduct: Councilmembers who do not sign an acknowledgement that they have read and understand the Code of Ethics and Conduct shall be ineligible for intergovernmental assignments or Council subcommittees. Advisory Body members who do not sign an acknowledgement that they have read and understand the Code of Ethics and Conduct are not eligible to hold office.

B. Standards and Expectations: The Code of Ethics and Conduct expresses standards of ethical conduct expected for members of the City Council, and Advisory Bodies. Members have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government. The Mayor and City Council, and chairs of City Advisory Bodies have the additional responsibility to intervene when actions of Members that appear to be in violation of the Code of Ethics and Conduct are brought to their attention.

C. Councilmember Sanctions: Councilmembers who intentionally and repeatedly do not follow proper conduct may be reprimanded or censured by the City Council, lose seniority or

committee assignments (both within the City of East Palo Alto and with intergovernmental agencies) or other privileges afforded by the Council (i.e., restrictions on official City travel).

Individual Councilmembers should point out to the offending Councilmember the perceived infractions of the Code of Ethics and Conduct. If the offenses continue, then the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being questioned, then the matter should be referred to the Vice Mayor. It is the responsibility of the Mayor (or Vice Mayor) to initiate action if a Councilmember's behavior may warrant sanction. If no action is taken by the Mayor (or Vice Mayor), then the alleged violation(s) can be brought up with the full City Council.

D. Advisory Body Member Sanctions:

1. Counseling: Counseling and verbal warnings may be administered by the Mayor to an Advisory Body member failing to comply with City policy. This lower level of sanctions shall be kept private to the degree allowed by law. The Mayor shall advise the chair of the respective Advisory Body of the counseling or verbal warning, and also notify the City Manager, City Attorney, and City Clerk.

2. Investigation: When deemed warranted, the Mayor or majority of City Council may call for an investigation of an Advisory Body member's conduct. In addition, should the City Manager or City Attorney believe an investigation is warranted, they shall confer with the Mayor, or City Council in compliance with the Brown Act. The Mayor or City Council shall ask the City Manager or the City Attorney to investigate the allegation and report the findings.

3. Discipline: Written reprimands, censure and removal are all options available to the City Council for disciplining an Advisory Body member failing to comply with City policy. Any form of discipline imposed by City Council shall be determined by a majority vote of at least a quorum of the City Council at a noticed public meeting and such action shall be preceded by a report to City Council with supporting documentation.

4. Alternative Remedy: These sanctions are alternatives to any other remedy that might otherwise be available to remedy conduct that violates this code or state or federal law. In order to protect and preserve good government, any individual including the City Manager and the City Attorney after complying with Rule 1.13 of the State Bar Rules of Professional Conduct, who knows or reasonably believes a Member acts or intends or refuses to act in a manner that is or may be a violation of law reasonably imputable to the organization, or in a manner which is likely to result in substantial injury to the organization, may report the violation to the appropriate governmental authorities.

E. Inappropriate City Staff Behavior: Councilmembers should refer to the City Manager, or City Attorney as appropriate, any City staff who do not follow proper conduct in their dealings with Councilmembers, other City staff, or the public. These employees may be disciplined in accordance with standard City procedures for such actions.

SECTION 14: IMPLEMENTATION

The Code of Ethics and Conduct is an expression of the standards of conduct expected by the City for its elected and appointed officials. It therefore becomes most effective when Members are thoroughly familiar with it and embrace its provisions. For this reason, this document shall be included in the regular orientations for candidates for City Council, Advisory Bodies, and newly elected and appointed officials. Members entering office shall sign a statement (example below) acknowledging they have read and understand the Code of Ethics and Conduct. In addition, the Code of Ethics and Conduct shall be periodically reviewed by the City Council, Boards, Committees and Commissions, and update it as necessary.

Example:

I affirm that I have read and understand the City of East Palo Alto Code of Ethics and Conduct for Elected and Appointed Officials.

_____ _____

Signature Date

Outlook

Re: Press: Fmr. city employee Rafael Prado

From Melvin Gaines <mgaines@cityofepa.org>
Date Fri 2/27/2026 6:17 PM
To Andrea Gemmet <agemmet@almanacnews.com>
Cc Arden Margulis <amargulis@almanacnews.com>; James Colin <jcolin@cityofepa.org>; Gennady Sheyner <gsheyner@embarcaderomedia.org>; Lisa Moreno <lmoreno@embarcaderomedia.org>; Shiri Klima <sklima@cityofepa.org>

Dear Ms. Gemmet,

Thank you for your response and for taking the time to review the article again.

The updated article language now states:

> "Gaines told *The Almanac* that the city is 'not aware' of any job duties that required Prado to be in 'isolated contact with minors.' Following publication of this article, Gaines denied that Prado met the teen as part of his work for the city."

I am requesting clarification regarding that second sentence. I have carefully reviewed all of my written communications to Mr. Margulis, which are included below, and I do not see where I "denied that Prado met the teen as part of his work for the city."

At no point did I state that he did not meet the alleged victim as part of his employment. I do not have independent knowledge of the circumstances of the alleged meeting, and I have been deliberate in not speculating beyond the information available to the City. What I consistently stated is that:

- The City is not aware of any job duties that required him to be in isolated contact with minors.
- He was not assigned to the library.
- His role was limited to on-call administrative support.
- The article, as written, juxtaposed his employment with the alleged meeting in a manner that could lead readers to infer a connection without establishing one.

There is a meaningful distinction between (1) denying that something occurred and (2) stating that the City has no evidence establishing that it occurred in connection with municipal duties. My communications fall squarely into the latter category. I have repeatedly asked for clarity and factual specificity, particularly if prosecutors are alleging a nexus between his assigned City responsibilities and the alleged conduct.

Because this matter involves serious criminal allegations and significant reputational implications for a municipal government, precision in attribution is essential. A statement that I "denied" the meeting occurred as part of his work suggests that I made a definitive factual assertion. I did not. I have asked only that the reporting avoid implying causation absent a clearly articulated evidentiary basis.

If there is a specific sentence in my correspondence that you believe constitutes a denial, I would appreciate you identifying it so I can understand the basis for that characterization. Accuracy in describing my statements is just as important as accuracy in describing the underlying allegations.

Thank you for your attention to this concern.

Respectfully,

Melvin

Melvin E. Gaines (he/him/his)
City Manager
Phone (650) 853-3118
Email mgaines@cityofepa.org
Web www.cityofepa.org
2415 University Ave
East Palo Alto, CA 94303

From: Andrea Gemmet <agemmet@almanacnews.com>
Sent: Tuesday, February 24, 2026 3:51 PM
To: Melvin Gaines <mgaines@cityofepa.org>
Cc: Arden Margulis <amargulis@almanacnews.com>; James Colin <jcolin@cityofepa.org>; Gennady Sheyner <gsheyner@embarcaderomedia.org>; Lisa Moreno <lmoreno@embarcaderomedia.org>; Shiri Klima <sklima@cityofepa.org>
Subject: Re: Press: Fmr. city employee Rafael Prado

Dear Mr. Gaines,

Thank you for clearly outlining your concerns and for providing additional context to Mr. Prado's duties with the city. We are in agreement that a story on such a troubling topic requires sensitive handling.

This afternoon, I have carefully reviewed the story in light of your concerns and I do not believe that it is written in a way that misleads readers into thinking Mr. Prado worked for the county library system.

The story clearly cites its sources throughout, including when describing Mr. Prado's employment and the prosecution's court filings asserting that he was employed by the city at the time he allegedly met the victim. Your objection to that characterization is noted in the story. While Arden acquired an enormous amount of documentation about this case through records requests, none of them provide the level of detail about Mr. Prado's duties that you would like us to include.

I believe Arden has already reached out to you about a follow-up story. If you would like to expand on any of the points you made in your email, I'd be happy to run your letter to the editor or guest opinion piece.

-Andrea
Andrea Gemmet
Editor, Almanac News
2345 Yale St. FL 1
Palo Alto, CA 94306
650.326.8210 650.223.6537 (direct)

On Tue, Feb 24, 2026 at 1:39 PM Melvin Gaines <mgaines@cityofepa.org> wrote:

> Hi Arden,
>
> Thank you for your response.
>
> My concern remains one of clarity and fairness. As currently written, including the headline, the article creates a direct association between Mr. Prado's alleged crimes and his employment with the City of East Palo Alto, without establishing a factual nexus between the two. I am not aware of evidence demonstrating that his City role was connected to the alleged conduct.
>
> The headline, "Charged with child sex abuse, East Palo Alto employee gets character reference from council member," is materially misleading. Mr. Prado is not a current employee and was never a full-time staff member. He served as a part-time, on-call temporary support aide from July 11, 2022 through April 2, 2025. His last date worked preceded the City's receipt of a Subsequent Arrest Notification from the California Department of Justice by approximately two months. That date reflects the intermittent nature of an on-call assignment; it was not a termination.
>
> A more precise headline would be:
>
> "East Palo Alto City Council member provides character reference for former part-time employee charged with child sex abuse."
>
> Accuracy in the body of the article is equally important. Specifically, the story should clearly state:
>
> - His position was on-call administrative support.
> - The City conducted standard pre-employment background procedures, including fingerprinting.
> - He had no youth-facing duties.
> - The City does not operate the East Palo Alto Library, which is part of the county library system.
>
> While you note that you understand the distinction between the City and the library system, that distinction is not necessarily clear to readers.
>
> You indicated that court records allege Mr. Prado met the victim "while working for the city in his role for the city." If that is what prosecutors specifically allege, the article should state that clearly and describe how the alleged meeting was connected to his assigned municipal duties. As written, the

article states that he allegedly met the victim at the library between late 2022 and 2023 and then notes that he was employed by the City at the time. That juxtaposition implies causation without explanation.

Mr. Prado was not assigned to work in the library. Although City Hall is located in the same building complex, his duties did not require him to be in the library. To my knowledge, none of the City outreach activities he performed were held there. Councilmember Romero's letter references door-to-door canvassing and community outreach, including work connected to COVID-19 vaccination clinics and Bay Area Community Health Advisory Council activities. Those descriptions do not establish that his City employment placed him at the library in a professional capacity.

If the alleged meeting occurred during non-City activity, that distinction is significant. If prosecutors contend the meeting occurred during the performance of official City duties, that too is significant and should be described with specificity. Without that clarification, the article leaves readers to infer a connection that has not been substantiated.

The seriousness of the allegations cannot be overstated, and nothing in my request diminishes the gravity of the charges or the need for accountability through the judicial process. My request is simply that the reporting distinguish clearly between alleged criminal conduct and unrelated municipal employment unless a demonstrable link exists.

Thank you for considering these requested clarifications.

-Melvin

Melvin E. Gaines (he/him/his)

City Manager

Phone (650) 853-3118

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Web www.cityofepa.org

2415 University Ave

East Palo Alto, CA 94303

From: Arden Margulis <amargulis@almanacnews.com>
Sent: Tuesday, February 24, 2026 11:41 AM
To: Melvin Gaines <mgaines@cityofepa.org>
Cc: James Colin <jcolin@cityofepa.org>; Gennady Sheyner <gsheyner@embarcaderomedia.org>; Lisa Moreno <lmoreno@embarcaderomedia.org>; Andrea Gemmet <agemmet@almanacnews.com>; Shiri Klima <sklima@cityofepa.org>
Subject: Re: Press: Fmr. city employee Rafael Prado

Hello Melvin,

Thank you for your email and I appreciate the additional information.

We're aware that the county library system and the city are separate entities and were careful to make sure that the story did not state that Mr. Prado was a library employee. In the court records we received, prosecutors allege Prado met the victim while working for the city in his role for the city.

Additionally, in his letter, Council Member Romero said Prado interacted with the public as part of his job for the city and was involved in community events and outreach activities. James connected me with an HR employee who also said he worked in outreach before I contacted you.

As you know, I reached out to you on Feb. 6 about the nature of Mr. Prado's employment for the city so I added more information to the story now that I have it.

Thank you,

Arden Margulis
Reporter, Almanac News
LinkedIn | X
Office: (650) 326-8210 | **Cell:** (650) 260-5177
Secure, end-to-end encrypted messages via Signal: @ardenmargulis.35
2345 Yale St. Floor 1, Palo Alto, CA 94306

On Mon, Feb 23, 2026 at 11:31 PM Melvin Gaines <mgaines@cityofepa.org> wrote:

> Good evening Arden,

I did not have an opportunity to respond earlier, but I have read your February 23 article concerning Mr. Rafael Prado. I appreciate the role investigative journalism plays in informing the public. However, I must express serious concern regarding the framing and implications of your piece.

At the outset, I want to be clear: the allegations described in your article are deeply disturbing. Crimes involving the exploitation or abuse of a minor are among the most serious offenses in our criminal justice system. If the allegations are proven true, the conduct would be reprehensible. My thoughts are with the alleged victim and their family. No discussion about employment status or institutional context should minimize the gravity of the harm alleged or the need for accountability through the judicial process.

That said, the headline and overall structure of the article create the impression of a connection between the criminal allegations and Mr. Prado's employment with the City of East Palo Alto. That implication is not supported by the facts available to the City. In a community such as East Palo Alto, where public trust and institutional credibility are critical, that distinction is significant.

To clarify the record:

Mr. Prado was not a regular, benefited employee. He served as an on-call, temporary employee. On-call classifications are used to provide supplemental, as-needed support and do not carry a regular schedule. These employees may work up to approximately 20 hours per week and no more than 960 hours per fiscal year. In practice, utilization is intermittent and driven entirely by operational need. There are months when on-call employees perform no work and other periods when they may assist more frequently.

He was initially hired in 2022 to provide pandemic-related support and was later reclassified as general on-call administrative support. The City Manager, City Attorney, Assistant City Manager, and Human Resources Manager in place at the time of his hiring are no longer with the City. Consistent with standard hiring procedures, he was fingerprinted prior to employment. The City received notice of his June 2025 arrest through a Subsequent Arrest Notification from the California Department of Justice, which is issued when a previously backgrounded employee is subsequently arrested.

On June 18, 2025, Human Resources received that notification. At that time, Mr. Prado had not had any City assignments since April 2025.

In July 2025, I was verbally informed that Mr. Prado had been arrested on charges described at that time as statutory rape. I was also advised that:

- His City responsibilities were limited to administrative office support.
- He did not serve in any role involving contact with minors.
- The alleged conduct appeared unrelated to his City duties.
- He had last worked for the City in April 2025.

Given his on-call status and the nature of the charges, I directed that he not be assigned any further work pending resolution of the criminal matter. He had not performed any work for the City in the preceding two months.

Your article states that Mr. Prado allegedly met the victim at the library sometime between late 2022 and 2023 and then notes that he was working for the City of East Palo Alto at the time. That juxtaposition suggests a connection without establishing one.

Mr. Prado did not work for the City in any library capacity. The East Palo Alto Library is not operated by the City of East Palo Alto; it is part of the San Mateo County Libraries system. Based on all information available to the City, any alleged meeting at a library would not have been connected to his limited and intermittent administrative assignments.

Precision matters in reporting of this nature. Allegations of this seriousness warrant careful delineation between an individual's alleged conduct and unrelated public employment. Conflating the two, even implicitly, risks misleading readers and unfairly damaging the City's reputation.

If your intent is to inform the public accurately, I respectfully request two edits. First, please amend the title to clarify that Mr. Prado is not a current City employee and was never a full-time staff member. Second, please clarify in the body of the article that his role was on-call administrative support, that the City conducted standard background procedures including fingerprinting prior to hire, that he had no youth-facing duties, and that the City does not operate the East Palo Alto Library.

Our residents, staff, and volunteers have worked diligently over many years to strengthen this City's reputation and improve public safety. While we recognize that continued progress is necessary, it is important that reporting reflect facts with precision and avoid reinforcing outdated narratives about this community and organization.

When the City falls short, scrutiny is appropriate. In this instance, however, the available facts do not support an implied institutional connection to the alleged conduct. At the same time, nothing in this letter should be read as diminishing the seriousness of the charges or the importance of justice for the alleged victim.

I remain available to provide factual clarification regarding the scope of Mr. Prado's employment, consistent with applicable personnel privacy laws.

Respectfully,

Melvin

Melvin E. Gaines (he/him/his)

City Manager

Phone (650) 853-3118

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2415 University Ave

East Palo Alto, CA 94303

From: Arden Margulis <amargulis@almanacnews.com>
Sent: Friday, February 6, 2026 4:31 PM
To: Melvin Gaines <mgaines@cityofepa.org>
Cc: James Colin <jcolin@cityofepa.org>; Gennady Sheyner <gsheyner@embarcaderomedia.org>; Lisa Moreno <lmoreno@embarcaderomedia.org>; Andrea Gemmet <agemmet@almanacnews.com>
Subject: Re: Press: Fmr. city employee Rafael Prado

Hello Melvin,

Thank you for the prompt response. While I respect the city's desire to protect employee privacy, I believe the following questions are for public information and in the public interest: Can you clarify the nature of the termination of employment on April 2? When was the city informed of the allegations against Prado? Has the city conducted any investigation into Prado?

As part of his duties, did he ever deliver documents to other government agencies including schools? Did he work in the library at some times? As a part-time employee, can you give me a better understanding of how many hours he worked for the city? Like was it 10 hours every week or more like 10 hours some weeks and none others?

Thank you,

Arden Margulis
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Office: (650) 326-8210 | **Cell:** (650) 260-5177
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On Fri, Feb 6, 2026 at 4:16 PM Melvin Gaines <mgaines@cityofepa.org> wrote:

> Good afternoon Arden,
>
> Thank you for reaching out. The City is aware of the allegations referenced by the San Mateo County District Attorney's Office. These are serious matters, and we take any concerns involving public safety very seriously. To protect the integrity of the legal process and employee privacy requirements, the City cannot comment on personnel matters beyond confirming the general nature and dates of his employment. So, while meeting with you on press inquiries is ordinarily fine, given the sensitive nature of personnel matters, I hope my written response below will suffice.
>
> Mr. Prado-Caballero was a part-time, temporary support aide who worked for the City intermittently from July 11, 2022 through April 2, 2025. In that capacity, he provided on-call assistance for limited assignments such as supporting COVID-19 vaccination clinics and performing general administrative tasks in City offices, including filing and answering phones. At

this time, we are not aware of any City job duties that required Mr. Prado-Caballero to be in isolated contact with minors.

Respectfully,

Melvin

Melvin E. Gaines
(he/him/his)

City Manager

Phone (650) 853-3118

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2415 University Ave

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94303

From: Arden Margulis <amargulis@almanacnews.com>
Sent: Friday, February 6, 2026 3:19 PM
To: Melvin Gaines <mgaines@cityofepa.org>
Cc: Gennady Sheyner <gsheyner@embarcaderomedia.org>; Lisa Moreno <lmoreno@embarcaderomedia.org>; Andrea Gemmet <agemmet@almanacnews.com>
Subject: Press: Fmr. city employee Rafael Prado

Hello Melvin,

This is Arden Margulis with The Almanac. I have recently learned about a case the San Mateo County District Attorney's Office is pursuing against a former city employee, Rafael Prado. The District Attorney's Office is alleging Prado met a middle school student while working for the city of East Palo Alto and then had intercourse with the victim repeatedly over a year. I am

hoping for more information regarding what Prado did for the city and the city's response to the allegations.

I would prefer to speak with you over the phone or in-person. Are you available anytime next week?

You can call me at 650-260-5177 or email me at amargulis@almanacnews.com.

Thank you,
Arden

Arden Margulis
Reporter, Almanac News
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Office: (650) 326-8210 | **Cell:** (650) 260-5177
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PUBLIC HEARING ITEM 8.1

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: **March 3, 2026**

TO: Honorable Mayor and Members of the City Council

VIA: Melvin E. Gaines, City Manager

BY: Chris Dacumos, Contract Senior Planner
Elena Lee, Planning Manager
Shiri Klima, Assistant City Manager

SUBJECT: Appeal of Planning Commission Denial of Design Review Permit (DR25-004) for the Townhome Project at 1675 Bay Road and Design Review Permit (DR25-007) for the Mixed-Use Project at 1675 Bay Road

Recommendation

The City Council may take one of the following actions:

1. By motion, approve the appeal, and adopt two resolutions:
   a. Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004) and Finding that the University and Bay at 4 Corners Townhomes Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66.
   b. Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007) and Finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66.
2. Or alternatively, by motion, deny the appeal, and direct staff to return with a resolution for adoption supporting the denial.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

- Comprehensive Housing

- Land Use, Economic, and Workforce Development

Background

February 9, 2026, Planning Commission Meeting

On February 9, 2026, the Planning Commission held a public hearing to consider two projects submitted by Sand Hill Property Company to develop 1675 Bay Road. The staff report presented to the Planning Commission for the Mixed-Use project is included for reference as Attachment 1. Because both projects are integrated, one staff report was written for both projects. The entire packet, including separate staff reports for both projects and related attachments, are available here for the February 9th Planning Commission meeting[1]. The two separate projects considered by the Planning Commission include:

1. A Townhome Residential Project consisting of 106 Units, including 11 affordable units

2. A Mixed-Use Project consisting of 168 Units, including 25 affordable units, and 5,555 square feet of retail.

The Planning Commission adopted resolutions to not approve both projects, following an extensive discussion. A detailed description of the discussion is provided in the Analysis section below.

Project Background

Sand Hill Property Company ("Applicant") submitted applications for two separate projects on one existing parcel located at 1675 Bay Road (Accessor Parcel Number ("APN"): 063-111-250) (Figure 1). The property is within the Ravenswood Business District/4 Corners Specific Plan (RBD) overlay district. The two projects are the Townhomes Residential Project ("Townhomes Project") consisting of 106 for sale units and the Mixed-Use Project consisting of 168 for rent units ("Mixed-Use Project").

The Applicant submitted a timely appeal of the Planning Commission's decision on February 24, 2026. The appeal form is provided as Attachment 1.

Project History

The Applicant originally submitted a project application in November 2020 consisting of the following:

- Approximately 400,000 square feet (sf) of life science/office

[1] The link is to the entire Agenda Packet including attachments and exhibits. The attachment just includes the Staff Report with no attachments or exhibits. https://d3n9y02raazwpg.cloudfront.net/cityofepa/f8b329cf-f278-11f0-bb28-005056a89546-b66d8e1b-5f57-400b-9799-cf3a802a8761-1770428531.pdf

- 180 units
- 22,000 to 30,000 sf of retail and/or community serving space.

During the spring of 2024, the Applicant indicated to the City that they would place their project on hold. Then prior to the City's adoption of the 2024 Ravenswood Business District/ 4 Corners Specific Plan (2024 RBD Specific Plan)[2], the Applicant submitted preliminary applications for projects on the same lot as the previous proposal. These applications included a townhome residential project and a mixed-use project.

The Townhomes Residential Project (PRE) 24-003 was submitted on November 22, 2024, and the Mixed-Use Project PRE24-004 was submitted on December 2, 2024 (collectively "Projects"). The Applicant sought to vest rights under Government Code Section 65589.5(o)(1), also known as Senate Bill (SB) 330 or the Housing Crisis Act[3]. The rights vested under SB 330 include subjecting the proposed developments only to the ordinances, policies and standards adopted and in effect at the time a complete SB 330 preliminary application was submitted. That means that the two projects are subject to the 2013 Ravenswood /4Corners Transit Oriented Development Specific Plan[4] (2013 Specific Plan) and not 2024 RBD Specific Plan.

Project Description

Table 1. Project Data	
Project Element	**Detail/Description**
Applicant / Owner	Sand Hill Property Company / Four Corners EPA Property Owner, LLC
Location	1675 Bay Road
APN	063-111-250
Size of Existing Site	6.06 acres
Existing Use	Undeveloped, vacant lot
Surrounding Uses	North: Existing single-family residential South: Medium family residential, Government West: Commercial, Government, Single family residential East: Existing single-family residential
General Plan Designation	Mixed Use High

[2] https://www.cityofepa.org/planning/page/ravenswood4-corners-specific-plan-adopted-12172024
[3] https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330
[4] https://www.cityofepa.org/planning/page/archived-2013-ravenswood4-corners-specific-plan-superseded-2024-rbd-update

Table 1. Project Data		
Existing Zoning	2013 Ravenswood Specific Plan Overlay District - 4 Corners Gateway	
Surrounding Zoning	University Village to the north and east, 4 Corners Gateway to the south and west	
	Townhome Project	**Mixed-Use Project**
Proposed Acreage	4.61	1.45
Total Number of Units	106	168
Number of Affordable Units	11 (10 % of total units)	25 (20% of base units)
Number of Stories / Height (6 stories max)	3 (39')	6 (75')
Maximum Floor Area Ratio (1.5)	Not Applicable	0.09
	Required / Provided	*Required / Provided*
Number of Parking Spaces	211 / 229	168 / 256
Number of Short-Term Bicycle Spaces	8 / 8	12 /13
Number of Long-Term Bicycle Spaces	36 / 106	56 / 64

Call for Review and Applicant Appeal

Councilmember Mark Dinan requested a vote for a call to review the project. This was discussed by the City Council on February 24, 2026. Additionally, staff had presented to the Council that the Applicant had submitted a timely appeal. Staff then noted that a Call for Review would *de novo.* A *de novo* review would mean that the City Council's review of the project would be as if there had not been a Planning Commission decision. Additionally, the City Council would be able to consider additional topics in evaluating the project.

With an appeal, staff noted the City Council is required to review the Planning Commission's decision with a public hearing. During the hearing, the City Council's evaluation is limited only to the topics discussed during the Planning Commission meeting. The City Council discussed the differences between the de novo review and the appeal and received public comment on the item.

After deliberating the City Council voted on whether to review the Planning Commission's decisions regarding the two proposed projects. The motion failed to pass with two ayes, two nays, and one abstention. This staff report is prepared to address this appeal. However, on the

same day, the applicant timely filed and paid the fee to appeal the matter before the Council. This staff report is prepared to address this appeal.

Procedures for Appeal Hearing

This hearing shall be conducted in compliance with standard appeal processing procedures. Fundamental due process requires that all parties in a quasi-judicial hearing, such as this appeal, have a reasonable opportunity to present their case. In accordance with past practice, the following procedures are what the City Council may follow to ensure an orderly and fair hearing (Mayor shall allot time to each item, including the amount of time for the applicant, taking into consideration past practice, i.e., 15 minutes):

a. Call to Order and Opening: Mayor or City Manager presents agenda item or opens hearing.
b. Staff Presentation: City staff present background, decision rationale, and applicable legal standards.
c. Appellant Presentation: Appellant presents reasons for appeal.
d. Rebuttal: Time is given to respond to new information or claims.
e. Public Comments: Open floor to other stakeholders.
f. Appellant Rebuttal: Appellant may provide brief rebuttal or final word.
g. City Council Questions/Discussion: Council members ask questions to staff or appellant.
h. Deliberation and Decision: Hearing body discussions in open session, votes on the appeal, state findings on the record, decision conforms with Gov. Code 65852.2, and decision must be based on substantial evidence in the record.
i. Close the Hearing or Continue to Next Hearing to Date Certain (where applicable).

Analysis

Planning Staff Review

In the February 9, 2026, Planning Commission staff report, staff recommended approval of the Projects, noting that the Projects:

- Qualify under State Density Bonus Law (“SDBL”) to utilize waivers and concessions from certain East Palo Alto development standards or land use requirements.
- Comply with applicable objective development standards of the General Plan and 2013 Ravenswood Business District / 4 Corners TOD (“2013 RBD”) Specific Plan in most areas and use waivers and concessions for other standards or requirements.
- Are statutorily exempt from the California Environmental Quality Act under Assembly Bill 130 and codified in Public Resources Code 21080.66.

The General Plan and Specific Plan consistency evaluations are included as Table 2 and Table

3, respectively, in the February 9, 2026 staff report provided in the Planning Commission packet[5] (Exhibit B to Attachment 3 and Attachment 4).

Additionally, staff discussed that Housing Accountability Act ("HAA") regulations concerning the approval or disapproval of the project applies. Specifically local agencies may only disapprove a residential development or substantially residential development (at least two thirds of total square footage must be housing) or a density reduction on objective written health and safety findings (Government Code Section 65589.5(j)). The findings must be supported by a preponderance of evidence in the record. Additionally, the adverse impact to public health or safety must be specific, adverse, and unavoidable without the denial or condition. There also can be no feasible method to mitigate or avoid the adverse impact.

The HAA also addresses instances where projects are disapproved based on non- conformity with applicable development standards, policies, ordinances, and other requirements. Projects that qualify under the SDBL shall not be found to be inconsistent or not in compliance with applicable development standards, policies, ordinances, and other requirements. Staff also provided background on additional state legislation governing the approval of the projects. This information is included in the February 9, 2026, staff report (Attachment 7 and 8).

Planning Commission Review

On February 9, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed the Projects.

At the hearing, staff recommended approval of the project based on staff's analysis of the projects, CEQA statutory exemptions, and State regulations requiring approval of qualified housing projects. The Planning Commission received a presentation from the Applicant and public comments from community members as noted above under "Background" above.

During the public comment period, speakers generally voiced support for the project citing that the project would:

- Fill a need for housing, with different sized units and different income levels
- Construct developments in a long vacant site
- Support local economic activity by adding retail space and by increasing foot traffic with additional residents
- Contribute to City revenue to support infrastructure and services

After concluding the public comment period, the Planning Commission discussed comments received, City policies and development standards, the approved alternative compliance plans for inclusionary housing, and each project's merits. Additionally, the Planning Commission discussed State laws related to the approval or processing of residential projects, including:

[5] https://d3n9y02raazwpg.cloudfront.net/cityofepa/f8b329cf-f278-11f0-bb28-005056a89546-b66d8e1b-5f57-400b-9799-cf3a802a8761-1770428531.pdf

- Housing Crisis Act (Senate Bill (SB) 330) which allows the vesting of development standards, policies, and ordinances for qualified projects
- State Density Bonus Law, including the required application by the City of waivers and concessions for qualified projects and if requested by the Applicant
- Housing Accountability Act which mandates the approval of housing development projects that comply with objective general plan, zoning and subdivision standards and criteria
- Assembly Bill (AB) 130 which relates to finding the project statutorily exempt from the California Environmental Quality Act (CEQA) based on meeting criteria of the bill, requirements for tribal consultation, and requirements to approve or disapprove a project within 30 days from the conclusion of tribal consultation

After carefully considering the above, the Planning Commission deliberated on the community's vision for the 4 Corners intersection, the merits of the Projects, and state requirements. The Planning Commission generally supported the effort to increase housing, including affordable housing. However, Commissioners disagreed on how the Projects could be consistent with the City's vision for development at the University Avenue and Bay Road intersection. Commissioners discussed and asked staff about the applicability of waivers and concessions. Other Commissioners noted that SDBL affords the Applicant alleviation from development standards to incentivize housing development would require approval of the project.

Weighing the Projects objectives, state mandates, and the community's vision, the Planning Commission made a total of seven motions to either approve or to not approve the either project or specific AB 130 CEQA exemption findings. The Planning Commission's votes on the motions are provided in Attachment 2. One motion did not receive a second and was not voted on. Four other motions resulted in no decision being made due to lack of a majority vote. The Planning Commission and staff discussed the outcomes of no decisions being made on either project.

After receiving additional information that the projects would be deemed approved if no decision were made, the Planning Commission made the following motions:

1. To not approve the Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004) and Finding that the University and Bay at 4 Corners Townhomes Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66
2. To not approve the Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007) and Finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Both motions passed with four ayes, two abstentions, and two absent.

After the votes to not approve, staff noted that under the HAA, the Planning Commission is

required to make from the record of an adverse impact to public health or safety must be specific, adverse, and unavoidable without the denial or condition. Those in favor of the motion noted that the project creates an economic impact citing the lack of sales tax revenue from retail projects, which in turn leads to an adverse impact to public health or safety.

Staff Analysis of the Planning Commission's Finding

As noted under the Housing Accountability Act section above, if a project is found to have an adverse impact to public health or safety, the finding must be:

1. Supported by a preponderance of evidence in the record.
2. Specific, adverse, and unavoidable without the denial or condition.
3. No feasible method to mitigate or avoid the adverse impact.

In staff's evaluation, the finding for an adverse impact to public health or safety based on an economic impact from the lack of sales tax revenue does not satisfy the criteria to make the finding as required by the Housing Accountability Act.

Applicant's appeal

The Applicant requests that the City Council uphold the appeal, overturn the Commission's decision and approve the project. Below is a summary of the appellant's key arguments. The Applicant's grounds for appeal are the same for both projects.

Compliance with the HAA

The Applicant alleges the Four Corners Project is protected under HAA. The appeal notes that the HAA limits a local agency's ability to deny or reduce the density of a housing development that complies with applicable, objective general plan, zoning, subdivision, and design review standards. The Applicant asserts the statute must be interpreted to give the fullest possible weight to the approval and provision of housing. The appeal notes case law recognizes that the HAA creates a constitutionally protected property interest for due process purposes in qualifying housing developments such as the Projects (*North Pacifica, LLC v. City of Pacifica)*.

As noted above in the discussion of the HAA, the Applicant also notes that disapproving a project must be based on written findings and supported by a preponderance of evidence. The Applicant states that a "specific adverse impact" is defined as a significant, quantifiable, direct, and unavoidable impact based on objective, written public health or safety standards in effect when the application was deemed complete.

The appeal seeks to establish that the projects comply with applicable objective standards. The Applicant points to staff's reports and environmental analysis on both projects describing the Project's consistency with applicable objective standards. The appeal also points to staff report materials indicating the Projects would protect public health and safety through compliance with applicable building, fire, and accessibility standards.

The Applicant alleges no written findings were adopted, which falls short of the HAA's requirements. As also noted above under Planning Commission Review, the Applicant references the Planning Commission finding of an adverse impact to public health and safety being caused by the lack of sales tax. The Applicant asserts that there is no record of evidence regarding any health or safety effects of sales tax.

State Density Bonus Law, Concessions, and Waivers

The Applicant asserts that under SDBL, a city must provide incentives, concessions, and waivers to an applicant who agrees to include specified percentages of affordable units. The Applicant identifies where SDBL allows denying an applicant a waiver or concession which are instances where grant a waiver or concession:

1. Would have a specific, adverse impact upon public health and safety,
2. Would have an adverse impact on any historic resource, or
3. Would be contrary to state or federal law

The applicant asserts the City has not articulated circumstances that would deny a waiver nor identified where circumstances exist and is therefore required to grant the concessions and waivers. The applicant also asserts that the Planning Commission has no basis to deny a concession or waiver based on disliking a requested waiver, such as a waiver from a requirement to provide at least 35% of the ground floor square footage as retail.

Staff Analysis of the Applicant's Appeal

The Applicant's grounds for appeal is generally consistent with staff's understanding of applicable state law including the Housing Accountability Act and State Density Bonus Law, although the appeal materials are prepared by an advocate. The Applicant's appeal letter is also consistent with the information staff provided in the February 9, 2026, staff reports, presentation to the Planning Commission, and response to questions from the Planning Commission during the meeting.

Fiscal Impact

Pursuant to SB 330 the development and impact fees applicable to the two projects are those that are subject to the Mitigation Fee Act and were in effect when complete SB 330 preliminary applications were submitted to the City. The development and impact fees effective July 1, 2024, but prior to the Impact Fee updates effective on May 5, 2025, are applicable to the project.

The estimated development and impact fees generated by the projects are shown under Table 2:

Table 2. Development and Impact Fees		
	Estimated Development and Impact Fee Amounts	
Development Fee	**Townhome Project**	**Mixed-Use Project**
Parks and Trails Impact Fee	$438,098.00	$478,296.00
Public Facilities Impact Fee	$768,288.00	$838,824.00
Storm Drain Impact Fee	$395,583.33	$161,483.06
Transportation Impact Fee	$249,948.00	$298,200.00
Water Capacity	$863,582.00	$842,352.00
Total	$2,715,499.33	$2,619,155.06
Grand Total	$5,334,654.39	

Public Notice

The public was provided notice by making the agenda and report available on the City's website and on a bulletin board located at City Hall: 2415 University Avenue, East Palo Alto. Additionally, notice was published in the Daily News newspaper on February 20, 2026.

Environmental

The projects were determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the new statutory exemptions enacted by the passage of Assembly Bill 130 and codified under Public Resources Code 21080.66. The analysis of the exemptions are available on the City's webpages for each of the prospective projects and are attached to this staff report (Exhibit A to Attachment 3 and Attachment 5). The analyses identify how the projects qualify for CEQA exemption under AB 130. The analyses also include a listing of appendices after the conclusion of the analysis which includes:

- Relevant sections of Government Code and Public Resources Code governing the evaluation of the project
- Phase I Environmental Site Assessment
- Burrowing owl Habitat Assessment
- Tribal Monitoring and Tribal Cultural Resources Requested Conditions of Approval.

PUBLIC HEARING ITEM 8.1

Government Code § 84308

Applicability of Levine Act: Yes.

Analysis of Levine Act Compliance: The project Applicant is Sand Hill Property Company and is represented by Michael Kramer. Staff is unaware of any other parties or participants relevant to the Planning Commission's consideration of this item.

Attachments

1. Application to Appeal the Planning Commission's February 9, 2026, decisions on two separate University and Bay at 4 Corners projects

2. Record of Planning Commission's motions and votes

3. Resolution approving a Design Review, Tentative Map, and Tree Removal Permit (DR25-004) for the Construction of the University and Bay at 4 Corners – Mixed-Use Project, a 106-Unit Development and Associated Improvements Located at 1675 Bay Road

    a. Exhibit A – 4 Corners Mixed-Use Project – AB 130 Statutory Exemption Analysis
    b. Exhibit B – Findings in Support of Approval of the Site Plan and Design Review Permit and the Tentative Map
    c. Exhibit C – Conditions of Approval

4. Townhome Project Plans

5. Resolution approving a Design Review, Tentative Map, and Tree Removal Permit (DR25-007) for the Construction of the University and Bay at 4 Corners – Mixed-Use Project, a 168-Unit Development and Associated Improvements Located at 1675 Bay Road

    a. Exhibit A – 4 Corners Mixed-Use Project – AB 130 Statutory Exemption Analysis
    b. Exhibit B – Findings in Support of Approval of the Site Plan and Design Review Permit and the Tentative Map
    c. Exhibit C – Conditions of Approval

6. Mixed-Use Project Plans

7. February 9, 2026, Planning Commission Staff report on the Townhome Project

8. February 9, 2026, Planning Commission Staff report on the Mixed-Use Project

CITY OF EAST PALO ALTO
PLANNING DIVISION APPEAL FORM

1960 Tate Street, East Palo Alto, CA 94303

NOTE TO APPLICANT:
Please attach any supplemental documents to this form for submittal as part of your appeal.

Type of Appeal :

☐ Appeal of Administrative Determination ☒ Appeal of Planning Commission Decision	Fees – Please Refer to Master Fee Schedule

Appellant Contact Information:
Name: Sand Hill Property Co. Telephone Number: 650-690-2892
Mailing Address: 2600 El Camino Real Suite 410
Palo Alto, CA 94306

Signature: _____ Appellant attests to the truth and correctness of all facts and materials presented with the appeal petition.

Project Information (about the project for which the appeal is being submitted):
Planning Commission Date: February 9, 2026
Planning Division File #: DR25-004
Property Address: 1675 Bay Road, East Palo Alto, CA 94303
Assessor's Parcel Number: 063-111-250 (Can be found on staff report)

Reason for Appeal / Explanation of Error or Abuse of Discretion.
Please describe the alleged error or abuse, or how the decision is not supported by substantial evidence in the record. Attach additional pages if necessary.
Please see attached.

This section to be completed by City Staff.
Date: _____
Receipt #: _____
Check #: _____

The East Palo Alto Planning Department Counter is open Monday – Friday
From 1:00 p.m. – 4:00 p.m.
Telephone: (650) 853-3189 ** FAX (650) 853-3179
If you need assistance from the City Clerk's office, please call (650) 853-3127

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 2/23/2026 before me, KATIE YAO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MICHAEL KRAMER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATIE YAO
Notary Public - California
Santa Clara County
Commission # 2426770
My Comm. Expires Dec 5, 2026

Signature _____ **(Seal)**

Grounds for Appeal

The Planning Commission abused its discretion and failed to proceed in the manner required by law by denying the project application on February 9, 2026. The Applicant hereby appeals the Planning Commission's disapproval so that the City Council can approve the Project in compliance with the law. The following analysis explains the grounds for the Applicant's appeal. In short: denying the Project violates state laws. State laws require that the housing project, which conforms to all applicable, objective standards, be approved.

Introduction

The Applicant submitted a complete SB 330 preliminary application for a qualifying housing development project, followed by a full application for a housing development project. The applications included extensive documentation of the projects' compliance with the controlling state laws – SB 330, the Housing Accountability Act (HAA), state density bonus law, and the California Environmental Quality Act ("CEQA"). The project was deemed complete by the City of East Palo Alto ("City") and the City confirmed that the Project is subject to a CEQA exemption.

On February 9, 2026, the Planning Commission denied the application in violation of state law. The Planning Commission made no written findings as to the denial. This fact pattern places the City has at substantial risk of lawsuit and penalties under the state laws.

Applicant respectfully requests that the City correct the Planning Commission's missteps by complying with state law and approving the Project.

State Law Prohibits the Disapproval of Housing Projects Except In Limited Circumstances Not Applicable Here.

The Four Corners Project is protected by the Housing Accountability Act ("HAA"). The HAA is a housing production statute intended "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects...." Cal. Gov't Code § 65589.5(a)(2)(K). The statute expressly provides that it is to be "interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." *Id.* at (L).

"The HAA restricts the ability of local governments to deny an application to build housing if the proposed project complies with general plan, zoning, and design review standards that are 'objective.'" *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 831. Under the HAA, a decision to disapprove a project that complies with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards" must be based on written findings and supported by a preponderance of the evidence that (1) the project would have a "specific adverse impact upon the public health or safety" and (2) there is no feasible method to satisfactorily mitigate or avoid this adverse impact." Cal. Gov't Code § 65589.5 (j)(1).

These are the only lawful grounds for a local agency to deny a qualifying housing development project, which the Project is. *North Pacifica, LLC v. City of Pacifica* (N.D. Cal. 2002) 234 F.Supp.2d 1053, 1059-60, disapproved on other grounds by *North Pacifica, LLC v. City of Pacifica* (2008) 526 F.3d 478; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715-16. The courts have explained that the HAA creates such a "substantial limitation" on the government's discretion to deny a project that it amounts to a constitutionally protected property interest. *North Pacifica, LLC v. City of Pacifica,* 234 F.Supp.2d at 1059.

The HAA defines a "specified, adverse impact" to mean "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." *Id.* at (j)(1)(A). The HAA defines "objective" to mean "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." *Id.* at (h)(8). This determination is based on a "reasonable person standard." *Id.* at (f)(4).

In other words, it is unlawful and contrary to the HAA for a city to deny a project that complies with objective standards unless the city makes written findings supported by the preponderance of the evidence that a reasonable person would agree that the project would have a significant adverse impact identified in previously adopted, written public health or safety standards.

The Planning Commission Violated the HAA by Disapproving the Project.

Here, the Planning Commission acted contrary to the HAA by denying the Project. The Project is compliant with the applicable objective standards. The City's own staff report includes detailed tables and text explaining the applicable objective standards and how the Project meets each standard. Kimley Horn's analysis of the Project states, "The Project is consistent with the applicable general plan and zoning ordinance." See p. 9. It includes 26 pages of analysis of the General Plan and Specific Plan policies and how the project meets those objective standards. It concludes, "the Project would be consistent with the General Plan and 2013 Specific Plan land use, density, and design requirements as well as the applicable land use policies, designed to support the City's overall vision for land use development." See p. 37.

The staff report included draft written findings that the Project complies with all objective standards. It says, "the proposed development is consistent with the following General Plan and 2013 Ravenswood/4 Corners TOD Specific Plan goals and policies…" and includes 8 pages of written findings regarding the same. It concludes:

> The project complies with applicable Specific Plan development standards, design standards, and guidelines governing building height, massing, circulation, parking, and streetscape design. The proposed site layout and architectural design are compatible with surrounding single-family residential, multi-family, commercial, and government-oriented developments. The proposed project

> maintains appropriate transitions to adjacent residential areas. The project is consistent with applicable provisions of the City's Development Code, including zoning regulations, site development standards, and required permit procedures. With approval of the proposed entitlements and implementation of applicable conditions of approval, the project complies with all other applicable City ordinances, regulations, and adopted policies.

The staff report further explained that the Project would "protect the public health, safety, and general welfare through compliance with applicable building, fire, and accessibility standards," among other laws. There is no evidence that the Project would in any way adversely affect public health or safety.

The Planning Commission adopted no written findings whatsoever. Therefore, there were no written findings, much less a preponderance of the evidence, showing that there would be a specific adverse impact on the public health and safety or that there was no feasible way to mitigate or avoid this impact. This falls far short of the HAA requirements.

At the hearing, counsel for Applicant asked the Planning Commission to identify what adverse impact the project would have and what findings the Planning Commission was making to support that conclusion. A Planning Commissioner said, "sales tax." There are no written public health or safety standards in connection with "sales tax" and there is no record evidence, much less a preponderance of the record evidence, regarding any health or safety effects of "sales tax." No reasonable person could conclude that the project would have a significant impact identified in written public health or safety standards based solely on the words "sales tax." Therefore, the Planning Commission's action was in violation of the HAA.

The Planning Commission never considered whether there would be any feasible way to mitigate the alleged "sales tax" health and safety effect. This contravenes the HAA.

State Density Bonus Law Requires Cities to Grant Requested Concessions and Waivers.

Under the density bonus statute, a city must provide incentives, concessions, and waivers to an applicant who agrees to include specified percentages of affordable units. Gov't Code §65915(d) and (e). "When a developer meets the requirements of the Density Conus Law, a local government is **obligated** to permit increased building density, grant incentives, and waive any conflicting local development standards unless certain limited exceptions apply." *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 763 (emphasis added). The staff report affirms this requirement. See p. 11.

There are very limited circumstances in which a city may deny requested concessions and waivers. In that situation, the local agency has the burden of proof to show that the limited circumstances are present. The only circumstance under which a city can deny a requested waiver "require the city to find, based on substantial evidence" that granting the waiver "(1) would have a specific, adverse impact upon public health and safety, (2) would have an adverse impact on any historic resource, or (3) would be contrary to state or federal law," *Bankers Hill 150*, 74 Cal. App.5th at 770-71.

Here, the City has neither articulated any lawful circumstance that would permit it to deny a waiver nor has it provided any evidence that such circumstance exists. Therefore, the City is required to approve the concessions and waivers.

The Planning Commission Disagreed with the Waiver Sought By Applicant.

During the hearing, Planning Commissioners objected to applicant's request for a concession allowing residential uses on the ground floor and the request for a waiver of ground floor retail requirements. However, there is no basis for the Planning Commission to deny this concession or waiver or to deny the Project on the basis of disliking a requested waiver.

City Staff Agree With Applicant that Project Qualifies for Approval.

City Staff have released a staff report to the City Council for the March 3, 2026 City Council meeting. This staff report confirms that pursuant to the HAA, the project must be approved.

Staff note that the proposed housing developments:

- "Qualify under State Density Bonus Law to utilize waivers and concessions from certain East Palo Alto development standards or land use requirements
- "Comply with applicable objective development standards of the General Plan and 2013 Ravenswood Business District / 4 Corners TOD (2013 RBD) Specific Plan in most areas and use waivers and concessions for other standards or requirements
- "Are statutorily exempt from the California Environmental Quality Act under Assembly Bill 130 and codified in Public Resources Code 21080.66."

The staff report explains, "the General Plan and Specific Plan consistency evaluations are included as Table 2 and Table 3, respectively, in the February 9, 2026 staff report."[1]

There Are Significant Penalties for Cities That Fail to Comply with State Housing Laws.

The HAA articulates significant consequences for cities that contravene state law. Where a court finds a violation of the HAA, it must issue an order requiring compliance within 60 days and can direct the city to approve the project if it finds the city acted in bad faith. The court must also award attorney fees to the prevailing party. That is, the city is responsible for paying the applicant's attorneys fees. And if the city fails to comply with the HAA after a court's order to do so, the court must impose a minimum fine on the agency of $10,000 per housing unit in the housing development project. For this project, the *minimum* fine would be $1,060,000 for the townhouse project and $1,680,000 for the mixed use project for a total minimum fine of $2,740,000 for failing to approve the housing development.

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[1] https://d3n9y02raazwpg.cloudfront.net/cityofepa/f8b329cf-f278-11f0-bb28-005056a89546-b66d8e1b-5f57-400b-9799-cf3a802a8761-1770428531.pdf

Applicant Requests That City Council Comply with State Law and Approve the Project.

The City Council should comply with the HAA and state density bonus statute and approve the housing development project. Doing so promotes the construction of much-needed new housing in East Palo Alto. It also avoids significant consequences that will otherwise accrue, including liability for applicant's attorneys fees and minimum penalties of nearly $3 Million.

Applicant Should not Be Penalized for the Planning Commission's Abuse of Discretion.

The City has required the Applicant to pay a significant appeal fee to appeal the Planning Commission's erroneous decision. Moreover, this appeal and fee are due prior to the City Council meeting to determine whether or not to "call up" the Planning Commission's unlawful decision. It is contrary to the intent and purpose of the HAA for the City to add additional financial burdens, like substantial appeal fees, on housing development projects that comply with all applicable, objective development standards.

CITY OF EAST PALO ALTO
PLANNING DIVISION APPEAL FORM

1960 Tate Street, East Palo Alto, CA 94303

NOTE TO APPLICANT:
Please attach any supplemental documents to this form for submittal as part of your appeal.

Type of Appeal :

☐ Appeal of Administrative Determination ☒ Appeal of Planning Commission Decision	Fees – Please Refer to Master Fee Schedule

Appellant Contact Information:
Name: Sand Hill Property Co. Telephone Number: 650-690-2892
Mailing Address: 2600 El Camino Real Suite 410
Palo Alto, CA 94306

Signature: _____ Appellant attests to the truth and correctness of all facts and materials presented with the appeal petition.

Project Information (about the project for which the appeal is being submitted):
Planning Commission Date: February 9, 2026
Planning Division File #: DR25-007
Property Address: 1675 Bay Road, East Palo Alto, CA 94303
Assessor's Parcel Number: 063-111-250 (Can be found on staff report)

Reason for Appeal / Explanation of Error or Abuse of Discretion.
Please describe the alleged error or abuse, or how the decision is not supported by substantial evidence in the record. Attach additional pages if necessary.
Please see attached.

This section to be completed by City Staff.
Date: _____
Receipt #: _____
Check #: _____

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From 1:00 p.m. – 4:00 p.m.
Telephone: (650) 853-3189 ** FAX (650) 853-3179
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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA)

On 2/23/2026 before me, KATIE YAO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MICHAEL KRAMER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KATIE YAO
Notary Public - California
Santa Clara County
Commission # 2426770
My Comm. Expires Dec 5, 2026

Signature _____ **(Seal)**

Grounds for Appeal

The Planning Commission abused its discretion and failed to proceed in the manner required by law by denying the project application on February 9, 2026. The Applicant hereby appeals the Planning Commission's disapproval so that the City Council can approve the Project in compliance with the law. The following analysis explains the grounds for the Applicant's appeal. In short: denying the Project violates state laws. State laws require that the housing project, which conforms to all applicable, objective standards, be approved.

Introduction

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On February 9, 2026, the Planning Commission denied the application in violation of state law. The Planning Commission made no written findings as to the denial. This fact pattern places the City has at substantial risk of lawsuit and penalties under the state laws.

Applicant respectfully requests that the City correct the Planning Commission's missteps by complying with state law and approving the Project.

State Law Prohibits the Disapproval of Housing Projects Except In Limited Circumstances Not Applicable Here.

The Four Corners Project is protected by the Housing Accountability Act ("HAA"). The HAA is a housing production statute intended "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects...." Cal. Gov't Code § 65589.5(a)(2)(K). The statute expressly provides that it is to be "interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." *Id.* at (L).

"The HAA restricts the ability of local governments to deny an application to build housing if the proposed project complies with general plan, zoning, and design review standards that are 'objective.'" *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 831. Under the HAA, a decision to disapprove a project that complies with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards" must be based on written findings and supported by a preponderance of the evidence that (1) the project would have a "specific adverse impact upon the public health or safety" and (2) there is no feasible method to satisfactorily mitigate or avoid this adverse impact." Cal. Gov't Code § 65589.5 (j)(1).

These are the only lawful grounds for a local agency to deny a qualifying housing development project, which the Project is. *North Pacifica, LLC v. City of Pacifica* (N.D. Cal. 2002) 234 F.Supp.2d 1053, 1059-60, disapproved on other grounds by *North Pacifica, LLC v. City of Pacifica* (2008) 526 F.3d 478; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715-16. The courts have explained that the HAA creates such a "substantial limitation" on the government's discretion to deny a project that it amounts to a constitutionally protected property interest. *North Pacifica, LLC v. City of Pacifica,* 234 F.Supp.2d at 1059.

The HAA defines a "specified, adverse impact" to mean "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." *Id.* at (j)(1)(A). The HAA defines "objective" to mean "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." *Id.* at (h)(8). This determination is based on a "reasonable person standard." *Id.* at (f)(4).

In other words, it is unlawful and contrary to the HAA for a city to deny a project that complies with objective standards unless the city makes written findings supported by the preponderance of the evidence that a reasonable person would agree that the project would have a significant adverse impact identified in previously adopted, written public health or safety standards.

The Planning Commission Violated the HAA by Disapproving the Project.

Here, the Planning Commission acted contrary to the HAA by denying the Project. The Project is compliant with the applicable objective standards. The City's own staff report includes detailed tables and text explaining the applicable objective standards and how the Project meets each standard. Kimley Horn's analysis of the Project states, "The Project is consistent with the applicable general plan and zoning ordinance." See p. 9. It includes 26 pages of analysis of the General Plan and Specific Plan policies and how the project meets those objective standards. It concludes, "the Project would be consistent with the General Plan and 2013 Specific Plan land use, density, and design requirements as well as the applicable land use policies, designed to support the City's overall vision for land use development." See p. 37.

The staff report included draft written findings that the Project complies with all objective standards. It says, "the proposed development is consistent with the following General Plan and 2013 Ravenswood/4 Corners TOD Specific Plan goals and policies…" and includes 8 pages of written findings regarding the same. It concludes:

> The project complies with applicable Specific Plan development standards, design standards, and guidelines governing building height, massing, circulation, parking, and streetscape design. The proposed site layout and architectural design are compatible with surrounding single-family residential, multi-family, commercial, and government-oriented developments. The proposed project

> maintains appropriate transitions to adjacent residential areas. The project is consistent with applicable provisions of the City's Development Code, including zoning regulations, site development standards, and required permit procedures. With approval of the proposed entitlements and implementation of applicable conditions of approval, the project complies with all other applicable City ordinances, regulations, and adopted policies.

The staff report further explained that the Project would "protect the public health, safety, and general welfare through compliance with applicable building, fire, and accessibility standards," among other laws. There is no evidence that the Project would in any way adversely affect public health or safety.

The Planning Commission adopted no written findings whatsoever. Therefore, there were no written findings, much less a preponderance of the evidence, showing that there would be a specific adverse impact on the public health and safety or that there was no feasible way to mitigate or avoid this impact. This falls far short of the HAA requirements.

At the hearing, counsel for Applicant asked the Planning Commission to identify what adverse impact the project would have and what findings the Planning Commission was making to support that conclusion. A Planning Commissioner said, "sales tax." There are no written public health or safety standards in connection with "sales tax" and there is no record evidence, much less a preponderance of the record evidence, regarding any health or safety effects of "sales tax." No reasonable person could conclude that the project would have a significant impact identified in written public health or safety standards based solely on the words "sales tax." Therefore, the Planning Commission's action was in violation of the HAA.

The Planning Commission never considered whether there would be any feasible way to mitigate the alleged "sales tax" health and safety effect. This contravenes the HAA.

State Density Bonus Law Requires Cities to Grant Requested Concessions and Waivers.

Under the density bonus statute, a city must provide incentives, concessions, and waivers to an applicant who agrees to include specified percentages of affordable units. Gov't Code §65915(d) and (e). "When a developer meets the requirements of the Density Conus Law, a local government is **obligated** to permit increased building density, grant incentives, and waive any conflicting local development standards unless certain limited exceptions apply." *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 763 (emphasis added). The staff report affirms this requirement. See p. 11.

There are very limited circumstances in which a city may deny requested concessions and waivers. In that situation, the local agency has the burden of proof to show that the limited circumstances are present. The only circumstance under which a city can deny a requested waiver "require the city to find, based on substantial evidence" that granting the waiver "(1) would have a specific, adverse impact upon public health and safety, (2) would have an adverse impact on any historic resource, or (3) would be contrary to state or federal law," *Bankers Hill 150*, 74 Cal. App.5th at 770-71.

Here, the City has neither articulated any lawful circumstance that would permit it to deny a waiver nor has it provided any evidence that such circumstance exists. Therefore, the City is required to approve the concessions and waivers.

The Planning Commission Disagreed with the Waiver Sought By Applicant.

During the hearing, Planning Commissioners objected to applicant's request for a concession allowing residential uses on the ground floor and the request for a waiver of ground floor retail requirements. However, there is no basis for the Planning Commission to deny this concession or waiver or to deny the Project on the basis of disliking a requested waiver.

City Staff Agree With Applicant that Project Qualifies for Approval.

City Staff have released a staff report to the City Council for the March 3, 2026 City Council meeting. This staff report confirms that pursuant to the HAA, the project must be approved.

Staff note that the proposed housing developments:

- "Qualify under State Density Bonus Law to utilize waivers and concessions from certain East Palo Alto development standards or land use requirements
- "Comply with applicable objective development standards of the General Plan and 2013 Ravenswood Business District / 4 Corners TOD (2013 RBD) Specific Plan in most areas and use waivers and concessions for other standards or requirements
- "Are statutorily exempt from the California Environmental Quality Act under Assembly Bill 130 and codified in Public Resources Code 21080.66."

The staff report explains, "the General Plan and Specific Plan consistency evaluations are included as Table 2 and Table 3, respectively, in the February 9, 2026 staff report."[1]

There Are Significant Penalties for Cities That Fail to Comply with State Housing Laws.

The HAA articulates significant consequences for cities that contravene state law. Where a court finds a violation of the HAA, it must issue an order requiring compliance within 60 days and can direct the city to approve the project if it finds the city acted in bad faith. The court must also award attorney fees to the prevailing party. That is, the city is responsible for paying the applicant's attorneys fees. And if the city fails to comply with the HAA after a court's order to do so, the court must impose a minimum fine on the agency of $10,000 per housing unit in the housing development project. For this project, the *minimum* fine would be $1,060,000 for the townhouse project and $1,680,000 for the mixed use project for a total minimum fine of $2,740,000 for failing to approve the housing development.

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[1] https://d3n9y02raazwpg.cloudfront.net/cityofepa/f8b329cf-f278-11f0-bb28-005056a89546-b66d8e1b-5f57-400b-9799-cf3a802a8761-1770428531.pdf

Applicant Requests That City Council Comply with State Law and Approve the Project.

The City Council should comply with the HAA and state density bonus statute and approve the housing development project. Doing so promotes the construction of much-needed new housing in East Palo Alto. It also avoids significant consequences that will otherwise accrue, including liability for applicant's attorneys fees and minimum penalties of nearly $3 Million.

Applicant Should not Be Penalized for the Planning Commission's Abuse of Discretion.

The City has required the Applicant to pay a significant appeal fee to appeal the Planning Commission's erroneous decision. Moreover, this appeal and fee are due prior to the City Council meeting to determine whether or not to "call up" the Planning Commission's unlawful decision. It is contrary to the intent and purpose of the HAA for the City to add additional financial burdens, like substantial appeal fees, on housing development projects that comply with all applicable, objective development standards.

DO NOT ACCEPT THIS CHECK UNLESS YOU CAN SEE AN ARTIFICIAL WATERMARK THAT APPEARS ON BACK OF CHECK WHEN HELD AT ANGLE. VERIFY AUTHENTICITY BY RUBBING RED "LS" LOGO BELOW.

FOUR CORNERS EPA PROPERTY OWNER LLC
2600 El Camino Real, Suite 410
Palo Alto, CA 94306

JP MORGAN CHASE BANK, N.A.
3981 ALEMANY BOULEVARD
SAN FRANCISCO, CA 94132

322271627

531

**** NINE THOUSAND THREE HUNDRED SIXTY ONE AND 00/100 DOLLARS

TO THE ORDER OF CITY OF EAST PALO ALTO

2/13/2026 $9,361.00***

PLANNING DIVISION
1960 TATE STREET
EAST PALO ALTO, CA 94303

Rub Here LS Ink Disappears

⑈000531⑈ ⑆322271627⑆ 51785031 6⑈

DATE:2/13/2026 CK#:531 TOTAL:$9,361.00*** BANK:PosPay JPM Checking(4cor_1pr)
PAYEE:CITY OF EAST PALO ALTO(coepa)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
4cor-600(4cor_1pr)	60101000(1600-2700)	DR25-004 & DR25-007-2/1	appeal fee-1675 Bay Rd. DR25-004 & D	9,361.00
				9,361.00

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2/13/2026 $9,361.00***

PLANNING DIVISION
1960 TATE STREET
EAST PALO ALTO, CA 94303

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Attachment 2 – Record of Planning Commission Votes

On February 9, 2026

First Motion:

Motion to not adopt the Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007)

Motion – Curtis Monette, Second – Michael Mashack

Ayes:	Uriel Hernandez, Michael Mashack, Curtis Monette
Noes:	Robert Allen Fisk, Christopher Kao
Abstain:	Robert Sherrard, Javanni Brown Austin
Absent:	Juan Mendez

Second Motion

Motion to adopt the Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007)

Motion – Christopher Kao, Second – Robert Allen Fisk

Ayes:	Robert Allen Fisk, Christopher Kao
Noes:	Curtis Monette
Abstain:	Robert Sherrard, Uriel Hernandez, Michael Mashack, Javanni Brown Austin
Absent:	Juan Mendez

Third Motion

Commissioner Brown Austin left the meeting, and her absence is noted for the following votes.

Motion to adopt the resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007); and finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Motion – Robert Allen Fisk, Second – none

Fourth Motion

Motion to find that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Motion – Christopher Kao, Second – Uriel Hernandez

Ayes:	Robert Allen Fisk, Christopher Kao
Noes:	Michael Mashack, Curtis Monette
Abstain:	Robert Sherrard, Uriel Hernandez,
Absent:	Javanni Brown Austin, Juan Mendez

Fifth Motion

Motion to adopt the resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007); and finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Motion – Christopher Kao, Second – Robert Allen Fisk

Ayes:	Robert Allen Fisk, Christopher Kao
Noes:	Uriel Hernandez, Michael Mashack, Curtis Monette
Abstain:	Robert Sherrard
Absent:	Javanni Brown Austin, Juan Mendez

Sixth Motion

Motion to not adopt the Resolution Approving the Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004); and finding that the University and Bay at 4 Corners Townhomes Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66

Motion – Curtis Monette, Second – Michael Mashack

Ayes:	Michael Mashack, Curtis Monette, Uriel Hernandez, Robert Sherrard
Noes:	
Abstain:	Robert Allen Fisk, Christopher Kao
Absent:	Javanni Brown Austin, Juan Mendez

Seventh Motion

Motion to not adopt the resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007); and finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Motion – Curtis Monette, Second – Michael Mashack

Ayes:	Uriel Hernandez, Robert Sherrard, Michael Mashack, Curtis Monette
Noes:	
Abstain:	Robert Allen Fisk, Christopher Kao
Absent:	Javanni Brown Austin, Juan Mendez

RESOLUTION NO. CC 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO FINDING THAT THE UNIVERSITY AND BAY AT 4 CORNERS TOWNHOMES RESIDENTIAL PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE 21080.66 AND APPROVING A DESIGN REVIEW, TENTATIVE MAP AND TREE REMOVAL PERMIT (DR25-004) FOR THE CONSTRUCTION OF THE 106-UNIT RESIDENTIAL DEVELOPMENT, AND ASSOCIATED IMPROVEMENTS LOCATED AT 1675 BAY ROAD

WHEREAS, in May 2025, the East Palo Alto Planning Division received an application from Sand Hill Property Company for Site Plan and Design Review ("Design Review"), Tentative Map and Tree Removal Permit (DR25-004) for the construction of the University and Bay at 4 Corners – Townhome Residential Project ("Project"), a 106 townhome residential unit development, located at 1675 Bay Road in East Palo Alto; and

WHEREAS, the current owner of the property located at 1675 Bay Road is Four Corners EPA Property Owner, LLC and is represented by Sand Hill Property Company as the applicant; and

WHEREAS, Sand Hill Property Company submitted on November 22, 2024 a preliminary application consistent with Senate Bill 330 (Government Code 65589.5) application requirements; and

WHEREAS, in accordance with Government Code 65589.5, the project is subject to the ordinances, policies and standards adopted and in effect at the time of preliminary application submittal; and

WHEREAS, for the purposes of Government Code 65589.5, "ordinances, policies, and standards" includes development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions; and

WHEREAS, the State of California passed Assembly Bill 130 on June 30, 2025, which went into effect immediately to exempt certain housing projects from further environmental review under California Environmental Quality Act ("CEQA") if the housing development project meets certain conditions relating to, for example, size density, location and use; and

WHEREAS, the City of East Palo Alto ("City") has conducted an evaluation of Project pursuant to AB 130 (Public Resources Code 21080.66) and determined the Project meets the criteria for exemption from further environmental review under CEQA; and

WHEREAS, on February 9, 2026, the East Palo Alto Planning Commission held a duly noticed public hearing to consider the applicant's request for Design Review, Tentative Map and Tree Removal Permit approval and the analysis for CEQA exemption; and

WHEREAS, on February 9, 2026, the East Palo Alto Planning Commission voted to not approve the project; and

WHEREAS, on February 24, 2026, the applicant submitted an application to the City to appeal the Planning Commission's decision; and

WHEREAS, on March 3, 2026, the East Palo Alto City Council held a duly noticed public hearing to review the applicant's request for appeal and to approve the Design Review, Tentative Map and Tree Removal Permit approval.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO HEREBY:

1. Finds that the proposed residential project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66, as demonstrated in Exhibit A.

2. Approves the Design Review, Tentative Map and Tree Removal Permit for this proposed residential project based on the findings contained in Exhibit B and Subject to the Conditions of Approval in Exhibit C.

PASSED and ADOPTED on this 3rd day of March 2026, by the following vote**:**

AYES:

NOES:

ABSTAIN:

ABSENT:

SIGNED:

_____

Webster Lincoln, Mayor

ATTEST:

_____

James Colin, City Clerk

APPROVED AS TO FORM:

_____

John Lê, City Attorney

Kimley»Horn

TECHNICAL MEMORANDUM

To: Christopher Dacumos
Community & Economic Development
City of East Palo Alto

From: Kimley-Horn and Associates

Date: February 2, 2026

Subject: 4 Corners Residential Project – AB 130 Statutory Exemption

1.0 INTRODUCTION & PURPOSE

On June 30, 2025, Governor Newsom signed Assembly Bill (AB) 130 into law, which, among other changes, enacted a new statutory exemption for certain classes of residential developments. Where a housing development project qualifies for the new exemption, no further environmental review document is required under CEQA. AB 130 took effect immediately on June 30, 2025.

The City of East Palo Alto has conducted an evaluation of the 4 Corners Residential Project (Project) pursuant to the California Environmental Quality Act (CEQA) and AB 130. As described below, this Technical Memorandum establishes that the Project meets the criteria for the new statutory housing project exemption, meaning that no further environmental review of the Project is required under CEQA.

2.0 STATUTORY AUTHORITY & REQUIREMENTS

AB 130's new statutory housing exemption is codified in new Public Resources Code (PRC) Section 21080.66; see **Appendix A: PRC Section 21080.66**.[1] To qualify for the new exemption, a housing development project must meet all the following conditions:

(1) The project site is not more than 20 acres, unless it is a builder's remedy project,[2] and then the builder's remedy project size or parcel is not more than four acres.
(2) The project site is either located within the boundaries of an incorporated municipality or is located within an urban area as defined by the United States Census Bureau.

[1] California Legislative Information, Public Resources Code Section 21080.66, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21080.66.. Accessed October 2025.
[2] "Builder's remedy" can be used to avoid certain local zoning requirements when a locality's housing element does not substantially comply with State law and is codified in the Housing Accountability Act (HAA) (CGC Section 65589.5).

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(3) The project site meets any of the following criteria:

A. Has been previously developed with an urban use.
B. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
C. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.
D. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.

(4) The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program as defined in California Government Code (CGC) Section 30108.6. If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the CGC shall not be grounds for determining that the Project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

(5) Within the County of San Mateo, the project density must be at least 15 dwelling units per acre (DU/acre).

(6) The project satisfies the requirements specified in paragraph (6) of subdivision (a) of CGC Section 65913.4 (see **Appendix B: CGC Section 65913.4**), meaning that it:

A. Is not located within certain coastal zone areas;
B. Is not located on prime farmland or farmland of statewide importance;
C. Does not include wetlands;
D. Is not located within a very high fire hazard severity zone (HFHSZ);
E. Is not located on a site included on the Cortese List pursuant to CGC Section 65962.5;
F. Is not located on a delineated earthquake fault zone;
G. Is not located within a special flood hazard area;
H. Is not located within a regulatory floodway;
I. Is not located on lands identified for conservation within an adopted Natural Community Conservation Plan (NCCP) or Habitat Conservation Plan (HCP);
J. Does not include habitat for protected species;
K. Does not include lands under conservation easement.

(7) The project does not require the demolition of a historic structure that was placed on a national, State, or local historic register before the date a preliminary application was submitted for the project pursuant to CGC Section 65941.1.

(8) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

To qualify for the new statutory exemption, a project must also:

- Meet specific tribal consultation requirements and include mitigation for tribal cultural resources, pursuant to PRC Section 21080.66(b);
- Include a condition of approval requiring the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the California Health and Safety Code, pursuant to PRC Section 21080.66(c)(1);
- Comply with specific environmental hazard and air filtration standards if within 500 feet of a freeway, pursuant to PRC Section 21080.66(c)(2); and
- Comply with labor requirements, including payment of prevailing wage for 100 percent affordable projects and use of a skilled and trained workforce for buildings exceeding 85 feet in height, pursuant to PRC Section 21080.66(d).

3.0 PROJECT DESCRIPTION

Project Location and Components

The Project would develop a residential development on a 4.61-acre portion of an approximately 6-acre parcel (Project Site) (Assessor Parcel Number [APN] 063-111-250) located at 1675 Bay Road in the City of East Palo Alto (City), California; see **Figure 1: Regional Location Map**. The Project Site is bounded by Michigan Avenue to the north, Fordham Avenue to the east, Bay Road to the south, and University Avenue to the west; see **Figure 2: Local Vicinity Map**. Presently, the Project Site consists of dirt and gravel with no vegetation, surrounded by single and multi-family residential uses to the north and east; community services (United States Postal Service Post Office) and residential uses to the south; and community services and commercial uses west of the Project Site.

The Project would construct 106 new dwelling units (DU) across 10 three-story townhome buildings. Of the 106 DU, 10 percent (11 DU) would be affordable units at a “moderate income” level, which qualifies the Project for a density bonus as allowed under GCS 65915, the State Density Bonus Law (SDBL). The Project would include a unit mix of 24 two-bedroom units, 60 three-bedroom units, and 22 four-bedroom units. Each unit would have two dedicated off-street parking spaces provided via a private garage. The Project would also include 17 guest parking spaces,

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including American Disability Act (ADA) compliant spaces, for a total of 229 parking spaces as well as 106 class I and eight class II bicycle parking spaces, for a total of 114 bicycle parking spaces. The Project amenities include approximately 4,816 square feet of private open spaces and approximately 31,574 square feet of common open space. Primary access would be provided via Project driveways off Bay Road and University Avenue. Secondary access would be provided via Project driveways on Fordham Street and Michigan Avenue.

Land Use Designation and Zoning

The City's General Plan designates the Project site as Mixed Use High (MUH). It's Housing Element identifies the Project Site for a total of 180 DU (36 DU at a "very low" income level and 144 DU at a "above-moderate" income level) and designates the Project as "Projects Not Approved, but High Probability of Development." The MUH designation allows for the development of up to 86 DU per acre, up to 2.5 floor area ratio, and with a maximum height of eight stories (or 100 feet, whichever is greater), allowing up to 260 persons per acre.

The Project Site is located within the Ravenswood/4 Corners Transit-Oriented Development (TOD) Specific Plan (2013 Specific Plan), which was originally adopted by the City in 2013, and has since been updated and adopted in December 2024. However, because a complete preliminary application for the Project was submitted in November of 2024, this Technical Memorandum evaluates the Project under the ordinances, policies, and standards that were in effect at the time of that submission, including the 2013 Specific Plan, pursuant to the requirements of SB 330. Under the 2013 Specific Plan, the Project Site is zoned as 4 Corners Gateway (4C).

The City's zoning ordinance identifies the Project Site as being within the Ravenswood Specific Plan Overlay District. The project is within the 4C Zoning District, a district, a district characterized as an area for multi-level, mixed-use buildings that integrate retail shops or community spaces at street level, with residential units, such as apartments or condominiums, situated on the upper floors. However, under SDBL, the Project is eligible to use an unlimited number of waivers and one concession/incentive for deviation from development standards. As such, the Project would utilize the SDBL to be able to provide ground floor residential units rather than the required retail or community spaces on the ground floor under the Zoning District's development standard.

The 4CZoning District is consistent with the MUH General Plan land use designation because both the zoning district and land use designation are designed to facilitate the development of multi-story, mixed-use buildings that integrate residential units. The maximum density for the 4C Zoning District is 60 DU per acre; the minimum density is not specified. With the requested SDBL concession discussed above, the Project's proposed development for a new townhouse would be consistent with existing designated land use and zoning codes.

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Inclusionary Housing Ordinance

The City's Development Code requires that residential developments include contributions to affordable housing. Residential developments proposing five or more dwelling units must provide 20 percent of the dwelling units as inclusionary units pursuant to Municipal Code Section 18.37.050(A). Alternatively, the City allows developers to provide an alternative compliance method for the inclusion of affordable housing. The Project applicant has determined that the provision of 20 percent affordable housing is economically infeasible. Instead, the Project applicant proposes to include 10 percent affordable housing, resulting in 11 DU at the "moderate income" level and requested the City's consideration of the alternative compliance. On September 2, 2025, the City Council approved the Project applicant's request for approval of an in Inclusionary Housing Alternative Compliance Option for the Project. The Project is not considered a builder's remedy project.

As discussed above, the Project would require a concession under the SDBL to provide residential units on the ground floor without the provision of retail uses. The Project would also require waivers to development standards under the SDBL to reduce the minimum ground floor height and increase the maximum setback along Bay Road. *Table 1: Waivers and Concessions/Incentives to Accommodate Density Bonus* outlines the types of modifications to development standards that facilitate the construction of the proposed Project.

Table 1: Waivers and Concessions/Incentives to Accommodate Density Bonus

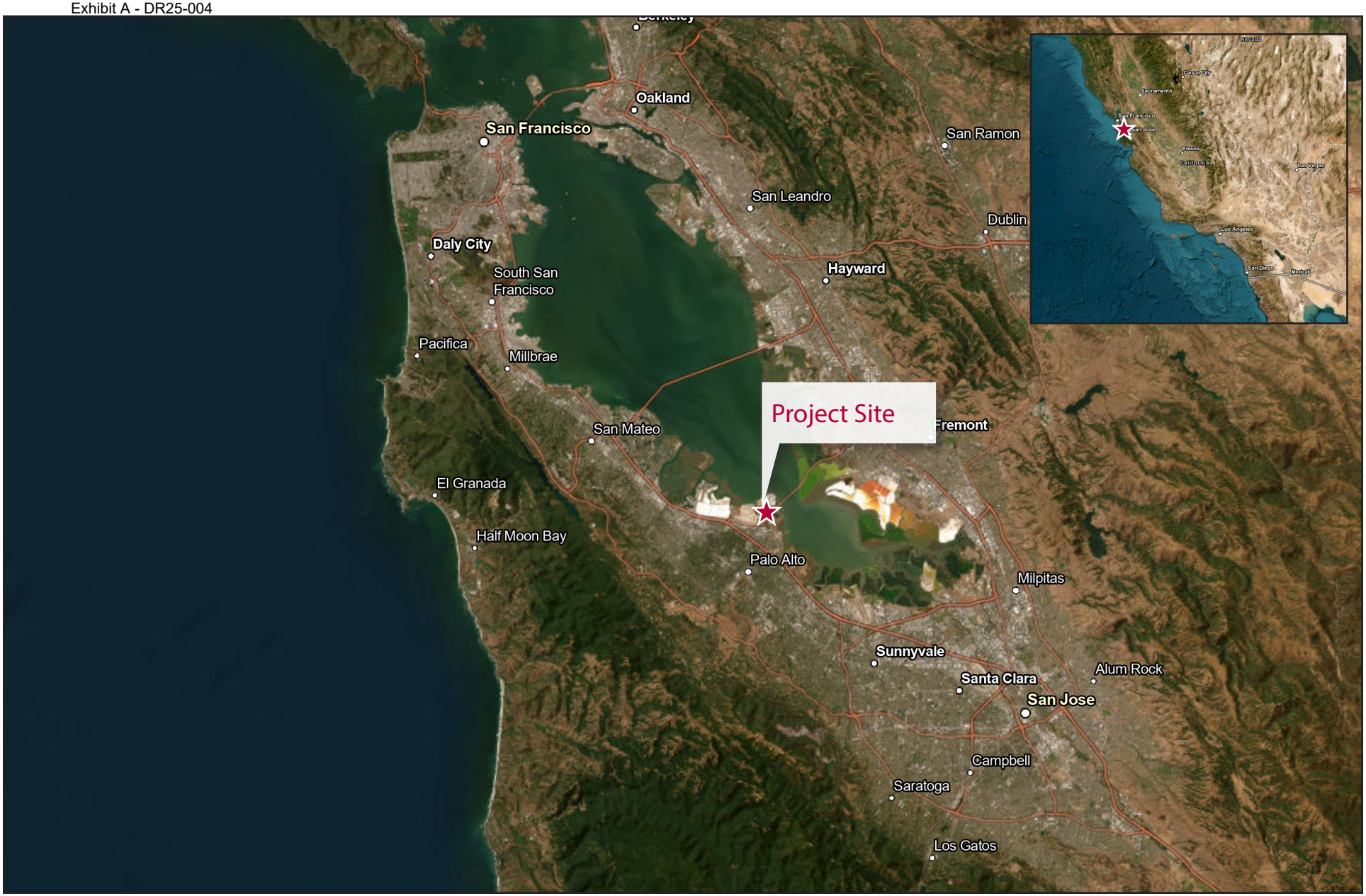
Standard	Proposed	SDBL Waiver or Concession/Incentive
Ground floor uses. At least 35% of the ground floor space of building shall be retail space (*General Plan p. 4-8)*	The Project provides no ground-floor retail; a waiver is required to allow the Project to proceed without meeting this standard.	Waiver
Ground floor uses. Multi-family housing not permitted on ground floor *(2013 Specific Plan Table 6-1, p. 92)*	The Project includes ground-floor housing; a concession is required to allow this use.	Concession
Maximum setback along Bay and University. At least 65% of a building shall be built to within 16 feet of property line *(2013 Specific Plan p. 97)*	The Project provides an approximately 19-foot setback; a waiver is required to allow this deviation.	Waiver
Minimum ground floor height. 16 feet floor to floor *(2013 Specific Plan p. 98)*	The Project provides an approximately 9-foot floor-to-floor height; a waiver is required to allow this deviation.	Waiver

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Discretionary Approvals

The Project applicant has requested the following discretionary approvals from the City:

- **Design Review.** Approval of the site plan and the design review application.
- **Subdivision for a Tentative Parcel Map**. Approval of the tentative parcel map for a one lot subdivision for condominium purposes consisting of up to 108 residential DU. However, the Project applicant is only proposing 106 residential units.
- **Tree Removal Permit.** Approval to remove four non-protected, on-site existing trees and nine protected, on-site trees and plant 207 new trees and preserve 15 off-site trees.

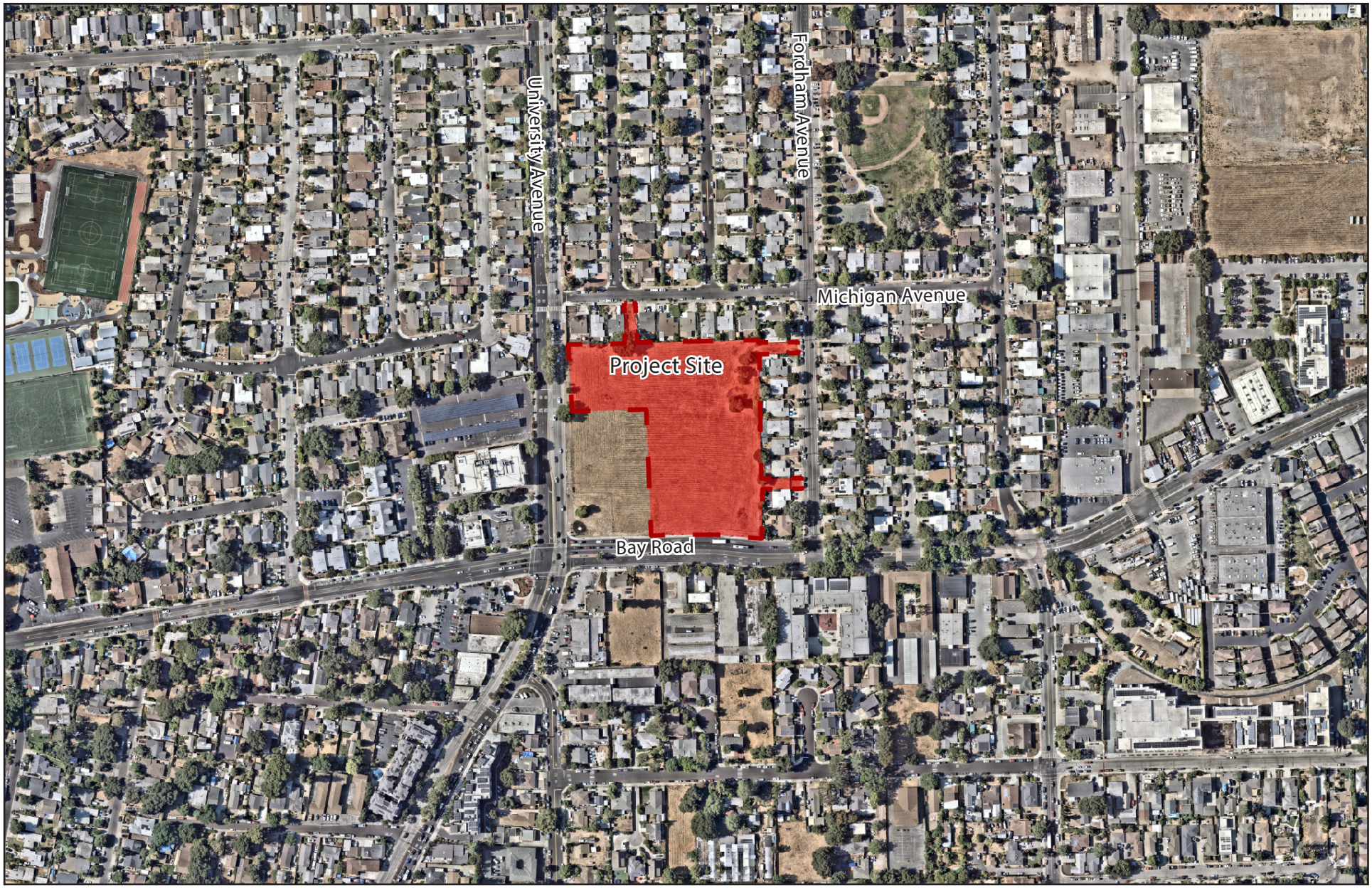


SOURCE: Google Earth, 2025

N.T.S.

FIGURE 1: Regional Location

FOUR CORNERS RESIDENTIAL PROJECT



SOURCE: Nearmap, 2025

N.T.S.

FIGURE 2: Local Vicinity Map

FOUR CORNERS RESIDENTIAL PROJECT

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4.0 FINDINGS CONCERNING CEQA COMPLIANCE

The Project meets the criteria for the new statutory housing project exemption, meaning that no further environmental review of the Project is required under CEQA. Each criterion for applicability of the new statutory housing exemption is addressed below.

Exemption Justification Under AB 130 – Infill Housing Criterion

(a) The Project is located on a site of up to 20 acres (or up to four acres for builder's remedy projects).

The Project Site is approximately 4.61 acres and is not considered a builder's remedy project. Therefore, the Project Site is fewer than 20 acres and would be consistent with this criterion.

(b) The Project Site is located within the boundaries of an incorporated municipality or within an urban area as defined by the United States Census Bureau.

The Project Site is located entirely within the boundaries of the City of East Palo Alto. Therefore, the Project would be consistent with this criterion.

(c) The Project Site has been previously developed with an urban use, at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, at least 75 percent of the area within one quarter mile radius of the site is developed with urban uses, or with sites with four sites, at least three out of the four are developed with urban uses, or at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.

While the Project Site is currently vacant and undeveloped, it meets the criterion for urban development based on its context and history. The Project Site was previously developed with the Nairobi Village Shopping Center, an established urban use before it burned down in the 1980s and was demolished. The Project Site is surrounded by residential development on the north, east, and south sides, and by commercial and community-serving uses to the west. Therefore, the Project would be consistent with this criterion.

(d) The Project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.

(i) *General Plan Consistency*

As identified above, the Project Site is designated as MUH by the City's General Plan. The MUH land use designation allows for the following uses: multi-family residential, attached single-family residential, retail, services, office, and research and development. It allows a density of up to 86 units per acre and up to 2.5 floor area ratio (FAR). MUH allows for up to eight stories (or 100 feet, whichever is greater) and allows for up to 260 people per acre. The MUH land use designation

requires that at least 35 percent of the ground floor space of the building be used for retail space. In areas where retail is removed for the construction of new buildings, the new retail space shall be greater than 85 percent of the previously existing retail space. The Project would include a multi-family residential development consisting of 106 DU across 10 three-story townhome buildings, with a maximum building height of approximately 38 feet, 11 inches. The Project's density is 23 DU per acre with a FAR of 1.15, both of which are below the maximum density and intensity requirements. Additionally, the Project would require waivers to provide residential units on the ground floor without the provision of retail uses, reduce the minimum ground floor height, and increase the maximum setback along Bay Road. Please refer to *Table 1: Waivers and Concessions/Incentives*, above, which outlines the types of modifications to develop standards that facilitate the construction of the Project.

As shown in Table 2*, Project Consistency with Applicable Policies of the General Plan*, the Project would also be consistent with the applicable General Plan policies.

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Table 2: Project Consistency with Applicable Policies of General Plan

Objective/Policy	Analysis of Project Consistency
LU-4.1 Diversity of building types: Encourage a diversity of building types and styles in areas designated for multi-family housing. These building types should range from duplex/triplex/fourplex to courtyard housing to multi-family housing developments. The diversity of building types will respond to the diversity of the City of East Palo Alto's population and the desire to create interesting and varied neighborhoods.	**Consistent:** The Project would provide townhome-style multi-family housing, contributing to the diversity of residential building types within the City of East Palo Alto. Townhome-style multi-family homes along with other smaller homes, such as duplexes, triplexes, cottage cluster, and garden apartments are categorized as the "missing middle" by the City as this housing type is currently limited. Because the majority of housing produced in the City in the last 10-30 years have been single-family homes and larger multi-family buildings, the Project provides more options across income, age, and household size.
LU-4.6 Building orientation: Wherever feasible, orient multi-family buildings to face streets, public spaces, or shared private spaces.	**Consistent:** Multi-family buildings included in the Project are oriented toward Bay Road with active frontages, building entries, and pedestrian walkways facing public sidewalks. Additional shared pedestrian connections are located throughout the internal private drive aisles, ensuring units also face and engage in shared private spaces.
LU-5.8 Streetscape beautification: Proactively beautify existing streetscapes with pedestrian-scale lighting, drought-tolerant street trees, and landscaping**.**	**Consistent:** The Project includes pedestrian-scale lighting, street trees, and drought-tolerant landscaping along both University Avenue and Bay Road frontages.
LU-6.1 New construction: New construction should provide adequate on-site parking for new residents.	**Consistent:** Parking requirements for the Project require the inclusion of one vehicle parking space per one-bedroom unit, totaling 106 parking spaces, and 0.5 spaces for each additional bedroom, totaling 105 spaces (for the 210 additional bedrooms). As such, 211 spaces are required. However, the Project would provide 212 spaces in private garages and 17 surface parking spaces, totaling 229 parking spaces.
LU 9.2 Parking frontage: Continue to implement parking strategies and standards that ensure parking areas do not dominate street frontage and are screened from public views whenever possible.	**Consistent:** Each DU included in the Project would include two dedicated off-street parking spaces in private garages, with an additional 17 ADA and guest spaces for a total of 229 parking spaces. All parking areas are internal to the site and screened from public views. Landscaping fronts the sidewalks along University Avenue and Bay Road.

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LU 12.2 Vacant parcel: Prioritize the development of the vacant parcel at the intersection of Bay Road and University Avenue as a catalyst project for the City.	**Consistent:** The Project would develop a currently vacant and highly visible parcel at the intersection of University Avenue and Bay Road. As a new high-quality residential development, the Project would activate this key gateway location and serve as a catalyst for future reinvestment
ED-3.1 New development: Require new development to pay its fair share of required improvements to public facilities and services through impact fees or other financial and regulatory mechanism.	**Consistent:** The Project would be required to pay development impact fees and other applicable fees to ensure its fair share contribution toward public services, infrastructure, and community facilities.
T-4.6 Bicycle parking standards: Require large public and private development projects to provide sufficient bicycle parking, shower, and locker facilities.	**Consistent:** Bicycle parking requirements for the Project include the inclusions of one Class I bicycle parking space per three DU and one Class II bicycle parking spaces per 15 DU as specified by the 2013 Specific Plan. For the Project, this requirement would be 36 Class I bicycle parking spaces and 7 Class II bicycle parking spaces. As such, the Project is required to provide 36 Class I bicycle parking spaces and eight Class II bicycle parking spaces. The Project provides one Class I bicycle parking space in each private garage and eight Class II bicycle parking spaces in the Project's common open spaces, resulting in 106 class I and 8 class II bicycle parking spaces exceeding City requirements.
POC-3 Park incentives: Encourage developers to include open space and recreational amenities such as outdoor play areas, rooftop gardens, and family gathering spaces, in new multifamily developments	**Consistent:** The Project incorporates approximately 31,574 sf of common open space areas, including landscaped courtyards, seating, and pedestrian walkways.
ISF-1.1 NPDES compliance: Ensure compliance with all NPDES requirements for litter control, dumping, pollutants of control, business operations, and new/re- development	**Consistent:** The Project would include the implementation of both flow-through planters and bioretention basins as well as self-retaining landscaped areas on the Project Site. The planters and bioretention basins are sized to meet the stormwater drainage requirements on the Project Site. After the stormwater is collected and treated, the water will flow into a detention chamber at the northern end of the Project Site prior to entering the City's public storm drain system. The Project would be required to implement Low Impact Development measures and comply with Provision C.3 of the Regional Municipal National Pollutant Discharge Elimination System (NPDES) Permit to ensure that post-development runoff does not exceed pre-development conditions

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ISF-1.12: Ravenswood stormwater management. All new projects in the Ravenswood TOD Specific Plan Area must follow the stormwater policies established in Goal LU-9: Hydrological Context in the plan. Guidance in the Specific Plan supersedes policies from this General Plan.	**Consistent:** Please refer to the analysis of Project consistency with ISF-1.1

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(ii) 2013 Specific Plan Consistency

As identified above, the Project Site is in the 4C Zoning District of the 2013 Specific Plan area. The 4C Zoning District permits multifamily dwellings, which is defined as residential structure that contains three or more dwelling units within the 4C zoning district, residential uses are only allowed on upper floors, and only non-residential uses are allowed on ground floors. The Project would request a concession to override this land use restriction under the State Density Bonus Law, allowing the Project to include residential development on the ground floor. The remaining requirements for the 4 Corners Gateway designation and the Project's compliance with those requirements are included in Table 3, *Project Compliance with 2013 Specific Plan Requirements*, below.

Table 3: Project Compliance with 2013 Specific Plan Requirements

2013 Specific Plan Requirement	Project Compliance
Multiple-Family Dwellings: permitted use in the 4 Corners Gateway on upper levels and not permitted on the ground floor.	**Complies with SDBL concession.** With a concession under SDBL, the Project would be able to provide residential development on the ground floor.
Maximum non-residential FAR: is 1.5.	**Not applicable**. The Project does not include non-residential uses.
Maximum residential density: 60 du/acre.	**Complies.** The Project contains 23 DU per acre.
Maximum height: six stories above grade, plus an additional 15 feet for equipment and elevator penthouses	**Complies.** The Project would be three stories, which is approximately 39 feet above grade level.
Minimum ground floor height: 16 feet floor-to-floor	**Complies.** The Project would have an approximately nine feet to floor-to-floor height. However, the Project would employ a waiver for this standard, per SDBL.
Minimum front setback: six feet dedicated to landscaping or publicly accessible sidewalk	**Complies.** The Project would have an approximately 16-foot front setback, including a six-foot dedication for sidewalk.
Minimum side setback: None required	**Complies.** The Project would have an approximately 10.5-foot side setback.
Minimum exterior side setback: 10 feet setback along University Avenue.	**Complies.** The Project would have an approximately 10-foot exterior side setback on University Avenue.
Minimum rear: 30 feet	**Complies.** The Project would have an approximately 32-foot rear setback.
Maximum setback along Bay Road and University Avenue: at least 65% of building built to within 16 feet of property line.	**Complies.** The Project would have a building setback outside of the 16-foot requirement. However, the Project would employ a waiver for this standard, per SDBL.

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Minimum parking - residential: one space per dwelling unit for one-bedroom and studios; 0.5 additional spaces for each additional bedroom.	**Complies.** The Project would require 211 spaces, but would include 229, well above the required amount.
Minimum parking - non-residential: one space per 400 square feet	**Not applicable**. The Project does not include non-residential uses.
Bicycle parking: for the residential uses, one Class I bicycle parking space per three units and one Class II parking space per 15 units are required. For the non-residential uses, one Class 1 bicycle parking space per 30 employees and one Class II per 6,000 square feet of retail are required.	**Complies.** The Project is required to have 36 Class I and eight Class II spaces, but the Project includes 106 Class I and 8 Class II spaces, well above the required amount.
Parking location: parking structures or surface parking lots cannot be within front or exterior side setbacks	**Not applicable.** Parking for the Project would not include parking structures or surface parking lots.
Loading areas: loading areas located in the rear or interior side yard areas	**Not applicable**. The Project does not include loading areas.
Access: one pedestrian access point per 300 linear feet off street frontage from the street to parking lots in the rear of buildings. A maximum of two curb cuts per street frontage may be provided	**Complies.** The University Avenue frontage is approximately 89 feet and includes one pedestrian access point. The Bay Road frontage is approximately 304 feet and includes two pedestrian access points. Both exceed this requirement.

As shown above, the Project is in compliance with the requirements of the 4 Corners Zoning District. Additionally, as shown in Table 4, *Project Consistency with Applicable Policies of the 2013 Specific Plan*, the Project would also be consistent with the applicable 2013 Specific Plan policies.

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Table 4: Project Consistency with Applicable Policies of the 2013 Specific Plan

Objective/Policy	Analysis of Project Consistency
Policy LU-1.1: Provide a variety of housing types, including mixed-use buildings with apartments or condominiums; standalone multifamily housing; townhomes; small-lot single-family homes; and affordable housing.	**Consistent.** The Project would construct 106 for-sale multi-family DUs across 10 townhome-style buildings. In addition, the Project proposes 11 affordable units at the "moderate income" level and the remaining DU included in the Project would be market rate.
Policy LU-2.1- On all parcels with frontage on the intersection of University Avenue and Bay Road, encourage new development that exhibits a high quality and character, and that supports this intersection's identity as the heart of East Palo Alto.	**Consistent.** The Project Site is bound by University Avenue to the east and Bay Road to the south. While the Project requests waivers under the State Density Bonus Law it otherwise complies with the Specific Plan's key development standards, including density, height, setbacks, parking, bicycle parking, access, and loading requirements, and maintains a high-quality, pedestrian-oriented frontage consistent with the corridor's intended character. The architectural features utilize high-quality materials and design. The Project would also include common open space and pedestrian walkways.
Policy LU-2.3: Ensure that all development in the Plan Area along University Avenue and Bay Road adheres to the Specific Plan's design standards and guidelines.	**Consistent.** Please refer to the analysis of Project consistency with Policy LU-2.1 and Table 3, *Project Compliance with 2013 Specific Plan Requirements*, above. As shown above, the Project would be consistent with the applicable 2013 Specific Plan requirements. While the 2013 Specific Plan does not include design standards specific to residential development, and therefore does not require compliance with such standards, the proposed building and site design is consistent with design standards and guidelines applicable to mixed-use development. These include, but are not limited to, building orientation, pedestrian connectivity, internal open space, façade articulation, massing, and material quality.
Policy LU-4.5: Require landscaping and ground cover as a component of all projects to prevent soil erosion.	**Consistent.** The Project includes a comprehensive landscape plan that provides ground cover and planted areas throughout the site, which will prevent soil erosion. Landscaping on the Project Site includes 16 tree varieties, 12 shrub varieties, 12 perennial and grass varieties, and three vine varieties.

Policy LU-4.7: Ensure that all new development adheres to this Specific Plan's development standards, as well as its design standards and guidelines.	**Consistent.** Please refer to the analysis of Project consistency with Policy LU-2.1
Policy LU-4.10 Development should provide the minimum number of parking spaces necessary to avoid excessive parking lots, which impair community character. Ensure that building forms face onto streets and sidewalks to enhance the pedestrian environment and that parking areas are concentrated toward the inner core of parcels.	**Consistent.** Each DU included in the Project would include two dedicated off-street parking spaces in private garages, with an additional 17 ADA and guest surface parking spaces for a total of 229 parking spaces, as well as 114 bicycle parking spaces provided on-site. All parking areas are internal to the site and located behind building frontages, which face onto University Avenue and Bay Road with active residential entries and landscaping that promote walkability. Pedestrian access points are provided at intervals not exceeding 300 linear feet along the street frontage, connecting sidewalks to rear parking areas, and each frontage includes no more than two curb cuts to maintain sidewalk continuity. A minimum six-foot-wide setback zone is dedicated to landscaping or sidewalk improvements, and the Project complies with the required 19-foot front setback, ensuring a consistent and pedestrian-friendly streetscape.
Policy LU-7.1: For all new development or substantial renovation or redevelopment (greater than 20 percent of assessed valuation) of sites in Subareas II and III (as defined by Figure 4.8-3 in the Specific Plan EIR), in the 4 Corners area, or on the south side of Bay Road, require a Phase I Environmental Site Assessment (ESA), and, if recommended by the Phase I ESA, a Phase II ESA to include soil and groundwater sampling and analysis. Share the results of the Phase I/II ESA with appropriate regulatory agencies to enable an appropriate remediation plan is to be developed. The remediation plan may include soil and groundwater cleanup, engineering controls such as vapor barriers or venting systems, and institutional controls such as deed restrictions or activity use restrictions.	**Consistent.** A Phase I Environmental Site Assessment (ESA) was prepared by WSP USA Inc. on December 4, 2025, for the Project; see **Appendix C: Phase I ESA**. The Phase I ESA did not reveal evidence of potential environmental concerns, and no further investigation was warranted at the time. Therefore, the Project would be consistent with Policy LU-7.1.
Policy LU-9.1: Ensure that new development in the Specific Plan area maximizes the amount of area available for groundwater recharge by requiring features such as roof catchment systems, irrigated landscaping,	**Consistent.** The Project would include the implementation both flow-through planters and bioretention basins as well as self-retaining landscaped areas on the Project Site. The planters and bioretention basins are sized to meet the stormwater

and permeable pavements (where feasible), or other means to enhance on-site infiltration of stormwater runoff or landscape irrigation water. Ensure all applicable projects under the Specific Plan comply with Provision C.3 of the Regional Municipal NPDES Permit and incorporate Low Impact Development measures to ensure that runoff is not increased.	drainage requirements on the Project Site. After the stormwater is collected and treated, the water will flow into a detention chamber at the northern end of the Project Site prior to entering the City's public storm drain system. The Project would be required to implement Low Impact Development measures and comply with Provision C.3 of the Regional Municipal NPDES Permit to ensure that post-development runoff does not exceed pre-development conditions.
Policy UTIL-5.1: Ensure that new development does not adversely affect the Ravenswood Open Space Preserve and Palo Alto Baylands Natural Preserve**.**	**Consistent.** Project is located outside the boundaries of the Ravenswood Open Space Preserve and the Palo Alto Baylands Natural Preserve, and it does not encroach on any environmentally sensitive areas. Additionally, the Project adheres to all applicable design standards and development guidelines, ensuring that it would not adversely affect the ecological functions, visual character, or public access of these preserves.

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As supported by the tables above, the Project would be consistent with the General Plan and 2013 Specific Plan land use, density, and design requirements as well as the applicable land use policies, designed to support the City's overall vision for land use development.

(iii) Permitted Uses

The Project Site is currently zoned as "4 Corners Gateway (4C)". The 4 Corners zoning district is addressed in the City's Development Code, Section 18.18, which identifies Specific Plan zones including zoning districts of the Ravenswood Specific Plan. The 4C Zoning District is intended to create a vibrant downtown at University Avenue and Bay Road with multi-story mixed-use buildings featuring ground-floor retail or community spaces and upper-floor residential units. The 4 Corners Zoning District is also consistent with the MUH land use designation of the General Plan. With approval of the SDBL applicable waivers and concession/incentive, the Project would be consistent with existing land uses and zoning. Therefore, the Project would be consistent with this criterion.

(iv) Local Coastal Program

Local Coastal Programs (LCPs) are required under the California Coastal Act for cities and counties that have jurisdiction within a *coastal zone*, as defined in Division 20 (commencing with Section 30000) of the PRC. The nearest Coastal Zone is the San Mateo Costal Zone, located approximately 12 miles west of the Project Site. As such, the Project Site is not located within a coastal zone and is not subject to an LCP. Therefore, the Project would be consistent with this criterion.

(e) The Project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of 65583.2 of the CGC. Section 65583.2(c)(3)(B) establishes the following densities:

The Project would be located within San Mateo County, which is part of the San Francisco-Oakland-Berkeley, California Metropolitan Statistical Area and the San Franciso-Redwood City-South San Francisco Metropolitan Division as classified by the United State Office of Management and Budget.[3] As such, San Mateo County is considered a metropolitan county under Section 65583 of the CGC, which is associated with sites of 30 DU per acre. Therefore, because the Project would have a density of 23 DU per acre, it would be greater than one-half of the suburban jurisdiction density (15 DU per acre). Therefore, the Project would be consistent with this criterion.

[3] United States Bureau of Labor Statistics, https://www.bls.gov/sae/additional-resources/metropolitan-and-necta-divisions-published-by-ces.htm. Accessed October 2025.

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(f) The Project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the CGC. Pursuant to CGC Section 65913.4(a)(6), the development is not located on a site that is in any of the following:

Table 5, *Project Consistency with CGC 659413.4(a)(6)*, below, provides a consistency analysis between the project and the applicable provisions of this requirement.

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(a) Table 5: Project Consistency with CGC 659413.4(a)(6)

Site Location	Analysis of Project Consistency
The development is not located on a site that is in any of the following:	
(a) Coastal Zones. A coastal zone, as defined in Division 20 (commencing with Section 30000) of the PRC.	The nearest Coastal Zone is the San Mateo Costal Zone located approximately 12 miles west of the Project Site. As such, the Project would not be in a coastal zone.[4]
(b) Protected Farmland. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program (FMMP) of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	Based on the California Department of Conservation's FMMP, the Project site is designated as Urban and Built-up Land.[5] As such, the Project is not located on Prime Farmland or Farmland of Statewide Importance.
(c) Wetlands. Wetlands, as defined in the United States Fish and Wildlife Service (USFWS) Manual, Part 660 FW 2 (June 21, 1993).	Based on the USFWS National Wetlands Inventory Mapping Tool, there are no wetlands on the Project Site.[6] Therefore, the Project would not be developed on a wetland.
(d) Very High Fire Hazard Severity Zone. Within a very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection (CAL FIRE) pursuant	Based on the CAL FIRE Fire Hazard Severity Zones Viewer, the Project Site is not located in a CAL FIRE-designated State Responsibility Area (SRA) or

[4] California Coastal Commission, Coastal Zone Boundary: San Mateo County. Available at: https://www.coastal.ca.gov/maps/czb/. Accessed November 2025.

[5] California Department of Conservation (DOC), California Important Farmland Finder. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed November 2025.

[6] United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper. Available at https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper. Accessed November 2025.

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to Section 51178, or within a high or very high fire hazard severity zone (FHSZ) as indicated on maps adopted by CAL FIRE pursuant to Section 4202 of the PRC. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	Local Responsibility Area (LRA).[7] The nearest FHSZ is an LRA designated as a Moderate FHSZ located approximately four miles southeast of the Project Site. Therefore, the Project would not be developed within a very high FHSZ.
(e) Hazardous Waste Site. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code, unless the DTSC has cleared the site for residential use or mixed uses.	The Project Site is not located on any of the lists which have been compiled pursuant to CGC Section 65962.5.[8,9] Additionally, review of the California State Water Resources Control Board (SWRCB) GeoTracker database and the DTSC Cortese database did not identify any sites on or adjacent to the Project Site. Therefore, the Project would not be developed on a hazardous waste site that is listed pursuant to Section 65962.5 and would be consistent with this criterion.
(f) Earthquake Fault Zone. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards	Based on the California Geologic Survey (CGS) Alquist-Priolo Site Investigation Application, the nearest potentially active fault is the Woodside Quadrangle, which is an Alquist-Priolo Earthquake Fault Zone, located approximately 9.3 miles east of the Project Site.[10] Therefore, the

[7] California Department of Forestry and Fire Protection, FHSZ Viewer. Available at: https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008. Accessed November 2025.

[8] California State Water Resources Board, Geotracker. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5730+uplander+way. Accessed November 2025.

[9] United Stated Department of Toxic Substances Control (DTSC), EnviroStor. Available at: https://www.envirostor.dtsc.ca.gov/public/map/. Accessed November 2025.

[10] California Geologic Survey, Alquist-Priolo Site Investigation Reports, https://maps.conservation.ca.gov/cgs/informationwarehouse/apreports/. Accessed November 2025.

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Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	Project would not be developed within a delineated earthquake fault zone.
(g) Special Flood Hazard. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA.	The Project Site and immediate surrounding areas are designated as Flood Zone Z, which is designated for areas of minimal flood hazard by FEMA.[11] Therefore, the Project would not be developed within a special flood hazard area subject to inundation by a one percent annual change flood.
(h) Regulatory Floodway. Within a regulatory floodway as determined by FEMA in any official maps published by the FEMA, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.	The Project Site and immediate surrounding areas are not located within a known floodway. The nearest known regulatory floodway is located approximately 15 miles southeast of the Project site. [13]
(i) Adopted Natural Community Conservation Plan. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species	No portions of the City are located within the boundaries of a Natural Community Conservation Plan (NCCP), Habitat Conservation Plan Programs (HCP) or other approved local, regional, or State habitat conservation plans.[12] Therefore, the Project would not be located on land identified for conservation.

[11] Federal Emergency Management Agency, National Flood Hazard Layer, Flood Insurance Rate Maps https://msc.fema.gov/portal/search?AddressQuery=2400%20university%20ave%20east%20palo%20alto%20 Accessed November 2025.

[12] CDFW, NCCP Plan Map, 2023, https://wildlife.ca.gov/conservation/planning/nccp/plans, Accessed November 2025.

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Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	
(j) ***Critical Habitat***. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	The potential for the presence of critical habitat for listed and endangered species was assessed using the USFWS Informational for Planning and Consultation (IPaC) map tool and reports and the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB).[13] The Project Site does not overlap with any of the critical habitats for the species listed in the databases. As the Project Site does not overlap with critical habitat for the species protected in the regulatory framework identified for this criterion, there is a low probability that the Project would interfere with these species' habitats and activities. The IPaC mapping tool indicated that migratory birds have the potential to occur on-site near or on the Project Site. However, construction of the Project would be subject to compliance with the Migratory Bird Treaty Act to reduce potential impacts to migratory birds. Therefore, the Project would not be developed within habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the regulations listed above. Additionally, as concluded in the Burrowing Owl Habitat Assessment (see **Appendix D: Burrowing Owl Habitat Assessment**), the Project site does not provide suitable habitat for burrowing owls.
(k) **Land under conservation easement**.	The Project is not located on land under a conservation easement.

[13] U.S. Fish and Wildlife Service, IPaC database, https://ipac.ecosphere.fws.gov/location/MQBD2Z5P2VEAPINFKQDHY454T4/resources. Accessed November 2025.

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Therefore, the Project would satisfy the requirement specified in paragraph (6) of subdivision (a) of Section 65913.4 of the CGC.

(l) The Project does not require demolition of a historic structure.

There are no structures present on the Project Site, which would require demolition. Based on the National Register of Historic Places, there are no known historical/cultural resources listed (or eligible for listing) located on or adjacent to the Project Site.[14] Additionally, there are no known historical structures identified by the California Register of Historic Resources (CRHR) in or adjacent to the Project Site.[15] The Project Site is not located within the City's designated historic districts. [16] Therefore, the Project would not require demolition of a historic structure. The Project would meet this criterion.

(m) The Project does not include any transient lodging.

The Project would develop 106 DUs as part of a for-sale townhouse development and would not provide transient lodging. Therefore, the Project would meet this criterion.

(n) Consultation with Native American Tribes Pursuant to PRC Section 21080.66(b)

Under this statutory exemption, the City, as the Lead Agency, is required to provide formal notification via certified mail or email to each California Native American Tribe that is traditionally and culturally affiliated with the Project site. The tribal consultation requirements applicable to the statutory exemption differ from those required under Assembly Bill 52 with respect to timing and procedural requirements. Accordingly, the City is required to coordinate with the applicable Native American Tribes to ensure that the consultation requirements of Public Resources Code Section 21080.66 are implemented appropriately.

The Lead Agency received a request from the Applicant for an AB 130 CEQA Exemption on October 14, 2025. Notices of Invitation for Consultation were provided to tribes traditionally and culturally affiliated with the Project site on October 24, 2025, including the Muwekma Ohlone Tribe of the San Francisco Bay Area, the Tamien Nation, and the Indian Canyon Band of Costanoan Ohlone People.

[14] U.S. Department of the Interior, National Register of Historic Places, https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466. Accessed October 2025.

[15] California Register of Historic Places, https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=41. Accessed October 2025.

[16] City of East Palo Alto, 2013 Ravenswood / 4 Corners TOD Specific Plan EIR. Accessed October 2025.

Kimley»Horn

Muwekma Ohlone Tribe of the San Francisco Bay Area

A request for consultation was received from the Tribe on October 25, 2025, and consultation was initiated on October 28, 2025. Consultation concluded on December 27, 2025. A meeting could not be scheduled within the permitted consultation timelines, and the Applicant declined an additional extension request.

Tamien Nation

A request for consultation was received on November 4, 2025, and consultation was initiated on November 18, 2025. Consultation occurred on December 12, 2025, and concluded on January 2, 2026.

Indian Canyon Band of Costanoan Ohlone People

A request for consultation was received on November 18, 2025, and consultation was initiated on December 4, 2025. Consultation concluded on January 18, 2026, following non-responsiveness to follow-up emails and phone calls after requesting consultation.

The outcomes of Tribal consultation require the implementation of Tribal Monitoring and Tribal Cultural Resources measures, as outlined in **Appendix E: Tribal Monitoring and Tribal Cultural Resources**, which shall be fully implemented and enforced as conditions of project approval.

(o) Hazards and Hazardous Materials Pursuant to PRC Section 21080.66(c)(1)

A Phase I Environmental Site Assessment (ESA) was prepared by WSP USA Inc. on December 4, 2025, for the Project; see **Appendix C: Phase I ESA.** The Phase I ESA did not identify any Recognized Environmental Conditions or Controlled Recognized Environmental Conditions requiring further investigation. One Historical Recognized Environmental Condition (HREC) associated with a former dry-cleaning operation was identified and determined to have naturally attenuated to levels suitable for unrestricted use, with no evidence of soil vapor impacts. Accordingly, no Phase II investigation was recommended. Based on these findings, the Project would not expose people or structures to a significant risk involving hazardous materials and would meet the requirements of PRC Section 21080.66(c)(1).

(p) Environmental Hazard and Air Filtration Standards Pursuant to PRC Section 21080.66(c)(2)

PRC Section 21080.66(c)(2) mandates building specifications for projects within 500 feet of a freeway. The Project Site is bound by University Avenue to the west and Bay Road to the south. The City's General Plan identifies University Avenue and Bay Road as major arterials, which are generally designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking. and are not considered freeways. The nearest freeway is located

approximately 3,767 feet (0.7-mile) from the Project Site and is identified as State Route 101. Therefore, this criterion does not apply.

(q) Labor Requirements Pursuant to PRC Section 21080.66(d)

PRC Section 21080.66(d) imposes labor requirements only on housing development projects that are 100 percent affordable and exceed 85 feet in height above grade. The Project would have a maximum building height of approximately 38 feet, 11 inches, which does not exceed 85 feet above grade, and the Project is not a 100 percent affordable housing development. Because the Project does not meet the eligibility criteria that would trigger the labor requirements under PRC Section 21080.66(d), these labor requirements do not apply.

5.0 CONCLUSION

As is evidenced by the discussions presented above, the Project would meet all the criteria listed by PRC Section 21080.66. Because the Project satisfies all eligibility criteria for the statutory exemption for housing development projects, no further environmental review is required under CEQA.

Figures:

Figure 1: Regional Location Map

Figure 2: Local Vicinity Map

Appendices:

Appendix A: PRC Section 21080.66

Appendix B: CGC Section 65913.4

Appendix C: Phase I ESA

Appendix D: Burrowing Owl Habitat Assessment

Appendix E: Tribal Monitoring and Tribal Cultural Resources

The appendices described above can be accessed through the City's webpage on the University & Bay at 4 Corners – Townhome Project (https://www.cityofepa.org/planning/project/four-corners-townhome-project-dr25-004-pre24-003-1675-bay-road)

EXHIBIT B

CITY OF EAST PALO ALTO

PLANNING COMMISSION

DESIGN REVIEW, TENTATIVE MAP, AND TREE REMOVAL
DR25-004 – TOWNHOME RESIDENTIAL PROJECT
REQUIRED FINDINGS FOR APPROVAL

The Review Authority may approve, conditionally approve, or deny the Design Review and Tentative Map only after first making all of the following findings.

SITE PLAN AND DESIGN REVIEW FINDINGS

The proposed development is consistent with the General Plan and any applicable specific plan and is in compliance with all applicable provisions of the Development Code and all other City ordinances and regulations;

The proposed development is consistent with the following General Plan and 2013 Ravenswood / 4 Corners TOD Specific Plan goals and policies:

General Plan Goals and Policies

Housing

Goal LU-3. Expand the number, types and diversity of housing within East Palo Alto.

3.1 Infill housing. Encourage new infill housing in residential and mixed use areas of the City in order to expand the amount and diversity of housing.

3.2 Balanced housing. Over time, establish a balance of market rate and affordable housing in East Palo Alto. To achieve this policy, encourage both market rate and affordable housing.

Goal LU-4. Expand multi-family housing.

4.1 Diversity of building types. Encourage a diversity of building types and styles in areas designated for multi-family housing. These building types should range from duplex/triplex/fourplex to courtyard housing to multi-family housing developments. The diversity of building types will respond to the diversity of the City of East Palo Alto's population and the desire to create interesting and varied neighborhoods.

4.2 Intensification. Require that development projects maximize the number of residential units in the redevelopment of parcels in areas designated for Medium Density, High Density and Urban Residential.

4.3 Building orientation. Wherever feasible, orient multi-family buildings to face streets, public spaces or shared private spaces.

Analysis

The project is consistent with General Plan Goal LU-3 by expanding the supply and diversity of housing within East Palo Alto through development of 106 new multi-family townhome units on an infill site located within a planned growth area. Policy 3.1 is achieved through the project's introduction of new housing in a mixed-use and residential transition area, supporting efficient use of existing infrastructure and expanding the City's housing inventory. The project also supports Policy 3.2 by contributing new housing units at market-rate and moderate income levels which supports the City's objective of maintaining a balanced mix of market-rate and affordable housing.

The project is consistent with General Plan Goal LU-4 by providing new multi-family housing in a location planned for higher-density residential development. Consistency with Policy 4.1 is achieved by the project by contributing to a diversity of building types within the City's multi-family housing inventory through the construction of townhomes in an area that includes single family homes and higher density multifamily units. The project advances Policy 4.2 by redeveloping an underutilized parcel with a residential density (23 units per acre) consistent with the site's planned designation (up to 86 units per acre), supporting housing production goals. The project is also consistent with Policy 4.3, as buildings are oriented toward Bay Road, internal driveways and pedestrian pathways, and shared open spaces.

Preserving University Village

Goal LU-5. Preserve the character of existing single-family neighborhoods.

5.4 Redevelopment of large lots. Allow for the subdivision of large lots (primarily in the Weeks neighborhood) for single family housing and in conformance with the zoning code. The design of the new infill development should integrate to the greatest extent feasible with adjacent areas.

Analysis

The project is consistent with General Plan Goal LU-5 by incorporating building design, site planning, and landscape treatments that are compatible with the surrounding residential neighborhood and help preserve the character of nearby single-family areas. The townhouse building forms incorporate residential-scaled architecture, articulated façades, and varied rooflines that reflect architecture of the University Village's single family neighborhood. Consistent with Policy 5.4, the project redevelops 1675 Bay Road, a large underutilized parcel, in conformance with applicable zoning and Specific Plan standards while integrating with adjacent areas through building orientation, pedestrian connections, and streetscape improvements. The project's scale (lower density multi-family housing), internalized parking, and enhanced landscaping further support compatibility with the surrounding single family University Village.

Infrastructure and Public Safety

Goal ISF-1. Manage stormwater safely, efficiently, and sustainably.

1.2 On-site stormwater management. Encourage development projects to manage stormwater on site to reduce burdens on the City's stormwater system. Whenever possible, stormwater should be infiltrated, evapotranspirated, reused or treated on-site in other ways that improve stormwater quality and reduce flows into the storm drain system.

1.3 Stormwater infrastructure for new development. Require development projects to pay for their share of new stormwater infrastructure or improvements necessitated by that development.

Analysis

The project is consistent with General Plan Goal ISF-1 and Policies 1.2 and 1.3 by incorporating on-site stormwater management measures, including bioretention areas, pervious pavement, and drainage features designed to treat and manage stormwater runoff prior to discharge to the municipal system. These measures reduce runoff volumes, improve stormwater quality, and minimize impacts on the City's storm drain infrastructure. The project will also be required to pay applicable

development impact fees and implement frontage and infrastructure improvements necessary to support stormwater system capacity consistent with City standards.

Goal ISF-2. Ensure a sustainable, clean, long-term water supply.

2.6 Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements necessitated by that development, including but not limited to water supply, storage, and conservation: and recycled water.

2.7 Water supply for new development. Require new or intensified development to demonstrate that adequate water is available before project approval.

Analysis

The project is consistent with Goal ISF-2 and Policies 2.6 and 2.7 by contributing its fair share toward water infrastructure improvements and demonstrating that adequate water service is available prior to project approval through coordination with the applicable water service provider. The project will comply with applicable water efficiency standards, conservation requirements, and infrastructure improvement obligations required as part of the development review and building permit process. These measures support long-term water supply sustainability and system reliability.

Goal SN-1. Reduce the risk to people and property from earthquakes and other geologic hazards.

> 1.3 Licensed geologist. Require that a state licensed engineering geologist prepare and/or review development proposals involving grading, unstable soils, and other hazardous conditions. Incorporate recommendations of the geologist into design plans, potentially including building modifications and open space easements.

Analysis

The project is consistent with Goal SN-1 and Policy 1.3 by incorporating recommendations from project-specific geotechnical and soils reports prepared and reviewed by Atlas-Geosphere Consultants on July 29, 2019 and confirmed by Atlas Technical Consultants on December 4, 2025. The project design incorporates grading, foundation, and site design measures to address site-specific soil conditions and seismic considerations, thereby reducing risk to people and property from geologic hazards.

Goal T-3. Create a complete, safe, and comfortable pedestrian network for people of all ages and abilities.

> 3.3 Pedestrian network. Create a safe, comfortable, and convenient pedestrian network that focuses on a) safe travel; b) improving connections between neighborhoods and commercial areas, and across existing barriers; c) providing places to sit or gather, pedestrian-scaled street lighting, and buffers from moving vehicle traffic; and d) includes amenities that attract people of all ages and abilities.

Analysis

The project is consistent with Goal T-3 and Policy 3.3 by providing a pedestrian-oriented site design that includes internal walkways, connections to public sidewalks along Bay Road and University Avenue, pedestrian-scaled lighting, landscaping, and separation between pedestrian and vehicular circulation. The project enhances connectivity between surrounding neighborhoods and nearby commercial and transit areas, while incorporating design elements that support safe and comfortable pedestrian travel for users of all ages and abilities.

Ravenswood / 4 Corners TOD Specific Plan Goals and Policies

Housing

Goal LU-1 A balanced land use pattern that meets community needs for residential, commercial, industrial and public uses.

> Policy LU-1.1 Provide a variety of housing types, including mixed-use buildings with apartments or condominiums; standalone multifamily housing; townhomes; small-lot single-family homes; and affordable housing.
>
> Policy LU-1.5 Maintain adequate separation between potentially incompatible land uses.

Analysis

The project is consistent with Goal LU-1 and Policy LU-1.1 by providing a townhome-style multi-family residential development, which is identified within the Ravenswood / 4 Corners Plan Area as an acceptable type of housing. The project contributes to a balanced land use pattern by introducing new residential development in a location planned for housing near transit and services. Consistency with Policy LU-1.5 is achieved through site planning, building orientation, and internal circulation that maintain appropriate separation between residential uses and adjacent rights-of-way and surrounding land uses.

Design

Goal LU-3 Strengthened residential neighborhoods.

> Policy LU-3.2 Ensure that new development throughout the Plan Area maintains or improves the character of any adjacent residential neighborhoods.

Goal LU-4 Development projects that improve the quality of life in the Plan Area and draw residents and visitors to Ravenswood/4 Corners.

Policy LU-4.4Ensure that new development respects existing public view corridors within the Plan Area and also allows for the pro-posed east-west view corridor through Ravenswood north of Bay Road.

Policy LU-4.7Ensure that all new development adheres to this Specific Plan's development standards, as well as its design standards and guidelines.

Policy LU-4.10 Development should provide the minimum number of parking spaces necessary to avoid excessive parking lots, which impair community character. Ensure that building forms face onto streets and sidewalks to enhance the pedestrian environment and that parking areas are concentrated toward the inner core of parcels.

Analysis

The project is consistent with Goal LU-3 and Policy LU-3.2 by employing articulated building massing, townhouse-scale forms, and internalized parking that maintain and improve compatibility with nearby residential neighborhoods.

The project advances Goal LU-4 by introducing new residential development that improves the quality and activation of the Four Corners area. Consistency with Policy LU-4.4 is demonstrated through building placement and height that respect existing and planned view corridors, including the east-west corridor north of Bay Road.

The project complies with Policy LU-4.7 by adhering to the Specific Plan's development standards and design guidelines, as documented in the project's Design Review analysis. Consistency with Policy LU-4.10 is achieved through provision of parking that meets project needs without creating excessive surface parking, locating parking primarily within garages and internal areas, and orienting buildings toward streets and pedestrian paths to enhance the public realm.

Streetscape and Mobility

Goal TRA-6 Attractive streetscapes that contribute to a positive image for East Palo Alto.

Policy TRA-6.1 As development occurs, ensure that developers implement the Streetscape Standards contained in this Specific Plan.

Analysis

The project is consistent with Goal TRA-6 and Policy TRA-6.1 by incorporating pedestrian connections, landscaped frontages, and streetscape improvements consistent with the Specific Plan's Streetscape Standards, contributing to an attractive and walkable public environment along Bay Road and within the project site.

Summary

The proposed development is consistent with the City of East Palo Alto General Plan and the Ravenswood / 4 Corners TOD Specific Plan (Specific Plan), which designate the project site for mixed-use development including multi-family residential housing. The project advances General Plan and Specific Plan goals related to housing production, infill development, and neighborhood-compatible design through the proposed townhomes, site planning, and pedestrian-oriented layout.

The project complies with applicable Specific Plan development standards, design standards, and guidelines governing building height, massing, circulation, parking, and streetscape design. The proposed site layout and architectural design are compatible with surrounding single-family residential, multi-family, commercial, and government-oriented developments. The proposed project maintains appropriate transitions to adjacent residential areas. The project is consistent with applicable provisions of the City's Development Code, including zoning regulations, site development standards, and required permit procedures. With approval of the proposed entitlements and implementation of applicable conditions of approval, the project complies with all other applicable City ordinances, regulations, and adopted policies.

The proposed development is to be constructed on a suitable site, adequate in shape, size, topography, and other circumstances to accommodate the proposed development;

Analysis

The project site is of sufficient size (4.61 acres) and adequate in shape to accommodate the proposed 106-unit multi-family townhome development, including building footprints, internal circulation, parking, landscaping, and required open space. The size of the site allows for the proposed 23 townhome units per acre. Adequate access to public streets, utilities, and infrastructure is available to serve the development. The shape of the site is a polygon that allows multiple points of access along University Avenue, Bay Road, Fordham Stret, and Michigan Avenue. The site is generally flat and does not contain topographic constraints that would preclude development consistent with applicable zoning and Specific Plan standards. The proposed site layout organizes buildings, drive aisles, and pedestrian pathways in a manner that responds to existing site conditions and surrounding streets. The project site is an infill development and would be supported by existing roadways and

utilities. Accordingly, the physical characteristics of the site are suitable to support the proposed project.

The proposed development complies with the applicable standards of review;

Analysis

The proposed development complies with the applicable standards of review established by the City's General Plan, Specific Plan, and Zoning Ordinance. The project meets required development standards related to land use, building height, massing, site planning, circulation, and parking, and is consistent with the applicable design standards and guidelines of the Specific Plan. The proposed architectural design, site layout, and landscape treatment have been evaluated for consistency with adopted policies and standards governing neighborhood compatibility and pedestrian orientation. With implementation of the recommended conditions of approval, the project satisfies all applicable standards of review.

General Plan Evaluation		
Category	**Allowed**	**Townhome Project**
Density	**86 units per acre (max)**	**23 units per acre**
Intensity (FAR)	**2.5 max**	**Not Applicable**
Height	100' or 8 stories, whichever is higher (max)	3 stories above grade; 39'
Ground Floor Retail	**35% (required)**	**None Proposed**

Specific Plan Consistency Evaluation		
Category	**Allowed**	**Townhome Project**
Density	60 dwelling units per acre (max); 120 total units for the project	**23 units per acre**
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	**Not Applicable**
Height	6 stories above grade, plus an additional 15' for equipment	3 stories above grade; 39'

Specific Plan Consistency Evaluation		
Category	**Allowed**	**Townhome Project**
Ground Floor Height[1]	16’ (min)	**8’1”**

The proposed development is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property

Analysis

The proposed development is designed and arranged to protect the public health, safety, and general welfare through compliance with applicable building, fire, and accessibility standards, City policies governing site design and circulation, and Conditions of Approval. The site layout provides clear separation between pedestrian and vehicular areas, adequate emergency access, and internalized parking to reduce potential conflicts and safety hazards. Building massing, setbacks, and architectural articulation are arranged to maintain compatibility with surrounding development and to minimize potential visual, noise, and privacy impacts on neighboring properties. With implementation of standard conditions of approval and applicable mitigation measures, the project avoids adverse effects on adjacent properties and surrounding neighborhoods.

Tentative Map Findings

The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and this Article.

Analysis

The Tentative Map and site design are consistent with the land use designations, policies, and objectives of the City of East Palo Alto (City) General Plan and the Ravenswood / 4 Corners TOD Specific Plan as it was in effect on the date the project preliminary application was submitted. The subdivision layout supports the planned residential use of the site and facilitates orderly development through appropriately sized parcels, internal

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

circulation, and access to public streets and utilities. The proposed improvements, including streets, utilities, and infrastructure, are designed to comply with applicable Development Code and subdivision standards. The map and improvements implement the Specific Plan's goals related to pedestrian connectivity, neighborhood compatibility, and efficient use of land. Accordingly, the proposed map and subdivision design are consistent with the General Plan, applicable specific plans, and this Article.

The site is physically suitable for the type and proposed density of development.

Analysis

The project site is physically suitable to accommodate the townhome development at the proposed density, given its size, configuration, and existing conditions, consistent with all applicable City and state regulations. The site is located in a fully developed area of the City. The site provides sufficient area to support the number of residential units, building footprints, required parking, internal circulation, and open space in compliance with applicable standards. The site is generally flat and free of physical constraints that would limit development at the proposed density. Existing and planned public infrastructure and access are adequate to serve the intensity of development proposed. Accordingly, the physical characteristics of the site support the type and density of development contemplated by the project.

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis

The proposed subdivision design and associated improvements are not likely to cause substantial environmental damage, as the project is located on an urbanized site that does not contain sensitive biological resources. The project incorporates compliance with applicable environmental regulations, including stormwater management and erosion control measures, to minimize construction- and operation-related impacts. Landscaping and site design are intended to avoid unnecessary disturbance and to incorporate best management practices that protect water quality. With implementation of standard conditions of approval and any required environmental mitigation measures, the project would not substantially or avoidably injure fish or wildlife or their habitat.

The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

Analysis

The design of the subdivision and the proposed improvements are not likely to cause serious public health or safety problems, as the project complies with applicable building, fire, and public works standards. The subdivision layout provides adequate vehicular access, emergency access, and internal circulation, while separating pedestrian and vehicular movements to reduce potential conflicts consistent with City and State requirements. The project will be served by existing and planned public utilities and infrastructure designed to accommodate the proposed development. With implementation of required conditions of approval and adherence to applicable codes and standards, the project would not create hazards or adverse public health or safety conditions.

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

- **This finding may also be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public.**
- **This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.**

Analysis

The design of the subdivision and the proposed improvements are not in conflict with existing easements acquired by the public for access or use of property within the

subdivision. The subdivision map identifies and respects all existing utility, access, and drainage easements, and proposed improvements are designed to avoid encroachment into those areas. Where easements are present, building placement and infrastructure improvements maintain required clearances to ensure continued function and access. Accordingly, the subdivision design preserves public easement rights and does not interfere with their intended purpose.

The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

Analysis

The proposed subdivision will discharge sewage to the community sewer system in a manner that will not result in a violation of requirements established by the California Regional Water Quality Control Board. A sanitary sewer capacity analysis prepared by BKF Engineers estimates the project's wastewater generation at approximately 25,440 gallons per day based on East Palo Alto Sanitary District (EPASD) standard design factors, and identifies existing public sewer mains in Bay Road and Fordham Street available to serve the project

The project will connect to the existing EPASD system in accordance with District standards and subject to EPASD review and approval. With compliance with EPASD requirements and applicable permits, the project's sewer discharge will be adequately accommodated without exceeding system capacity or violating Regional Water Quality Control Board regulations.

The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities. and

Analysis

The design of the subdivision and project site plan provide passive heating and cooling opportunities through building orientation, spacing, and site planning that maximize access to natural light and ventilation. Buildings are arranged to allow solar exposure and cross-ventilation while minimizing excessive heat gain, supported by articulated massing and landscaped open areas. Primary building entrances are oriented toward the south allowing for the afternoon sun to fall towards the rear of the townhomes. Open circulation areas, including internal walkways and courtyards, are designed to facilitate air movement, daylight access, and shaded pedestrian routes, contributing to occupant comfort and reduced reliance on mechanical heating and cooling systems.

The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

Analysis

The proposed subdivision's design, density, land use, and associated improvements conform to the applicable regulations of the City's Development Code and the requirements of all public agencies with jurisdiction over the project. The project complies with zoning and site development standards, and has been reviewed for consistency with applicable Specific Plan regulations and adopted design standards. Infrastructure systems, including stormwater management and sanitary sewer service, have been evaluated and designed in accordance with the standards of the San Mateo Countywide Water Pollution Prevention Program, Menlo Park Fire Protection District, and the East Palo Alto Sanitary District. With approval of the required entitlements and implementation of applicable conditions of approval, the project conforms to applicable City ordinances and the regulations of other responsible agencies.

Criteria for Tree Removal, pursuant to East Palo Alto Municipal Code Section 18.28.070

> The subject tree is eligible for removal based on the criterion of subsection D: The trees interfere with proposed development, repair, alteration, or improvement of a site and preservation would stop the implementation of a well-integrated and thoughtful design that enhances the property and neighborhood while meaningfully furthering the goals set forth in the General Plan and the project will incorporate replacement trees.

An arborist report was prepared by HortScience | Bartlett Consulting in August 2025. The arborist concluded that the project will completely encompass the site. Plans depict removal of 13 on-site trees, and indicates it is possible to preserve 13 off-site trees. The project should seek to reduce impacts to coast live oak #178, which is an offsite tree, with a 31-foot overhang and branching to the ground. The arborist recommended providing a 10-foot buffer from the trunk where no work would be completed.

Exhibit C - Conditions of Approval

University & Bay at 4 Corners
- Townhome Project
DR25-004

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A. General Conditions of Approval

1. Prior to the issuance of any building permits, the property owner and/or developer shall acknowledge in writing all the conditions of approval and must accept these conditions with full awareness of the responsibilities associated with each requirement. The conditions of approval shall be reproduced on the first page of the plan set to the Building Division.

2. Prior to the issuance of Building Permits, the project applicant/developer must obtain all required approvals including the will serve letter and be in compliance with all the conditions of the East Palo Alto Sanitary District.

3. The following Conditions of Approval may be superseded by future State regulations or outside regulatory agency requirements and guidelines. The project must comply with any conditions superseded by State regulations or outside regulatory agency requirements.

4. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.

5. All applicable mitigation measures specific to development projects included in the East Palo Alto General Plan Mitigation Monitoring and Reporting Program (MMRP) and the 2013 Ravenswood Business District / 4 Corners Specific Plan shall be implemented.

6. Regulatory and Development Fees

    a) The applicant/developer agrees to pay all applicable regulatory fees in effect at the time of Building Permit and Plan Check application submittal, including but not limited to General Plan Update Surcharge, Plan Check, Building Permit, etc., as specified by each respective City Ordinance or the City's Master Fee Schedule.

    b) Pursuant to Government Code Section 65589.5(o), the project is subject to development fees, as defined by Government Code Section 65941.1(b)(3)(B)(i), in effect when a complete application was submitted to the City, which are the development fees that were effective on July 1, 2024 and attached to these conditions as **Attachment A**.

B. Standard Conditions of Approval

Air Quality

Construction & Operations

1. The project shall implement the following best management practices to ensure that the project's air quality impacts are less than significant:

    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    - Post a publicly visible sign with the telephone number and person to contact at the City of East Palo Alto regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

2. The project shall implement the following standard control measure to ensure potential impacts from increased cancer risk and annual PM2.5 concentrations from project construction are minimized. The use of TAC emission controls is a standard measure for urban development throughout the Bay Area that is located

in close proximity to sensitive receptors. With these measures the project would have a less than significant impact on air quality:

- All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM10 and PM2.5) if feasible, otherwise:
    - If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve an 85-percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).
    - Use of alternatively fueled equipment with lower NOx emissions that meet the NOx and PM reduction requirements above.
    - Special equipment that cannot meet the above requirements must be approved as exempt by the City after considering reasons for requesting an exemption.
    - Use portable electrical equipment where commercially available and practicable to complete construction. Construction contractors shall utilize electrical grid power instead of diesel generators when (1) grid power is available at the construction site; (2) when construction of temporary power lines is not necessary in order to provide power to portions of the site distant from existing utility lines; (3) when use of portable extension lines is practicable given construction safety and operational limitations; and (4) when use of electrical grid power does not significantly compromise construction schedules.
- Diesel engines, whether for off road equipment or on road vehicles, shall not be left idling for more than two minutes, except as provided in exceptions to the applicable state regulations (e.g., traffic conditions, safe operating conditions). The construction sites shall have posted legible and visible signs in designated queuing areas and at the construction site to clearly notify operators of idling limit.
- Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment.
- Utilize low volatile organic compound (VOC) (i.e., ROG emitting) coatings, that are below current BAAQMD requirements (i.e., Regulation 8, Rule 3; Architectural Coatings), for at least 80 percent of all residential and nonresidential interior paints and 80 percent of exterior paints. This includes all architectural coatings applied during both construction and reapplications throughout the project's operational lifetime. At least 80 percent of coatings applied must meet a "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint. For reapplication of coatings during the project's operational lifetime, the Declaration of Covenants, Conditions,

and Restrictions shall contain a stipulation for low VOC coatings to be used. Examples of "super-compliant" coatings are contained in the South Coast Air Quality Management District's website.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be posted for construction workers at all access points.

Noise and Vibration

3. Construction Noise. The applicant/developer shall implement the following standard noise control measures during project construction to ensure that the construction noise impacts are less than significant:

    - Limit construction activity to weekdays between 7:00 AM and 6:00 PM and Saturdays between 9:00 AM and 5:00 PM, with no construction on Sundays or holidays;
    - Utilize "quiet" models of air compressors and other stationary noise sources where such technology exists;
    - Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
    - Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
    - Locate staging areas and construction material areas as far away as possible from adjacent land uses;
    - Prohibit all unnecessary idling of internal combustion engines;
    - Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem are implemented.
    - Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction.

4. Operational Noise. The project would implement the following mitigation measures:

    - Prior to issuance of building permits, project mechanical equipment shall be selected and designed to reduce impacts on surrounding uses and meet the City's exterior and interior noise level requirements. A qualified acoustical consultant shall be retained by the project applicant/developer to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the City's 55 dBA L50 daytime exterior limit and 50 dBA L50 nighttime exterior limit at the nearest residential property lines.

5. The project would implement the following control measures to ensure the project's construction vibration impacts are less than significant:

    - Operating equipment on the construction site shall be placed as far as possible from vibration-sensitive receptors.
    - Smaller equipment shall be used along shared property boundaries to minimize vibration levels below the limits.
    - The use of vibratory rollers or tampers shall be avoided within 20 feet of sensitive uses.
    - Dropping heavy objects or materials within 20 feet of sensitive uses shall be avoided.

Public Works and Utilities

6. Grading Permit. Prior to building permit approval, a grading permit shall be obtained from the Engineering Division with payment of fees per EPAMC 15.48. See the following link for an application. https://www.cityofepa.org/publicworks/page/grading-permit.

7. Encroachment Permit. The developer shall obtain an encroachment permit from the Engineering Division prior to performing any work in the public right-of-way. See the link below for an application. https://www.cityofepa.org/publicworks/page/encroachment-permit.

8. Public Improvements. The developer shall provide public street improvements along the project frontage where existing streets (vehicle and/or pedestrian paths) do not meet current City standards. These improvements may include sidewalk, curb and gutter, driveway approach, curb ramp and any right-of-way

identified in the scaled and dimensioned drawing required under Public Works Department project specific condition #10. See EPAMC 15.04.040.

9. Construction Vehicles, Equipment and Materials. All construction related vehicles, equipment, and materials shall be managed on-site. At no time shall such items be parked or stored in the public right-of-way without an encroachment permit or written approval by the City Engineer.

10. Traffic Control. Activities that require temporary closures of sidewalks, vehicle and/or bike lanes, or other public paths shall require review and approval by the Engineering Division through an encroachment permit.

11. Construction Best Management Practices. This project is required to implement stormwater best management practices (BMP) as described by the San Mateo Countywide Water Pollution Prevention Program. The following sheet in the link below shall be included in the plans. https://www.flowstobay.org/wp-content/uploads/2020/04/Countywide-Program-BMP-Plan-Sheet-June-2014-Update.pdf.

12. Fences/Walls. No new or existing fence and/or wall shall be permitted outside of the property boundary lines. No new or existing concrete (or similar) wall and/or fence is permitted where there is a public easement. The removal of such existing structures shall be required prior to the issuance of any permits.

13. Water Meters. Water meters shall be purchased by the developer, maintained privately, and stored onsite.

14. Sewer Cleanout. If one does not already exist, the developer shall install a sanitary sewer cleanout at the front property line per East Palo Alto Sanitary District standards.

15. Off-site Improvement Plans. Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit process.

16. Potholing. An encroachment permit shall be obtained for potholing purposes. The information should be used during design and construction to prevent utility conflicts related to new service laterals, tree installations, and so on.

17. Construction Material and Staging. All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-way or public easements.

18. Upgrade of Existing Public Improvements. As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as backflow preventers, sign posts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works.

19. Benchmarks. The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website.

20. Utility Connection. This project requires connection to all public utilities or private utilities operating under a City or State franchise which provide adequate levels of service, will-serve letters must be obtained before Building Permit Approval.

21. Storm Manhole. Install a storm manhole at the front property line along the new storm lateral.

22. Existing Utility Abandonment Relocation. Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes and procedures, including abandonment by other utility owners.

23. Modifications to Existing Public Utilities. Developer is required to pay for all changes or modifications, required by the project, to existing City utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the sidewalk area, caused by the development.

24. Wet Utilities. All sanitary sewer and storm drain facilities on private property shall be privately owned and maintained by the HOA. Refer to Project Specific Conditions of Approval for the water system requirements.

25. Re-use of Existing City Utility Service Lines. The re-use of deficient City water service lines on the project site is not allowed. Developer's contractor shall replace any deficient facilities as deemed necessary by the Department of Public Works.

26. Sanitary Sewer and Storm Drain Tributary Pattern. This project is required to follow the existing sanitary sewer and storm drain tributary pattern. Any

deviations would require additional analysis and subject to approval by the Public Works Department as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties.

27. Stormwater Drainage. The project shall not create any negative impacts to adjacent properties such as cross-lot drainage. The project shall also mitigate any impacts to the public stormwater system through the installation of rain gardens, bubblers or other infiltration devices, swales, increasing of pervious areas, or other methods. Any excess stormwater beyond a 10-year storm event or the site's retention capacity may be drained to the public right-of-way via sheetflow. This shall be confirmed thru submittal of a hydrologic/hydraulic study and a final Stormwater Control Plan and stormwater sizing calculations. Post-construction flows shall not exceed pre-construction flows, up to the 100-year storm.

28. Utility Meter/Vault. No existing or new utility meters or vaults shall be located within the new driveway approach. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any.

29. Driveway Approaches. Install a new driveway approach along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and City standard details and specifications.

30. Decorative Pavement. Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way.

31. Traffic Control Plan. Submit a traffic control plan with the off-site improvement plans for review and approval. The traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.

32. Damage to Existing Public Improvements. Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. All existing traffic detector loops and conduits shall be protected in place during construction. Any damaged detector loops shall be replaced within 7 days at the expense of the developer.

33. Reservation/Abandonment of Easements. Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be delineated on the map or recorded concurrently with the map with a separate instrument. Subdivision Map Act §66475 and §66499.20-1/2 for public easements) Quitclaim deed is required for abandonment of private easements prior to map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements.

34. Utility Company Approval. Obtain map approval letters from the utility companies in regard to any existing or new easements associated with their facilities.

35. Completion of Public Improvements. Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy.

36. Final Map Dedications. Parcel Map must be approved by the City and recorded with the County. The map must include a 5' Public Utility Easement along the project frontage and a 5' Sidewalk Easement along Bay Road. A recent (within six months) title report shall be provided with the map. The parcel map shall be recorded prior to building permit issuance.

37. A Homeowner's Association shall be formed at the time the Final Map is filed. The HOA shall be responsible for maintaining all onsite improvements unless those improvements that are specifically maintained by the City or a private utility company.

38. Streetscape. The developer shall install new sidewalk and curb & gutter along the entire project. Existing pavement shall be repaired as needed, and the pavement shall have a grind and overlay along the project frontage to the street centerline or as determined by the City Engineer based on utility trenching.

39. The new driveway shall be ADA compliant.

40. New streetlights shall be installed on the project frontages.

41. Red Curbs. Red curbs shall not be used to designate parking/stopping restricted zones, except as required for public fire hydrants.
42. Joint Trench. Joint trench plans shall be included in the improvement plan submittal.

43. Water System. Provide an analysis confirming adequate domestic and fire flow

and pressure.

44. Sewer Capacity. The developer shall obtain approval from the East Palo Alto Sanitary District (EPASD). Any improvements or cash contributions required to accommodate sewer impacts shall be the sole responsibility of the developer.

45. Root Barrier. Install a continuous root barrier along the new sidewalk per City standard details and specifications.

Stormwater Environmental Division Conditions

Prior to Grading Permit Issuance

46. Applicant/developer shall provide a post-construction stormwater site management plan (Site Plan) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.

47. Applicant/developer shall pay most current NPDES fees prior to Grading Permit being issued.

48. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's Planning Application, without written approval from the Planning Department.

49. .

C. Project Specific Conditions of Approval

Planning Division

1. The project shall be developed in substantial compliance with the drawings submitted as part of the East Palo Alto planning application DR25-004 dated November 11, 2025, to be revised pursuant to the conditions of this staff report

as may be amended by the Planning Commission. The permit shall be effective 15 days following the date of the decision unless an appeal is filed prior to the effective date.

2. This approval is valid for a period of two (2) years from the effective date, if the applicant/developer has not yet secured building permits and started construction. If the applicant/developer is unable to secure building permits two years from the effective date, the applicant/developer must submit an application for an extension at least thirty (30) days before expiration in order to extend the term of the permit.

3. Any modifications to the approved plans and related information must be submitted to the Planning Division for review and approval and may be subject to review during a public hearing.

4. The Tentative Map approval shall expire within two (2) years of the effective date of its approval unless the approval is extended pursuant to the provisions in the Subdivision Regulations or unless a Final Map has been approved for recordation by the City Council.

5. The cover page of the one lot Condominium Tentative Map shall indicate that the Planning Manager has certified that all the conditions of approval of this Tentative Map have been complied with.

6. Prior to the approval of the Final Map, the developer shall enter into a Subdivision Improvement Agreement (SIA) in accordance with the Subdivision Regulation. The developer shall cover all costs associated with the preparation of the subdivision agreement as determined by the Planning Manager and the Public Works Director.

7. A Final Map shall be submitted for review and approval by the City Council. The One-Lot Condominium Tentative Map shall comply with the regulations of the East Palo Alto Subdivision Ordinance, the Subdivision Map Act, and these conditions of approval. The Final Map shall be drawn in substantial compliance with the approved Tentative Map.

8. Prior to the submittal of a building permit, the plans must meet all minimum requirements for the driveway and parking per Menlo Park Fire Protection District and City requirements.

9. All appeals of discretionary decisions required as part of these conditions of approval are required to be appealed to the City Council unless otherwise stated

herein or in the Development Code Regulations.

10. Exterior colors, materials, design elements, lighting and landscaping shall be consistent with the plans dated November 25, 2025. Plans submitted for Building Permit issuance are subject to final review and must be approved by the Planning Manager prior to the issuance of a building permit.

11. The lighting plan for the common areas, parking areas, and pedestrian easement walkways shall operate independently from the individual residences. All fixtures shall be located within the common areas and designated easements. Lighting shall be in full compliance with EPAMC Chapter 18.34.110.

12. C.C.&R.'s shall be reviewed by the Planning Division and the City Attorney prior to the submittal of the Final Map. The C.C.&R's and Conditions of Approval shall be recorded in the office of the County Recorder concurrently with the Final Map or prior to Temporary Certificate of Occupancy per the requirements of the State Department of Real Estate.

13. The applicant/developer is responsible for applying for an address assignment with the Building Division for the subdivision and works directly with the Menlo Park Fire Protection District to review potential addresses.

Trees and Landscaping

14. Off-site trees, as identified in the plans dated November 11, 2025, shall be preserved in accordance with the recommendations and preservation guidelines identified in the Arborist Report dated August 2025 and prepared by Hort Science Bartlett Consulting.

15. If the applicant does not provide documentation demonstrating removal of the approved tree and planting of the replacement tree prior to issuance of Certificate of Occupancy, the applicant shall be required to deposit a surety in the amount of the Hort Science Bartlett Consulting estimated value of removed trees in accordance with Section 18.28.080 of the East Palo Alto Municipal Code to guarantee completion of the approved tree removal and replacement and provided herein:

Tree No.	Species	Estimated Value
176	Brazilian Pepper	$200
179	Coast Live Oak	$25,650
182	Italian Buckthorn	$500
183	Siberian Elm	$4,300
184	Siberian Elm	$1,800
185	Siberian Elm	$1,250

186	Siberian Elm	$2,350
187	Siberian Elm	$1,350
188	Siberian Elm	$7,900
189	Siberian Elm	$750
191	Siberian Elm	$450
192	Siberian Elm	$5,450
193	Siberian Elm	$3,100
	Total	$55,050

16. Replacement trees shall comply with the standards and recommendations set forth in the City of East Palo Alto Urban Forest Master Plan related to species diversity. A maximum of twenty percent (20%) of any one general and ten percent (10%) of any one species may be used to meet planting requirements within the city.

17. The applicant shall inform the Planning Division when the replacement trees have been planted. Planting is subject to review and approval by the Planning Division.

18. Off-site tree canopies shall be protected to the extent possible. If pruning is necessary, it shall be done in accordance with standards identified in the in the Arborist Report dated August 2025 and prepared by Hort Science Bartlett Consulting. Pruning shall not extend beyond the subject property lines without the notification of and written consent from the property owner of the offsite tree.

19. All contractors hired to remove trees or to perform on the project shall possess an active business license with the City of East Palo Alto.

20. The applicant/developer or his or her contractor shall contact the City by phone or email at least 48 hours prior to the removal of the existing trees.

21. Tree and debris removal shall only occur between the hours of 8:00 a.m. and 5:00 p.m. on weekdays, or between 9:30 a.m. and 5:00 p.m. on Saturdays.

22. Approval from the Engineering Division (650-853-3119) is required for any encroachment into the public right-of-way or for partial road closures required for the removal of the trees.

23. All tree stumps shall be removed by digging the stump out and grinding a minimum of 16” below grade.

24. The applicant shall hold harmless the City, its officers, agents, and employees

from any liability or claims for damages due to the injury of any person, loss of life, or damage to property caused by, or arising out of activities authorized by these approvals. The applicant shall employ legal counsel approved by the City and/or indemnify the City for the cost of legal counsel and legal services.

25. Project landscaping shall comply with the City of East Palo Alto and State regulations for water-efficient landscaping.

26. The private and dedicated open space and trees shall be preserved and maintained by the owner/occupant and Homeowner's Association, as appropriate, per the approved plans of this report. If there are any modifications to the current trees and landscaping or if the tree needs to be replaced by something comparable, the applicant/developer will need to get approvals from the Planning Division in order to be permitted to do so. The approval may require, but is not limited to, separate permit fees, arborist reports, and other necessary documents. For common hardscapes areas, the use of previous pavers such as grasscrete or similar types of pavers shall be implemented to expand the open space on site.

Building Division

27. A digital copy of the plans must be submitted for building review; including the digital submittal of all relevant supporting documents; structural calculations, energy compliance forms, soil reports etc.

28. The Plans submitted for building review must be designed to the 2025 California Building Codes. Projects submitted after January 1, 2029, will have to be designed to the 2028 California Building Codes.

29. Please imprint the Conditions of Approval on the plans submitted for building permits.

30. Please imprint on the submitted plans, the Construction Best Management Practices. To access the standard plan, please visit: http://www.flowstobay.org/construction.

31. The applicant/developer shall properly complete and incorporate the 2019 CAL Green Residential Mandatory Measures on the plans submitted for building permits. The link to access the form: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/443.

32. Properly complete and submit the EPA Special Inspection form for any

proposed work requiring special inspections as per CBC 1705. Link to access form: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/458.

33. Provide a note on the plans submitted for building permits: "At a minimum, 65% of the project waste stream shall be recycled; prior to final project approval, a receipt shall be provided to the building inspector to verify 65% recycling has occurred. Self-hauling is prohibited in the City of East Palo Alto; an authorized hauler shall be utilized.

34. "All construction and demolition debris shall be contained on-site (not in the public right-of-way) in constantly covered bins, which include adequate service."

35. Please note on plan: The City of East Palo Alto Municipal Code Section 15.04.125 limits construction activity to the following hours:
    a. Monday through Friday: 7:00 AM to 6:00 PM
    b. Saturday: 9:00 AM to 5:00 PM
    c. Sundays and national holidays: No activity allowed.

City Attorney

36. To the maximum extent permitted by law, the applicant/developer (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of East Palo Alto, its City Council, Planning Commission, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant/developer of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant/developer (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

Housing Division

Actions Prior to Issuance of a Building Permit. Prior to approval of Building Permits, the applicant/developer is responsible for the following:

37. An executed Inclusionary Housing Agreement with the City of East Palo Alto

codifying the project's inclusionary obligation, pursuant to Section 18.37.090(B) of the Development Code of the City of East Palo Alto, which shall be recorded against the residential development prior to the approval of any final or parcel map or issuance of a building permit, whichever comes first.

Actions Required for Housing Division's Clearance of Final Inspection and Issuance of Certificate of Occupancy

38. No Final Inspection Approval, Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units will be issued until all requirements of the Inclusionary Housing obligations pursuant to Chapter 18.37 of the Development Code of the City of East Palo Alto are met.

Police Department

Addressing

39. When there are multiple structures, an address monument and/or complex map should be erected which incorporates an elevated view of the complex buildings and addresses. It would be illuminated during the hours of darkness and positioned to be readily readable from main vehicular or pedestrian access points.

40. Each individual building and unit should be clearly marked with the appropriate building number and address and should be positioned to be easily viewed from vehicular and pedestrian pathways throughout the complex. Main building numbers should be a minimum height of 12-inches.

Lighting

41. Adequate lighting of parking lots and associated carports, driveways, circulation areas, aisles, passageways, recesses and grounds contiguous to buildings should have enough lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and to provide a safe and secure environment for all persons, property and vehicles on site.

Landscaping

42. Landscaping should be situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the fence and property lines and under vulnerable windows.

Garage and Parking Lot

43. "No Trespassing/Loitering" signs are recommended to be posted at the entrances of parking lots and located in other appropriate places. Signs should be at least 2'by1' in overall size, with white background and black 2" lettering.

    a. §9.08.010 of the East Palo Alto Municipal Code should be included as a reference on the no loitering signs.

    b. All entrances to parking areas should be posted with the appropriate signs per 22658(a) of the California Vehicle Code to assist in the removal of vehicles at the owner/manager's request.

Fencing/Access Control

44. Adequate pedestrian and vehicular access control to the development can mitigate many potentially problematic safety issues about surveillance and unwanted entry. It can also help alleviate the need for full-time security in larger developments, notwithstanding factors such as site location, projected growth contiguous to the development, prior crimes in the area, etc. It can be recessed enough so the development will not take on the appearance of a "fortress" but not so far away from the opening that a possible entrapment/ambush area is created. To further enhance safety a digital keypad entry system is recommended for apartment residence access, (over keycards, scanners, etc). This type of entry provides quick and unhampered emergency personnel access to the interior of the development in the event of a critical incident or medical emergency. This is because emergency personnel en route to an event can confidentially access the entry code via a mobile computer.

    a. When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link, should be installed to establish territoriality and defensible space, while maintaining natural surveillance.

Line of Sight/Natural Surveillance

45. If they exist, common use facility rooms such as conference, laundry, TV rooms, etc. should have doors that contain transparent material for surveillance. Designing a window contiguous to the door would serve the same purpose. Designing doors to these types of rooms so that they can be locked open during hours of use is another recommendation.

    a. Wide angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public

or private space is compromised.

b. Stairwells and elevator lobbies should be of open design whenever structurally possible.

c. It is highly recommended to have an elevator shaft that can be transparent, making occupants of the cab visible from the outside.

d. Convex mirrors should be installed in elevator cabs and at stairwell landings.

e. Trash enclosures should not hinder needed surveillance.

f. Other line of sight obstructions including recessed doorways, alcoves, etc. should be avoided on building exterior walls and interior hallways.

Public Works Department

46. Provide a scaled and dimensioned drawing to confirm that the proposed street improvements fit within the existing right of way. Improvements include a second southbound left turn lane on University Avenue at Bay Road and a second westbound left turn lane on Bay Road at University. Improvements shall also include a new eastbound left turn lane on Bay Road at the project entrance. The left turn lane median island break and the Bay Road driveway shall be designed to physically prevent left turns out of the driveway. The eastbound left turn lane shall be designed to conform to the aforementioned scaled and dimensioned drawing and shall be constructed in a manner that accommodates the additional westbound left turn lane. If parking needs to be removed on the south side of Bay Road to accommodate the Developer's proposed improvements, a separate request to remove parking shall be submitted to the City Council for their consideration. If the City Council declines to approve the parking removal, the Developer must submit updated plans that do not remove parking subject to review and approval by the City Engineer.

47. Improvements shall include installation of a traffic signal at the University Avenue entrance opposite the County property driveway. The improvements shall include modification of the County driveway to accommodate the signal phasing/ timing.

48. Provide a solid waste management/ collection plan and forward to Recology for review. Show location of trash dumpster enclosures or interior trash collection areas, and location of container staging for pickup.

49. Provide an updated Expected Sanitary Sewer Load analysis that incorporates the peaking factor into the sewer calculations to determine peak flow impacts on the internal sewer system and the existing downstream system.

50. Provide an updated “Expected Sanitary Sewer Load Analysis” that incorporates the peaking factor into the sewer calculations to determine peak flow impacts on the internal sewer system and the existing downstream system.

51. Provide a sewer capacity analysis of the downstream system (using peak flows) from the project, with any required upgrades determined by the City following review of the capacity analysis.

52. Prior to approval of improvement plans or final map, or issuance of any permits, a plan shall be submitted clarifying the ownership and maintenance of the onsite water system.

    a. If the line is intended to be public, approval by the Director of Public Works will be required. A public water easement shall be dedicated over the water lines, water meters, detector checks, and fire hydrants. A separate meter shall be provided for each unit. Water meter locations shall be shown on the exhibit. A separate meter shall be provided for irrigation.

    b. If the line will be private, separate domestic and fire lines will be needed, with the domestic line isolated by a backflow valve and the fire line isolated by a detector check. Water meters shall provided at the public right-of-way, with a separate on-site submeter provided for each unit. Water meter locations shall be shown on the exhibit. A separate meter shall be provided for irrigation.

53. The existing conditions survey and the title report show the townhome and mixed use developments located on a single parcel. A parcel map will need to be filed to separate the phases, or the first phase will need to include the second phase as a parcel for future development.

Menlo Park Fire Protection District

54. Buildings shall be referenced throughout plans with a R2 Occupancy Grouping for buildings with more than two dwelling units, as per CBC Section 310.3 & CFC Section 202. The project is to comply with the 2022 CA Building/ Fire Codes and local amendments.

55. Owner's responsibility for Fire Protection. 3303.1 CFC: program development and maintenance. The owner or owner's authorized agent shall be responsible for the development implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable at all phases of construction, repair, demolition, or alteration work. The plan shall address the requirements of this chapter and other applicable portions of this code, the duties of staff and staff training requirements. The plan shall be submitted and approved prior to Building Permit Issued. Any changes to the plan or these Menlo Park Fire Protection District Conditions shall be submitted to Menlo Park Fire Protection District for approval.

56. 3305.5 CFC: Fire safety requirements for buildings of Types IV-A IV-8 and IV-C construction. Shall be met.

Access: Fire Apparatus Access is to be provided from University Ave and Bay Road with onsite roadways providing access to 10 Multi-Family Buildings, these to meet public access for covered and open parking. Aerial Ladder Access will not be required for the 10 multi-family buildings, but aerial ladder truck shall have access to 10 buildings site for manual fighting equipment. CFC Appendix D105. The following are general access requirements that apply to subject project:

57. Overhead Electrical Obstruction - Overhead Electrical Utility power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

58. All Emergency Vehicle Access (EVA) Roadways shall be "Publicly Recorded with the County of San Mateo Accessors Office".

59. Fire apparatus roadways, including public and private streets and in some cases, driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000-pound fire apparatus and shall be provided with an all-weather driving surface. Only paved or concrete surfaces are_ considered to be all weather driving surfaces. CFC 2022, Appendix D.

60. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with MPFD standard for "Designation and Marking of Fire Lane" no parking fire lane striping to include area fronting each residential units garage, "Entrance Sign B" is to be used at the point of access to complex. Provide a complete no parking-fire lane striping plan with no parking signage in accordance to MPFD standard on subsequent submittal:
    a. Roadway width for project illustrated at 20 feet and up to 25 feet, roadway shall require curb striping with no parking signage as per MPFD

Standard.

b. Onsite parking shall be assigned to garages only, it appears there are a few guest onsite parking is assigned to site.

61. The proposed new building's meets "Access Point" requirements as outlined in "MPFD Guideline Water Supplies, Fire Hydrants".

62. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site:
    a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2022.

63. For buildings 30 feet (9144 mm) and over the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width, and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 15-feet (4572 mm) and a maximum of 30-feet (9144 mm) from
64. the building. CFC 2022, Appendix D105:
    a. Plans are illustrating a building's height under 29'1 O", with fire apparatus roadway less than 26-foot and over 20-foot width. MPFD shall require if building height to remain as so illustrated on provided plans the roadway width may remain as illustrated, if building height changes to 30 feet or greater the roadway width would then be required to be increased to 26-foot minimum width.

65. Traffic Opticom Signal Preemption System required for all traffic intersections controlled with a traffic signal. An encroachment permit shall accompany these installations.

<u>Water Supply</u>

66. Applicant/developer to provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2019, Sec. 507.5.1 Appendix B Section 105.2 & Table 105.1:
    a. Fire Flow for largest building (12 Plex):
    Total Building Area.
        i. Building – 24,416 sq ft

Type VB Construction – 4,500 gpm @ residual pressure at 20 psi.

Building total Fire Flow.

ii. 4,500 gpm / 2 =2,250 gpm @ 20 psi residual pressure with a flow duration of 2 hours.

b. Underground fire main serving this property is supplied by a 10” on University avenue and Bay Rd. The pipe serving this site shall be minimally sized to an 8” pipe size per MPFD standards or as per the waterflow engineering analysis modeling report, or Water Purveyors report, whichever is greater.
c. Number of Hydrants – The number of Hydrants is based on use/occupancy type, required fire flow, distance and access considerations. Hydrant to hydrant Maximum distance to not exceed 300-feet. See CFC Appendix C.

67. A Public hydrant is required at 300-foot distance from hydrant to hydrant. All onsite hydrants illustrated on Civil Utility Sheet C5.0 meets MPFD requirements and shall comply to the following:
    a. Provide Private Underground Fire Service Main after each Double Detector Check Valve Assembly serving all fire suppression systems for the R2 Occupancies, shall be designed and installed in accordance to NFPA 24 Construction Standard (2019 edition), and "MPFD Standard and Guideline for Underground Piping" & "MPFD Standard and Guideline for Water Supply, Fire Hydrants".
    b. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2" (114.3 mm) and 2-2 1/2" (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C
    Corrective Action - Provide a public fire hydrant for each of the two University Ave entrances serving this project. Two public fire hydrants required.

68. The proposed new public fire hydrant shall be required at the driveway on the North side of entrance. All hydrants to comply to the following:

    a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2" (114.3 mm) and 2-2 1/2" (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C

69. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.

Fire Protection Systems

70. For Multi-Family buildings assigned with an Occupancy Classification of R2 Occupancy Grouping the following shall be required:
    a. Fire Sprinkler System shall be designed and installed in accordance to NFPA 13 Construction Standard (2022 edition) and "MPFD Standard and Guideline for Installation of Commercial Fire Sprinkler System".
    b. Fire Alarm System required for each multi-family building shall be designed and installed in accordance to NFPA 72 Construction Standard (2022 edition) and "MPFD Standard and Guideline for Installation of Fire Alarm and Detection System".
    c. Private Underground Fire Service Main serving all fire suppression systems for R2 Occupancies to be designed and installed in accordance to NFPA 24 Construction Standard (2019 edition), and "MPFD Standard and Guideline for Underground Piping" & "MPFD Standard and Guideline for Water Supply, Fire Hydrants".

71. Provide HOA language for project site that outlines the required "Testing and Maintenance for all WaterBased Fire Protection Systems" as per California NFPA 25 2013 CA edition, and Fire Alarm System Inspection, Testing and Maintenance requirements to comply with CFC Section 907.8 and NFPA 72 2022 edition. Meet with MPFD to review HOA language for required fire protection systems.

D. Tribal Monitoring and Tribal Cultural Resources

Tribal Monitoring

1. The Tamien Nation shall designate the monitor.

2. The tribal monitor shall comply with applicant's site access and workplace safety requirements.

3. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

During Construction or Upon the Discovery of Tribal Cultural Resources

4. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

5. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.

6. A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.

7. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.

8. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe. If remains or suspected burial grounds are encountered:
    a. All work within a 50 foot radius from the remains or suspected burial grounds shall be temporarily stopped and the area shall be secured.
    b. The San Mateo County Coroner shall be notified to evaluate the discovery.
    c. If remains are Native American, the California Native American Heritage Commission (NAHC) shall be notified and the Project Archaeologist shall request for the NAHC to designate a Most Likely Descendant (MLD).
    d. The applicant and MLD shall make all reasonable efforts to enter into a treatment agreement incorporating NAHC best practices to address the methods, measures and conditions for tribal cultural resources discovered.
    e. A final report shall be prepared in consultation with the MLD and approved by the City prior to presumption of work.

Tribal Knowledge, Avoidance and memorialization

9. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

10. The applicant shall work with the Tamien Nation to acknowledge and memorialize the inhabitants of the area past and present, onsite, with content, placement, and interpretation subject to the Tamien Nation's review. The acknowledgement shall strive to recognize people who have indigenous ancestry to the land. The Tamien Nation shall review and provide comments for consideration in writing via email within 21 days of receipt of the proposed acknowledgement and memorialization. If comments are not provided to the applicant within 21 days, the acknowledgement and memorialization shall be deemed to have no comments.

1675 BAY ROAD

EAST PALO ALTO, CA



GENERAL PLANNING APPLICATION

11/25/2025

SHEET LIST

A 0.1	TITLE SHEET
A 0.2	SHEET LIST , PROJECT TEAM & INFO
A 0.3	ZONING & DEVELOPMENT SUMMARY
A 0.4	GENERAL NOTES
A 0.5	CALGREEN MANDATORY MEASURES
A 0.6	CALGREEN MANDATORY MEASURES
A 0.7	3D PERSPECTIVE RENDERING
A 0.8	3D PERSPECTIVE RENDERING
A 0.9	3D PERSPECTIVE RENDERING
A 0.10	3D PERSPECTIVE RENDERING
A 0.11	3D PERSPECTIVE RENDERING
A 0.12	ILLUSTRATIVE SITE PLAN
A 0.13	CONTEXT PHOTOS
A 0.14	EXISTING SITE PLAN
A 0.15	ARCHITECTURAL SITE PLAN
A 0.16	ASSUMED PROPERTY LINES AND BUILDING SEPARATION DIAGRAM
A 0.17	ALLOWABLE BUILDING CALCULATIONS
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A 1.0.1	TOWNHOUSE UNIT A PLANS
A 1.0.2	TOWNHOUSE UNIT B PLANS
A 1.0.3	TOWNHOUSE UNIT C PLANS
A 1.0.4	TOWNHOUSE UNIT D PLANS
A 1.0.5	TOWNHOUSE UNIT E PLANS
A 1.0.6	TOWNHOUSE UNIT F PLANS
A 1.0.7	TOWNHOUSE UNIT FY PLANS
A 1.0.8	TOWNHOUSE UNIT G PLANS (ACCESSIBLE OR ADAPTABLE UNIT)
A 1.1.1	11-PLEX BUILDING PLANS
A 1.1.2	11-PLEX BUILDING PLAN & ROOF PLAN
A 1.1.3	11-PLEX TYPICAL BUILDING ELEVATIONS
A 1.1.4	11-PLEX BUILDING SECTIONS
A 1.2.1	12-PLEX BUILDING PLAN
A 1.2.2	12-PLEX BUILDING PLAN
A 1.2.3	12-PLEX BUILDING PLAN
A 1.2.4	12-PLEX BUILDING ROOF PLAN
A 1.2.5	12-PLEX TYPICAL BUILDING ELEVATIONS
A 1.2.6	12-PLEX TYPICAL BUILDING ELEVATIONS
A 1.2.7	12-PLEX BUILDING SECTIONS
A 1.3.1	6-PLEX BUILDING PLANS
A 1.3.2	6-PLEX BUILDING PLAN & ROOF PLAN
A 1.3.3	6-PLEX TYPICAL BUILDING ELEVATIONS
A 1.3.4	6-PLEX BUILDING SECTIONS
A 1.3.5	MATERIALS & FINISHES BOARD

LANDSCAPE

L-1.0	ILLUSTRATIVE LANDSCAPE PLAN
L-2.0	PLANTING PLAN
L-3.0	HYDROZONE PLAN
L-4.0	TREE DISPOSITION PLAN
L-5.0	LIGHTING PLAN
L-6.0	TREE SHADE DIAGRAM

CIVIL

C 1.0	EXISTING CONDTIONS
C 2.0	PRELIMINARY SITE PLAN
C 2.1	SITE SECTIONS
C 3.0	PRELIMINARY FIRE ACCESS PLAN
C 4.0	PRELIMINARY GRADING PLAN
C 5.0	PRELIMINARY UTILITY PLAN
C 5.1	PRELIMINARY DEMAND CALCULATIONS
C 6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C 6.1	PRELIMINARY STORMWATER MANAGEMENT NOTES AND DETAILS
TM-1	VESTING TENTATIVE MAP - TITLE SHEET
TM-2	VESTING TENTATIVE MAP - MAPPING SHEET

PROJECT DESCRIPTION

A. Location and Site Description:
1675 Bay Road
East Palo Alto, CA 94303
Site Area: 4.61 acres
Existing General Plan Designation: Mixed Use High
Existing Zoning: 4 Corners; Ravenswood Business District / 4 Corners Specific Plan

B. General Project Description:
A new townhouse development consisting of 106 dwelling units.

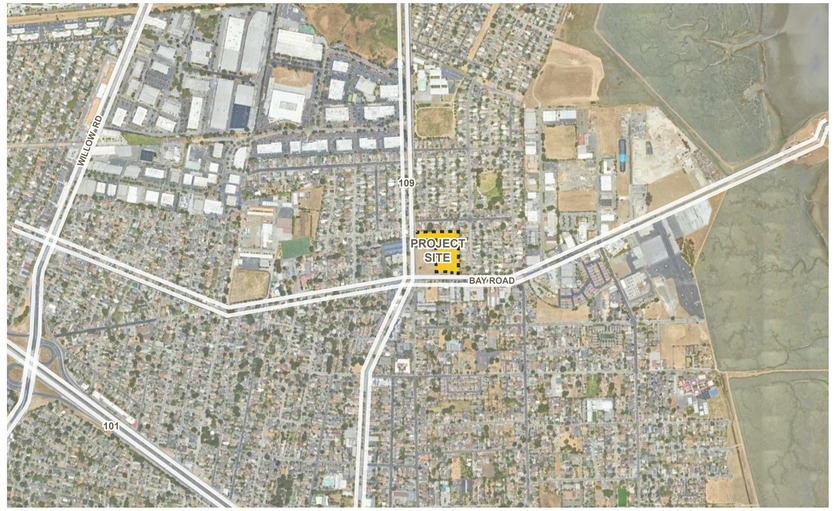
PROJECT DATA:

APN: 063-111-250
SITE: +/- 4.61 AC
GENERAL PLAN: Mixed Use High
ZONING: 4 Corners; Ravenswood Business District / 4 Corners Specific Plan
MAX. DENSITY: 25 DU/ACRE MAX. (PER GENERAL PLAN)

PROPOSED UNITS: 106 UNITS
PROPOSED DENSITY: 23.0 DU/ACRE

REQUIRED PARKING: 188 SPACES
PROPOSED PARKING: 229 SPACES

LOCATION MAP (NTS)



PROJECT TEAM INFO

OWNER / APPLICANT
SAND HILL PROPERTY COMPANY
2600 El Camino Real, Suite 410
Palo Alto, CA 94306
Contact: Michael Kramer
Tel: 650.772.4319
Mkramer@shpco.com

ARCHITECT
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
Tel: 925.251.7200
Contact : Justin Doull
Justin.Doull@dahlingroup.com

CIVIL
BKF ENGINEERS
1730 N. First Street, Suite 600
San Jose, CA 95112
Tel: 408.467.9154
Contact : Doug Petersen
Dpetersen@bkf.com

LANDSCAPE
THE GUZZARDO PARTNERSHIP INC.
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111
Tel: 415.317.6224
Contact : Morgan Burke
Mburke@tgp-inc.com

SITE AND ZONING SUMMARY

Site Information			
Project Name:	Four Corners Townhomes	**Current General Plan Designation:**	Mixed Use High
Address:	1675 Bay Road, East Palo Alto, CA 94303	**Current Zoning Designation:**	4 Corners
APN:	063-111-250	**Other Regulations:**	Ravenswood / Four Corners TOD Specific Plan
Lot Area:	4.61 acre		
	200,861 sf		

	Requirement	*Proposed*	*Notes*
Site Calculations			
Density	86 du/ac max. density per General Plan	23.0	
Total Units	351 du max.	106	
FAR	1.5 for non-residential & commercial components in mixed-use projects (None for residential)	1.15	
Building Coverage	None	73,990 sf 36.8%	
Hardscape Coverage	None	68,464 sf 34.1%	
Setbacks			
Principal Structures			
Front	6' Dedicated to landscaping or sidewalk	16'-32.79'	
Side	None	None	
Exterior Side Setback	10'	10'	
Rear	30'	30'	
Max. Setback along Bay Road	At least 65% of a building shall be built to within 16 feet of the P.L.	16'-32.79'	Waiver
Open Area			
Common Open Space	None	31,574 sf	
Private Open Space	None	4,816 sf	
Height			
Max. Building Height	Six stories above grade, plus an additional 15 feet for equipment and elevator penthouses	Three stories above grade; 39'-0" max.	
Min. Ground Floor Height	16' floor to floor	9'-4" floor to floor	
Parking			
Vehicular	1BD units - 1 space per du 0.5 spaces for each additional bedroom 188 spaces	229 spaces	212 spaces provided in private garages* 17 surface spaces provided
Bicycle	Long-Term: 1 per unit Goal: 1 per bedroom Short-Term: 1 per 20 units Long-Term: 106 Short-Term: 6	Long-Term: 106 Short-Term: 6	Long-Term provided in private garages, Short-Term provided in common open space via bike racks
Other Requirements			
Ground Floor Uses	Active ground floor uses must be located in mixed-use buildings	Ground Floor Residential provided	
Parking Access	One pedestrian access point per 300 linear feet of street frontage shall be provided from the street to parking lots located in the rear of buildings. A maximum of two curb cuts per street frontage may be provided.	University Avenue frontage: 174' One pedestrian access point provided Bay Road frontage: 304' Two pedestrian access points provided	

*Note: 106 Level 2 (dryer plug/220 volt) + 106 Level 1 (110 volt)

ARCHITECTURAL SUMMARY

OCCUPANCY: R-2

SPRINKLERS: YES (NFPA 13)

CONSTRUCTION TYPE: TYPE V-B

Net Square Footage

	Description	Configuration	Net Living	Count	Unit Mix	Total Net Living
Unit A	Carriage Unit A (corner unit)	2 bd / 2.5 ba	1,308	12	11%	15,696
Unit B	Carriage Unit B (bridge unit)	3 bd / 2.5 ba	1,620	12	11%	19,440
Unit C	15' Tandem	3 bd / 3 ba	1,269	36	34%	45,684
Unit D	Interlock Tandem	2 bd / 2.5 ba	1,305	12	11%	15,660
Unit E	Interlock Side-by-side	3 bd + den / 2.5 ba	1,690	12	11%	20,280
Unit F	Standard Side-by-side (end unit)	4 bd / 3.5 ba	1,953	8	8%	15,624
Unit FY	Standard Side-by-side	4 bd / 3.5 ba	1,889	2	2%	3,778
Unit G	Standard Side-by-side	4 bd / 3.5 ba	2,011	12	11%	24,132
			Total:	**106 Units**		**160,294 net sf**

Gross Square Footage

	Description	Configuration	First Floor	Garage	Second Floor	Third Floor	Gross Unit (incl. garage)
Unit A	Carriage Unit A (corner unit)	2 bd / 2.5 ba	130	525	685	614	1,954
Unit B	Carriage Unit B (bridge unit)	3 bd / 2.5 ba	105	520	824	830	2,279
Unit C	15' Tandem	3 bd / 3 ba	76	541	683	644	1,944
Unit D	Interlock Tandem	2 bd / 2.5 ba	109	542	683	655	1,989
Unit E	Interlock Side-by-side	3 bd + den / 2.5 ba	276	502	809	784	2,371
Unit F	Standard Side-by-side (end unit)	4 bd / 3.5 ba	338	494	868	909	2,609
Unit FY	Standard Side-by-side	4 bd / 3.5 ba	339	496	850	862	2,547
Unit G	Standard Side-by-side (end unit)	4 bd / 3.5 ba	337	495	912	918	2,662

Gross Square Footage by Building

	Description	Configuration		Gross Building SF (incl. garage)	Count	Total Gross Building SF (incl. garage)
BLDG 1-2	**11-plex**	**F-C-C-C-C-C-C-C-C-FY-F**		**23,377**	**2**	**46,754**
			First Floor	7,495		
			Second Floor	8,050		
			Third Floor	7,832		
BLDG 3-8	**12-plex**	**G-C-D-E-A-B-B-A-E-D-C-G**		**26,518**	**6**	**159,108**
			First Floor	8,436		
			Second Floor	9,192		
			Third Floor	8,890		
BLDG 9-10	**6-plex**	**F-C-C-C-C-F**		**13,054**	**2**	**26,108**
			First Floor	4,192		
			Second Floor	4,468		
			Third Floor	4,394		
				Total:	**10 Buildings**	**231,970 gross (sf)** **200,861 site area (sf)** **1.15 FAR**

NOTE:

1. The project is subject to the City of East Palo Alto's local reach codes. Full compliance details for all-electric buildings, electric vehicle (EV) charging infrastructure, and any other applicable local amendments have been provided in the permit submittal.
2. Each dwelling unit in the project meet the requirement of CRC R327 for Aging-In-Place design and fall protection.
3. This project meets the applicable California Building Standards Code that is in effect at the time of building permit application. CBC 1.1.9
4. The conditions of approval on the plans submitted for building permits has been imprinted.
5. The Construction Best Management Practices into the plans submitted for building permits has been imprinted.
6. The project is designed to be an all-electric building in accordance with the City Municipal Code Section 15.25 and include electric vehicle infrastructure in the garage per City Municipal Code Section 15.11.
7. The applicant has properly complete and incorporate the CalGreen Mandatory Measures on the plans submitted for submittal.

CONDITIONS OF APPROVAL

(a) The approval of an application pursuant to this Title may be conditioned by the City in order to protect and preserve the health, safety, and welfare of the community and to secure the purposes of this Title. Unless otherwise provided, the conditions imposed shall run with the land and are binding on the successors, heirs, and assignees of the applicant. The City may require that any or all of the conditions imposed be recorded.

(b) As a condition of approval of an application or otherwise, a property owner may create an easement for the benefit of the City, another governmental agency, or any other person for the purpose of ensuring ingress, egress, emergency access, light and air access, landscaping, parking, or open-space. A document creating such an easement shall comply with the requirements of Government Code Sections 65871 and 65873.

(c) Any person may petition for the release of a condition or easement that has been recorded pursuant to this Section by filing an application for such a release with the Department of Community Development. An application for release of a recorded condition may be approved and a release recorded by the City if, after hearing, the Planning Commission determines that the condition is no longer reasonably related to the protection and preservation of the health, safety, and welfare of the community or the purposes of this Title. An application for release of a recorded easement may be approved and a release recorded if, after hearing, the Planning Commission determines that the easement is no longer necessary to accomplish the land use goals of the City.

(d) Nothing contained in this Section shall be construed in any way to limit the City in its exercise of the powers the City derives from the State Constitution, State law, and the Charter, nor shall it be construed to supersede any provision of State or City law that requires additional procedural steps and decisions before an easement or right-of-way may be abandoned or vacated.

CONSTRUCTION BEST MANAGEMENT PRACTICES

Follow these best practices to prevent pollution, protect public health, and avoid fines or other enforcement action.

Cleaning & Preventing Spills: Use a drip pan and funnel when draining or pouring fluids. Sweep up dry spills instead of hosing. Be ready for spills by preparing and using spill containment and cleanup kits that include safety equipment and dry cleanup materials such as kitty litter or sawdust. To report serious spills, call 911.

Concrete & Mortar Application: Never dispose of cement washout into driveways, streets, gutters, or drainage ditches. Wash concrete mixers and equipment only in specified washout areas, where the water flows into lined containment ponds. Cement wash water can be recycled by pumping it back into cement mixers for reuse.

Maintaining Vehicles & Equipment: Maintain and refuel vehicles and equipment at a single location on-site, away from the street, gutter, and storm drains. Perform major equipment repairs and washings off-site. Inspect vehicles and equipment frequently for leaks, and prevent leaks from stored vehicles by draining gas, hydraulic oil, transmission, and brake and radiator fluids. View this Mobile Fueling Best Management Practices Factsheet for more information.

Preventing Erosion: Avoid excavation or grading during wet weather. Plant temporary vegetation or add hydro mulch on slopes where construction is not immediately planned. Plant permanent vegetation once excavation and grading are complete. Construct diversion dikes to channel runoff to a detention basin and around the construction site. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into the streets. View this Riparian Erosion and Sediment Control brochure for more information.

Ordering Materials & Recycling Waste: Reduce waste by ordering only the amounts of materials needed for the job. Use recycled or recyclable materials whenever possible. You can recycle broken asphalt, concrete, wood, and cleared vegetation. Dispose of hazardous materials through a hazardous waste hauler or other means in accordance with the construction permit. Non-recyclable materials should be taken to a landfill or disposed of as hazardous waste.

Storing Materials Safely: Keep construction materials and debris away from the street, gutter, and storm drains. Cover exposed stockpiles of soil, sand or gravel, and excavated material with plastic sheeting, protected from rain, wind, and runoff.

CALIFORNIA REACH CODES

Reach Codes are amendments to the California Building Code, typically Title 24 Part 6 or Title 24 Part 11, that go beyond the state's minimum requirements to reduce greenhouse gas (GHG) emissions, enhance equity, and meet climate action goals. Reach Codes require new construction buildings to implement measures that mitigate climate change by lowering carbon emissions, in conjunction with EPA's Climate Action Plan. Reach Codes can also prepare buildings for upcoming state and regional regulations, such as the Bay Area Air Quality Management District (BAAQMD) adopted Rule Rule 9-4 and Rule 9-6.

2023 Reach Code Requirements

	Building Electrification	EV Infrastructure
Single Family Homes and Townhouses with Private Garages	All electric. Exceptions: • No prescriptive compliance path • Physical constraints	One Level 2 (dryer plug/220volt) + One Level 1 (110volt) Single space garages to have one Level 2 charging. Exception for ADUs. Exception allowed if utility infrastructure installation cost exceeds $400/dwelling for tax credit-financed affordable housing
Multifamily	All electric. Exceptions: • No prescriptive compliance path • Central water heating in entirely affordable building • Domestic water heating projects granted entitlements • Physical constraints	• 40% of units with parking spaces, Level 2 EV Charging Stations (EVCS); • 60% of units with parking spaces, Level 1 EV Ready. Exceptions: • Planning entitlements if installation cost exceed $4,500/space for market rate or $400 /space for affordable
Nonresidential	All electric. Exceptions: • No prescriptive compliance path • Restaurants, cafeterias • Emergency operation centers • Physical constraints	Offices: • 20% Level 2 EVCS • 30% Level 2 EV Capable Other non-res: • 10% Level 2 EVCS • 10% Level 2 EV Capable Exceptions: • If installation cost exceeds $4,500 /space • Automated mechanical car parking systems

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

CALGREEN
MANDATORY MEASURES

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

BKF DAHLIN

JOB NO. 638.005
DATE 11/25/2025

A0.5

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

CALGREEN
MANDATORY MEASURES

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

BKF DAHLIN

JOB NO. 638.005
DATE 11/25/2025

A0.6



BAY ROAD

3D PERSPECTIVE RENDERING

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

BKF

DAHLIN

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DATE	11/25/2025

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BAY ROAD

3D PERSPECTIVE RENDERING

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DATE	11/25/2025

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BAY ROAD

3D PERSPECTIVE RENDERING

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DATE	11/25/2025

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BAY ROAD

3D PERSPECTIVE RENDERING

FOUR CORNERS

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BAY ROAD

3D PERSPECTIVE RENDERING

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DATE	11/25/2025

A0.11

SEE CIVIL SHEET FOR EXTENT

EVA ONLY

SECONDARY PROJECT ENTRY

BLDG 1
11-PLEX

BLDG 2
11-PLEX

BLDG 3
12-PLEX

BLDG 4
12-PLEX

BLDG 5
12-PLEX

BLDG 6
12-PLEX

BLDG 7
12-PLEX

BLDG 8
12-PLEX

BLDG 9
6-PLEX

BLDG 10
6-PLEX

OPEN SPACE

PEDESTRIAN-ONLY
CONNECTION TO NEIGHBORHOOD

FUTURE
MULTIFAMILY

NOT PART OF SCOPE

CITY OF EAST
PALO ALTO

PRIMARY
PROJECT ENTRY

UNIVERSITY AVE
(A PUBLIC STREET, WIDTH VARIES)

FORDHAM ST
(A PUBLIC STREET)

SEE DETAIL "A"

0 30 60 90 FEET N

ILLUSTRATIVE SITE PLAN

FOUR CORNERS

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CONTEXT PHOTOS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

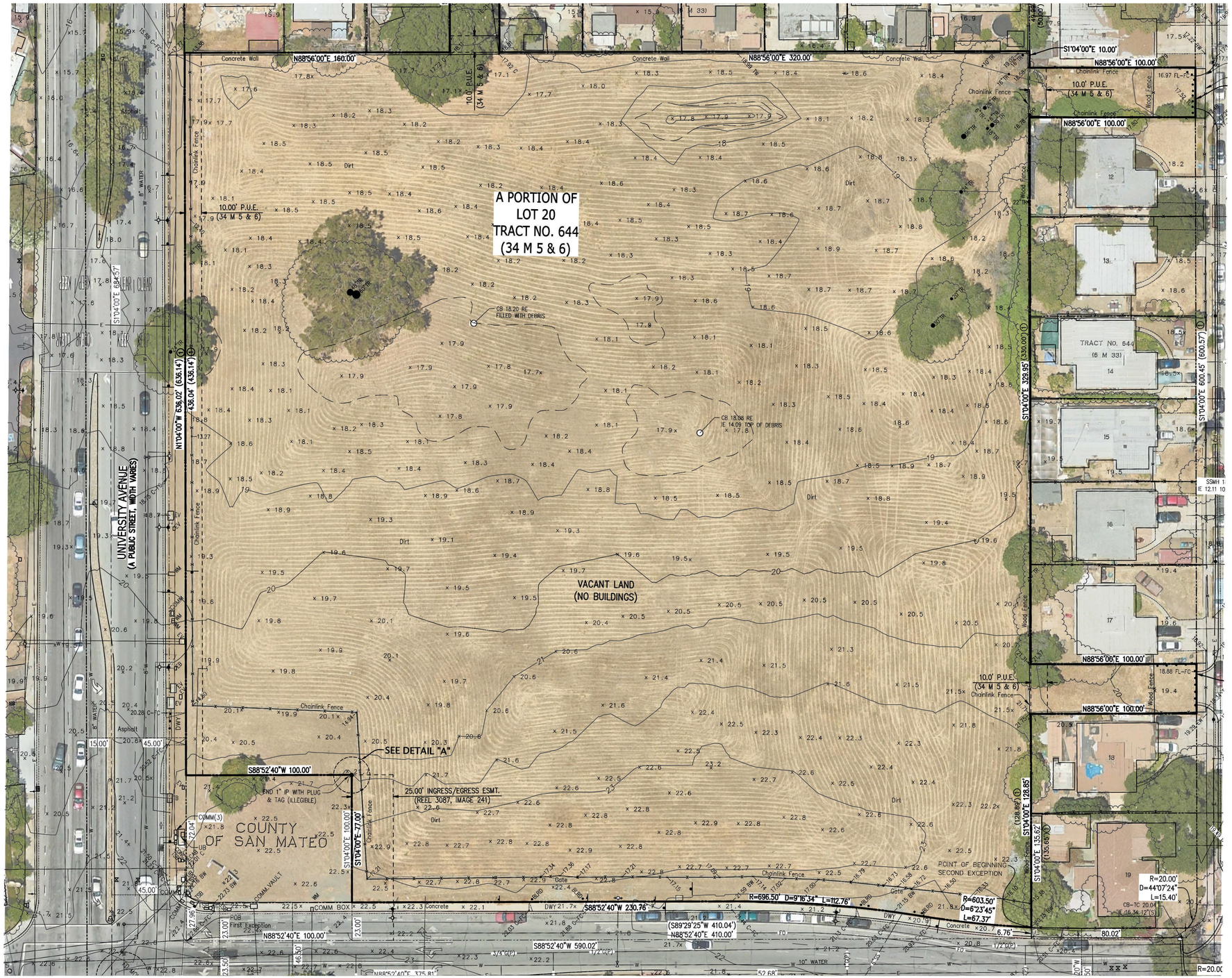
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EXISTING SITE PLAN

FOUR CORNERS

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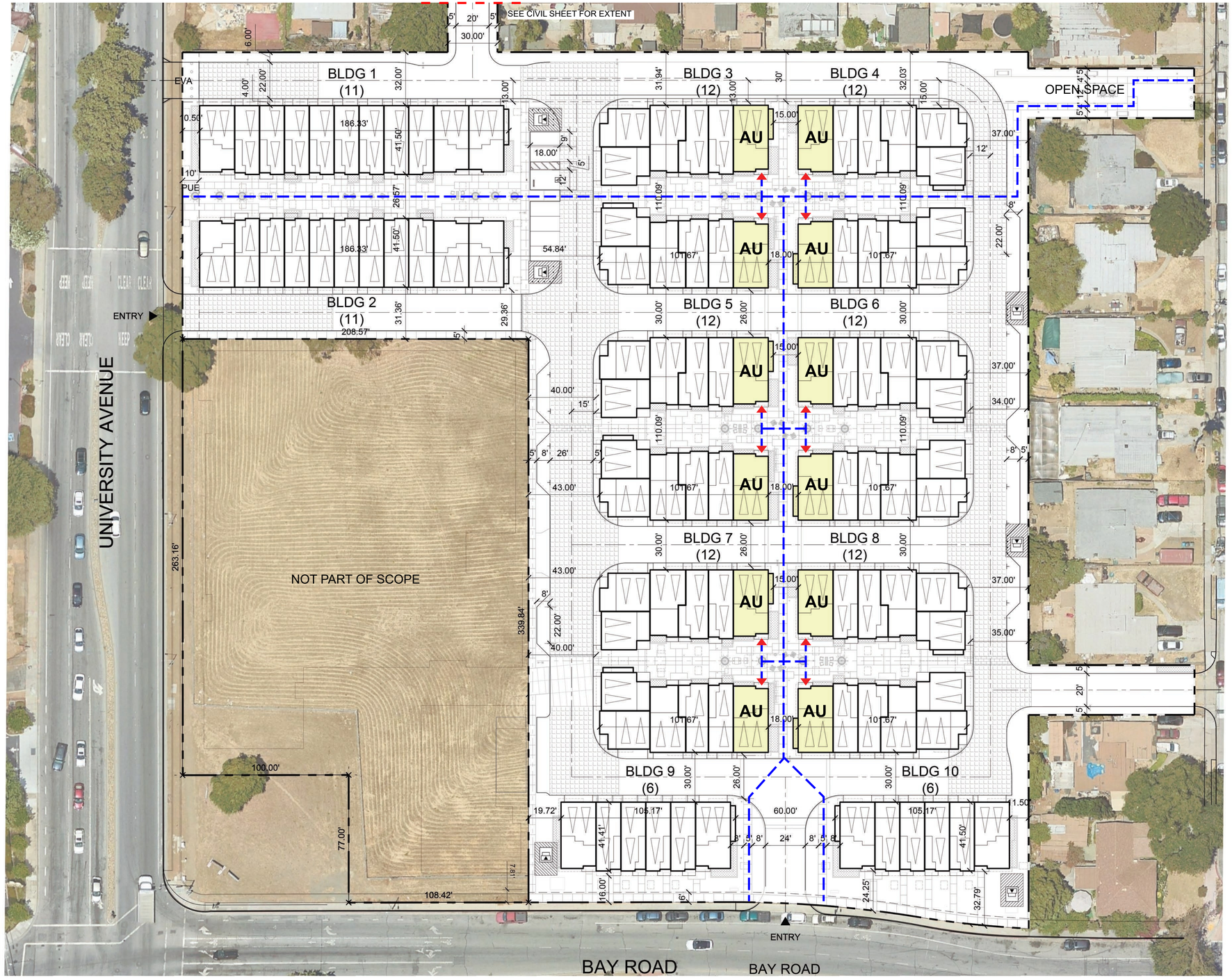
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A0.14



ACCESSIBLE / ADAPTABLE UNITS REQUIRED
106 UNITS x 10% = 11 UNITS

PROVIDED
12 UNITS
(SEE SHEET A1.0.8 FOR UNIT PLANS)

SETBACK LINE
STREET CENTER LINE
PROPERTY LINE
ACCESSIBLE PATH
AU — ACCESSIBLE / ADAPTABLE UNIT
PRIMARY ENTRY

0 30 60 90 FEET N

PROJECT AREA

ARCHITECTURAL SITE PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

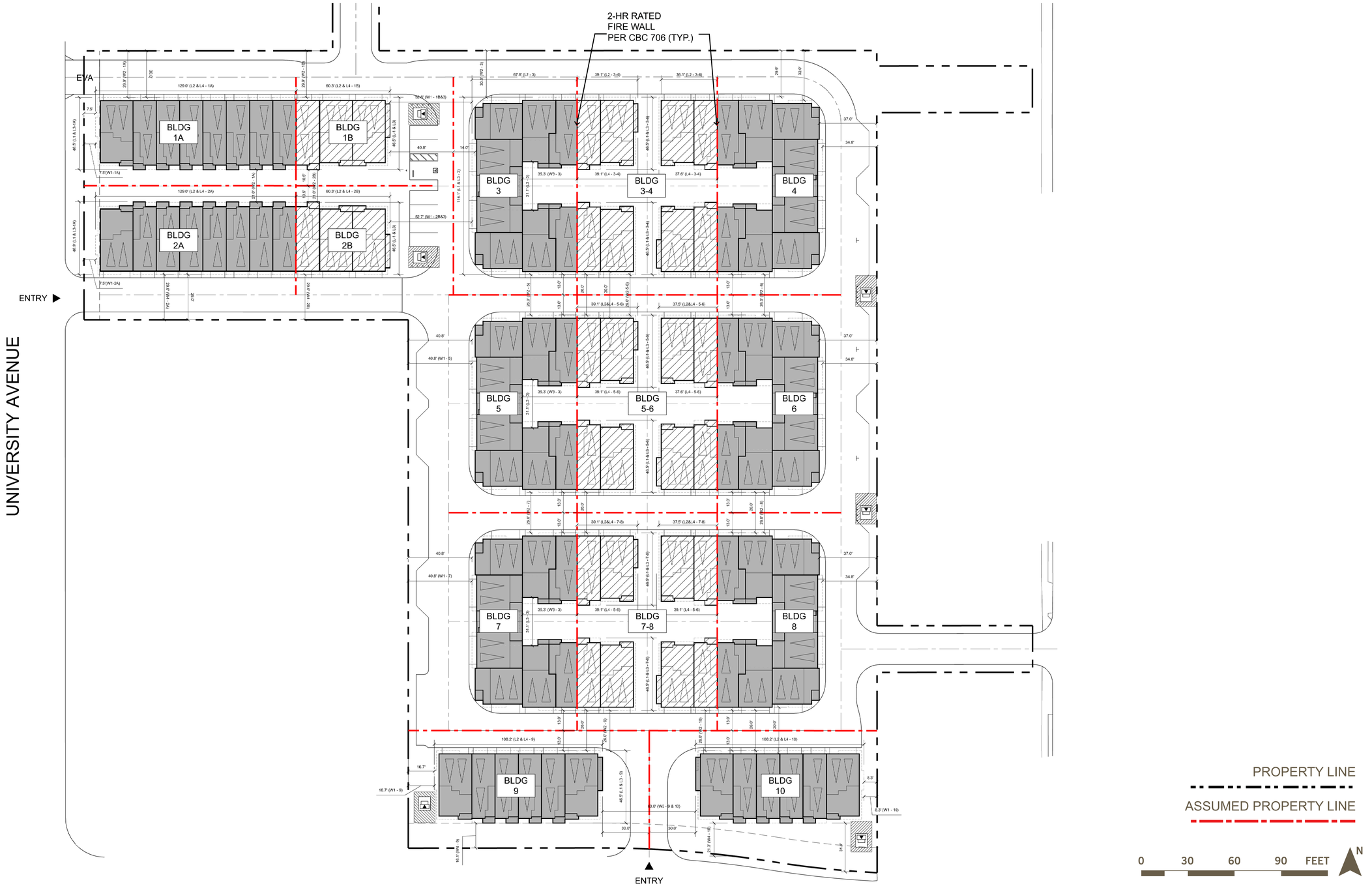
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ASSUMED PROPERTY LINES AND BUILDING SEPARATION DIAGRAM

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ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 10

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4936 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 10,455

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4936 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 20,911

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 10,455 sq. ft. allowed	**Aa = 10,455** sq. ft. allowed	**Aa = 10,455** sq. ft. allowed	**Aa = 20,911** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 3,207 sq. ft. includes garages and utility closets			**U Occupancy: 3,207** sq. ft.
R-2 Occupancy: 1,158 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 4,726** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 4,394** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 10,278** sq. ft.
Totals: **First floor: 4,365** sq. ft. must be less than or equal to 10,455	**Second Floor: 4,726** sq. ft. must be less than or equal to 10,455	**Third Floor: 4,394** sq. ft. must be less than or equal to 10,455	**Total Floor Area: 13,485** sq. ft. must be less than or equal to 20,911

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 3-4,5-6,7-8

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.1964 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 8,375

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.1964 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 16,750

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 8,375 sq. ft. allowed	**Aa = 8,375** sq. ft. allowed	**Aa = 8,375** sq. ft. allowed	**Aa = 16,750** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 2,224 sq. ft. includes garages and utility closets			**U Occupancy: 2,224** sq. ft.
R-2 Occupancy: 894 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 3,214** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 2,986** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 7,094** sq. ft.
Totals: **First floor: 3,118** sq. ft. must be less than or equal to 8,375	**Second Floor: 3,214** sq. ft. must be less than or equal to 8,375	**Third Floor: 2,986** sq. ft. must be less than or equal to 8,375	**Total Floor Area: 9,318** sq. ft. must be less than or equal to 16,750

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 1A

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4819 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 10,374

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4819 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 20,747

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 10,374 sq. ft. allowed	**Aa = 10,374** sq. ft. allowed	**Aa = 10,374** sq. ft. allowed	**Aa = 20,747** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,336 sq. ft. includes garages and utility closets			**U Occupancy: 4,336** sq. ft.
R-2 Occupancy: 1,049 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 5,778** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 5,417** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 12,244** sq. ft.
Totals: **First floor: 5,385** sq. ft. must be less than or equal to 10,374	**Second Floor: 5,778** sq. ft. must be less than or equal to 10,374	**Third Floor: 5,417** sq. ft. must be less than or equal to 10,374	**Total Floor Area: 16,580** sq. ft. must be less than or equal to 20,747

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 4

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7252 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 12,077

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7252 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 24,153

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 12,077 sq. ft. allowed	**Aa = 12,077** sq. ft. allowed	**Aa = 12,077** sq. ft. allowed	**Aa = 24,153** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,043 sq. ft. includes garages and utility closets			**U Occupancy: 4,043** sq. ft.
R-2 Occupancy: 1,424 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 6,092** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 6,094** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 13,610** sq. ft.
Totals: **First floor: 5,467** sq. ft. must be less than or equal to 12,077	**Second Floor: 6,092** sq. ft. must be less than or equal to 12,077	**Third Floor: 6,094** sq. ft. must be less than or equal to 12,077	**Total Floor Area: 17,653** sq. ft. must be less than or equal to 24,153

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 1B

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.6680 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 11,676

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.6680 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 23,352

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 11,676 sq. ft. allowed	**Aa = 11,676** sq. ft. allowed	**Aa = 11,676** sq. ft. allowed	**Aa = 23,352** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 1,586 sq. ft. includes garages and utility closets			**U Occupancy: 1,586** sq. ft.
R-2 Occupancy: 901 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 2,596** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 2,415** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 5,912** sq. ft.
Totals: **First floor: 2,487** sq. ft. must be less than or equal to 11,676	**Second Floor: 2,596** sq. ft. must be less than or equal to 11,676	**Third Floor: 2,415** sq. ft. must be less than or equal to 11,676	**Total Floor Area: 7,498** sq. ft. must be less than or equal to 23,352

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 5,7

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7017 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 11,912

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7017 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 23,824

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 11,912 sq. ft. allowed	**Aa = 11,912** sq. ft. allowed	**Aa = 11,912** sq. ft. allowed	**Aa = 23,824** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,043 sq. ft. includes garages and utility closets			**U Occupancy: 4,043** sq. ft.
R-2 Occupancy: 1,424 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 6,092** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 6,094** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 13,610** sq. ft.
Totals: **First floor: 5,467** sq. ft. must be less than or equal to 11,912	**Second Floor: 6,092** sq. ft. must be less than or equal to 11,912	**Third Floor: 6,094** sq. ft. must be less than or equal to 11,912	**Total Floor Area: 17,653** sq. ft. must be less than or equal to 23,824

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 2A

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4061 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 9,843

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.4061 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 19,686

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 9,843 sq. ft. allowed	**Aa = 9,843** sq. ft. allowed	**Aa = 9,843** sq. ft. allowed	**Aa = 19,686** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,336 sq. ft. includes garages and utility closets			**U Occupancy: 4,336** sq. ft.
R-2 Occupancy: 1,049 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 5,778** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 5,417** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 12,244** sq. ft.
Totals: **First floor: 5,385** sq. ft. must be less than or equal to 9,843	**Second Floor: 5,778** sq. ft. must be less than or equal to 9,843	**Third Floor: 5,417** sq. ft. must be less than or equal to 9,843	**Total Floor Area: 16,580** sq. ft. must be less than or equal to 19,686

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 6,8

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7017 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 11,912

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7017 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 23,824

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 11,912 sq. ft. allowed	**Aa = 11,912** sq. ft. allowed	**Aa = 11,912** sq. ft. allowed	**Aa = 23,824** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,043 sq. ft. includes garages and utility closets			**U Occupancy: 4,043** sq. ft.
R-2 Occupancy: 1,424 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 6,092** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 6,094** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 13,610** sq. ft.
Totals: **First floor: 5,467** sq. ft. must be less than or equal to 11,912	**Second Floor: 6,092** sq. ft. must be less than or equal to 11,912	**Third Floor: 6,094** sq. ft. must be less than or equal to 11,912	**Total Floor Area: 17,653** sq. ft. must be less than or equal to 23,824

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 2B

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.6599 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 11,619

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.6599 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 23,239

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 11,619 sq. ft. allowed	**Aa = 11,619** sq. ft. allowed	**Aa = 11,619** sq. ft. allowed	**Aa = 23,239** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 1,586 sq. ft. includes garages and utility closets			**U Occupancy: 1,586** sq. ft.
R-2 Occupancy: 901 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 2,596** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 2,415** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 5,912** sq. ft.
Totals: **First floor: 2,487** sq. ft. must be less than or equal to 11,619	**Second Floor: 2,596** sq. ft. must be less than or equal to 11,619	**Third Floor: 2,415** sq. ft. must be less than or equal to 11,619	**Total Floor Area: 7,498** sq. ft. must be less than or equal to 23,239

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 9

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.2287 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 8,587

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.2287 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 17,174

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 8,587 sq. ft. allowed	**Aa = 8,587** sq. ft. allowed	**Aa = 8,587** sq. ft. allowed	**Aa = 17,174** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 3,207 sq. ft. includes garages and utility closets			**U Occupancy: 3,207** sq. ft.
R-2 Occupancy: 1,158 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 4,726** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 4,394** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 10,278** sq. ft.
Totals: **First floor: 4,365** sq. ft. must be less than or equal to 8,587	**Second Floor: 4,726** sq. ft. must be less than or equal to 8,587	**Third Floor: 4,394** sq. ft. must be less than or equal to 8,587	**Total Floor Area: 13,485** sq. ft. must be less than or equal to 17,174

ALLOWABLE AREA CALCULATION: 3-STORY R-2 BUILDING TYPE VB Non-Rated WITH FRONTAGE INCREASE — Building: 3

NFPA 13 sprinklers are used for an increase in the number of stories

2. Allowable Areas:

Allowable Area per Story:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7258 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 1 actual story (not to exceed 1)
Aa = 12,081

Allowable Area per Building:

Aa = [At + (NS x If)] x Sa
At = 7,000 tabular allowable area factor per Table 506.2
NS = 7,000 tabular allowable area factor for a non-sprinklered building per table 506.2
If = 0.7258 area factor increase due to frontage calculation (see Frontage Increase below)
Sa = 2 actual number of building stories (not to exceed 2)
Aa = 24,162

First Floor Garage (U) + First Floor Residential (R-2)	Second Floor	Third Floor	Total Building Area U + R-2
Aa = 12,081 sq. ft. allowed	**Aa = 12,081** sq. ft. allowed	**Aa = 12,081** sq. ft. allowed	**Aa = 24,162** sq. ft. allowed

3. Acutal Areas:

1st Floor Areas	2nd Floor Area	3rd Floor Area	Total Floor Area
U Occupancy: 4,043 sq. ft. includes garages and utility closets			**U Occupancy: 4,043** sq. ft.
R-2 Occupancy: 1,424 sq. ft. includes living, stairs, covered porches, areas below cantilevers	**R-2 Occupancy: 6,092** sq. ft. includes living, volume, stairs, covered decks, areas below cantilevers	**R-2 Occupancy: 6,094** sq. ft. includes living, volume, stairs, covered decks	**R-2 Occupancy: 13,610** sq. ft.
Totals: **First floor: 5,467** sq. ft. must be less than or equal to 12,081	**Second Floor: 6,092** sq. ft. must be less than or equal to 12,081	**Third Floor: 6,094** sq. ft. must be less than or equal to 12,081	**Total Floor Area: 17,653** sq. ft. must be less than or equal to 24,162

ALLOWABLE BUILDING CALCULATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

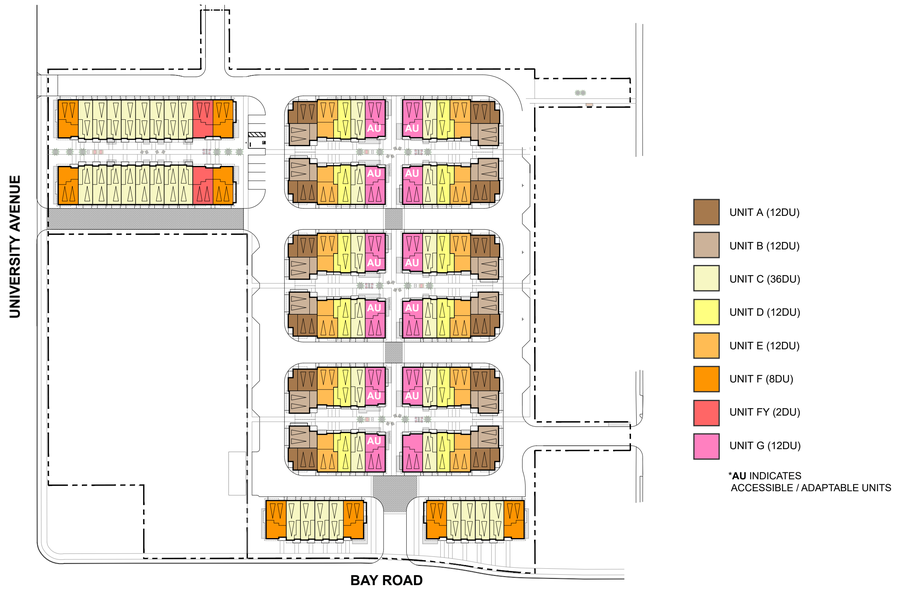
SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

BKF DAHLIN

JOB NO. 638.005
DATE 11/25/2025

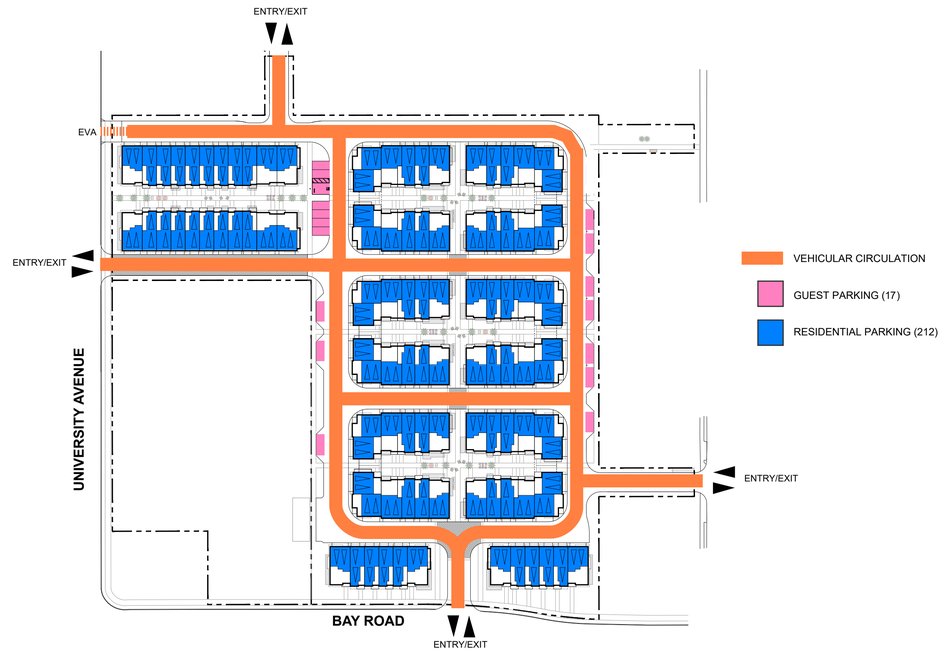
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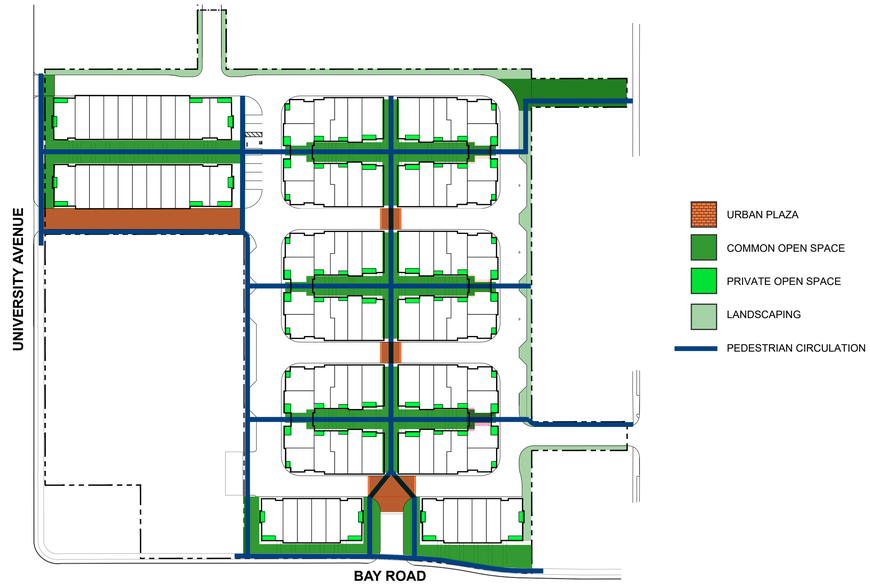
UNIT TYPE DISTRIBUTION



BUILDING TYPE DISTRIBUTION



PARKING AND VEHICULAR CIRCULATION



OPEN SPACE AND PEDESTRIAN CIRCULATION

PROJECT SITE DIAGRAMS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

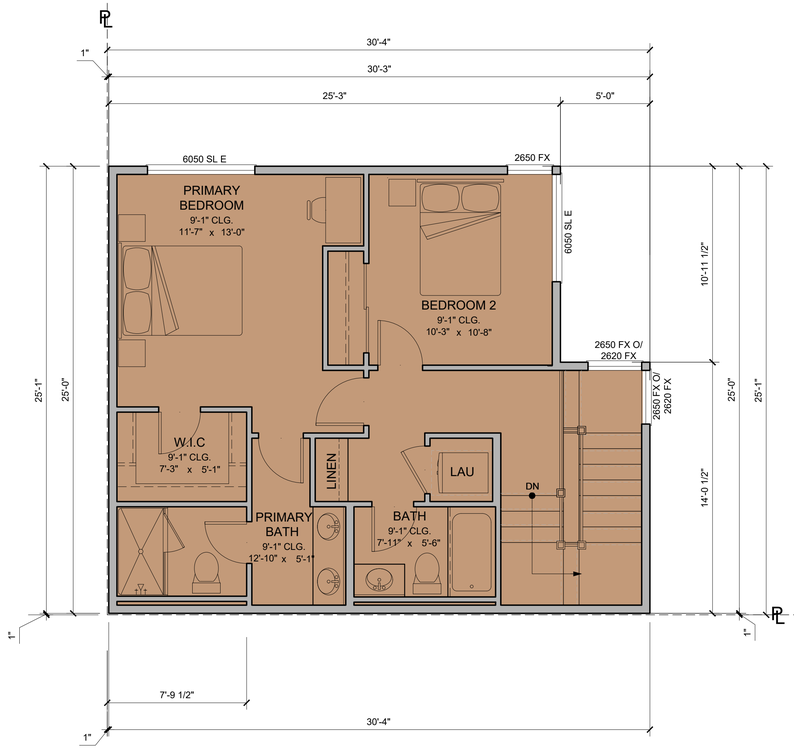
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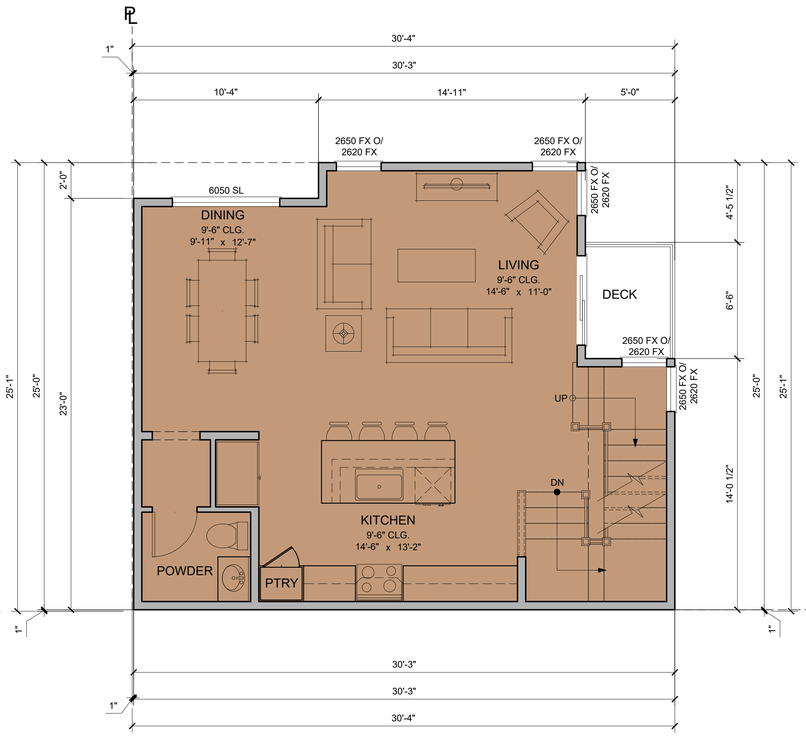
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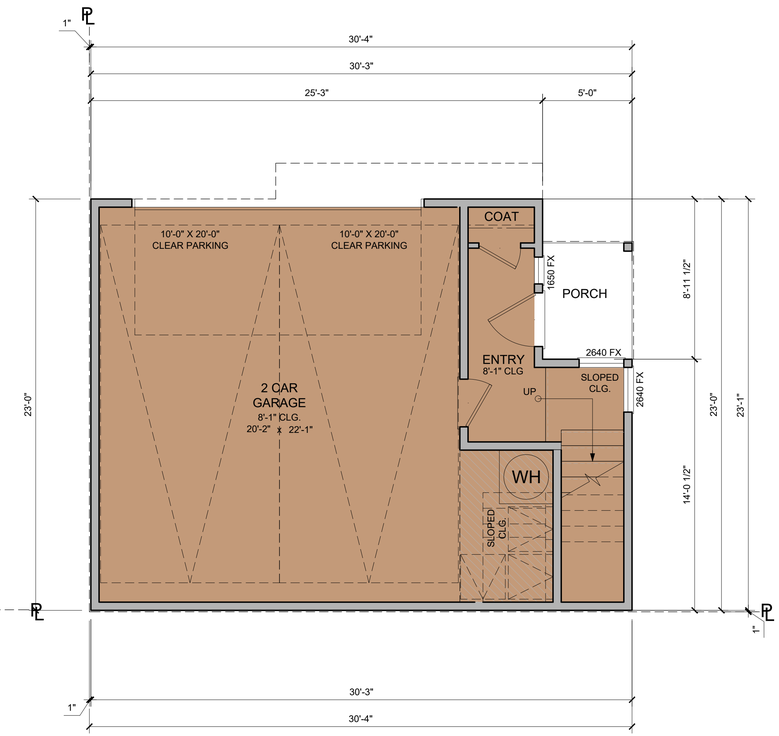
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT A - 2 BR/ 2.5 BA*	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	685 SQ. FT.
THIRD FLOOR	614 SQ. FT.
TOTAL LIVING	1430 SQ. FT.
GARAGE	525 SQ. FT.
PORCH	32 SQ. FT.
DECK	32 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT A - 2 BR/ 2.5 BA*	
FIRST FLOOR	113 SQ. FT.
SECOND FLOOR	631 SQ. FT.
THIRD FLOOR	563 SQ. FT.
TOTAL LIVING	1308 SQ. FT.
GARAGE	490 SQ. FT.
PORCH	32 SQ. FT.
DECK	32 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT A PLANS

FOUR CORNERS

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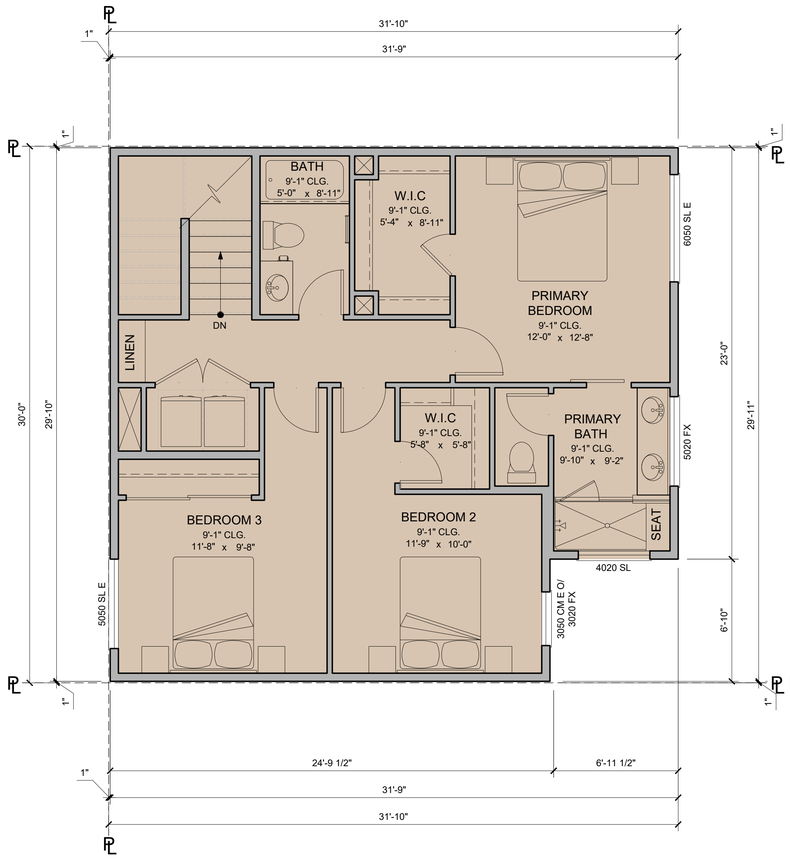
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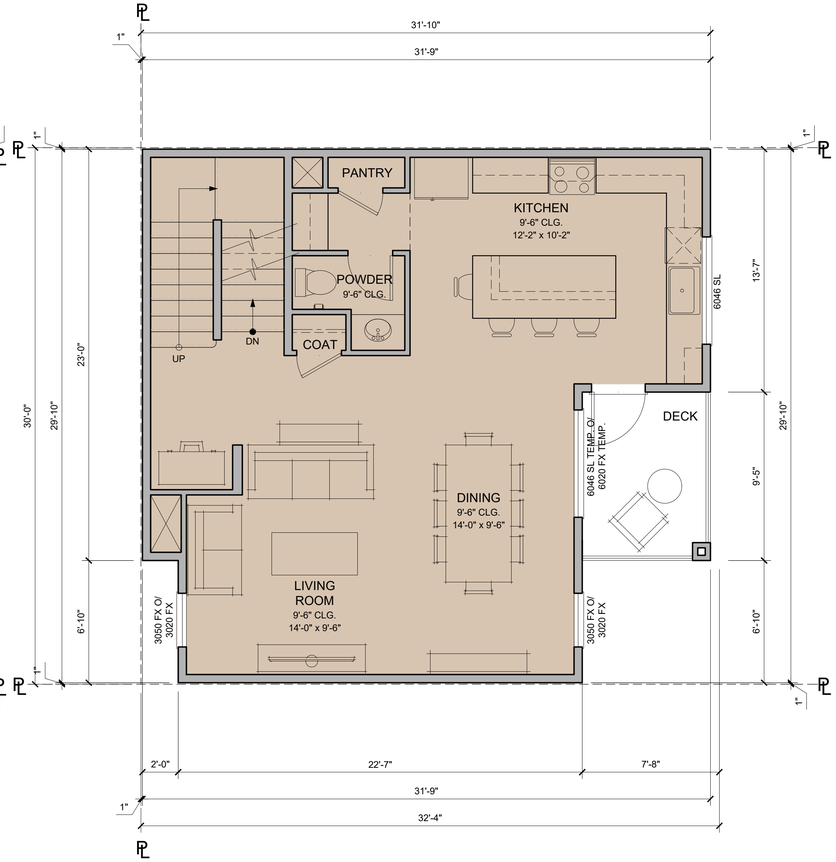
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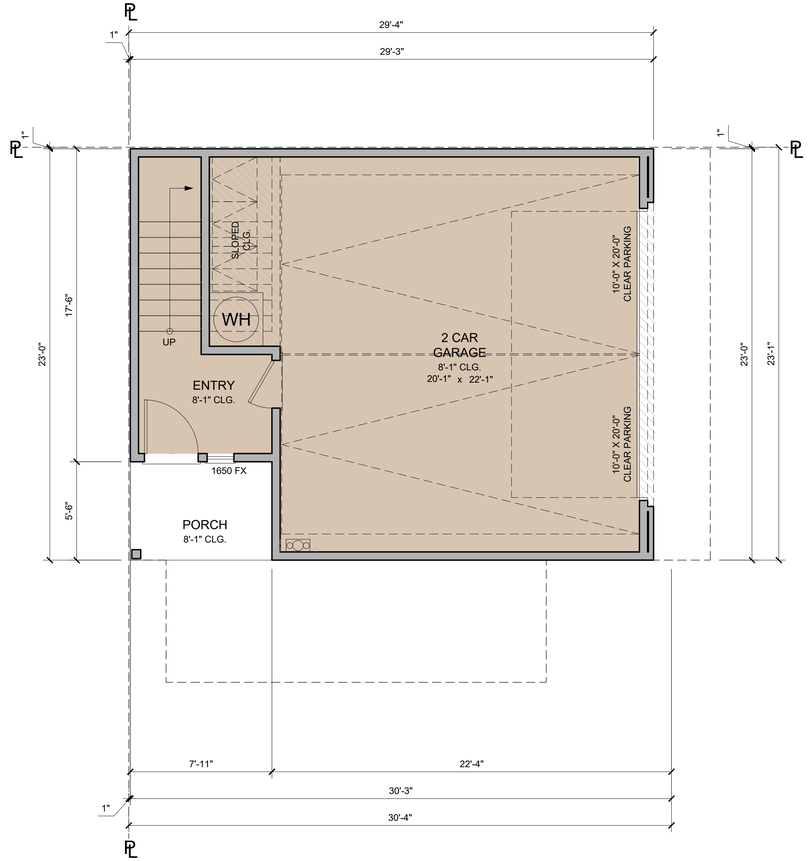
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT B - 3 BR/ 2.5 BA*	
FIRST FLOOR	105 SQ. FT.
SECOND FLOOR	824 SQ. FT.
THIRD FLOOR	830 SQ. FT.
TOTAL LIVING	1758 SQ. FT.
GARAGE	520 SQ. FT.
PORCH	47 SQ. FT.
DECK	67 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT B - 3 BR/ 2.5 BA*	
FIRST FLOOR	89 SQ. FT.
SECOND FLOOR	754 SQ. FT.
THIRD FLOOR	776 SQ. FT.
TOTAL LIVING	1620 SQ. FT.
GARAGE	485 SQ. FT.
PORCH	47 SQ. FT.
DECK	67 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT B PLANS

FOUR CORNERS

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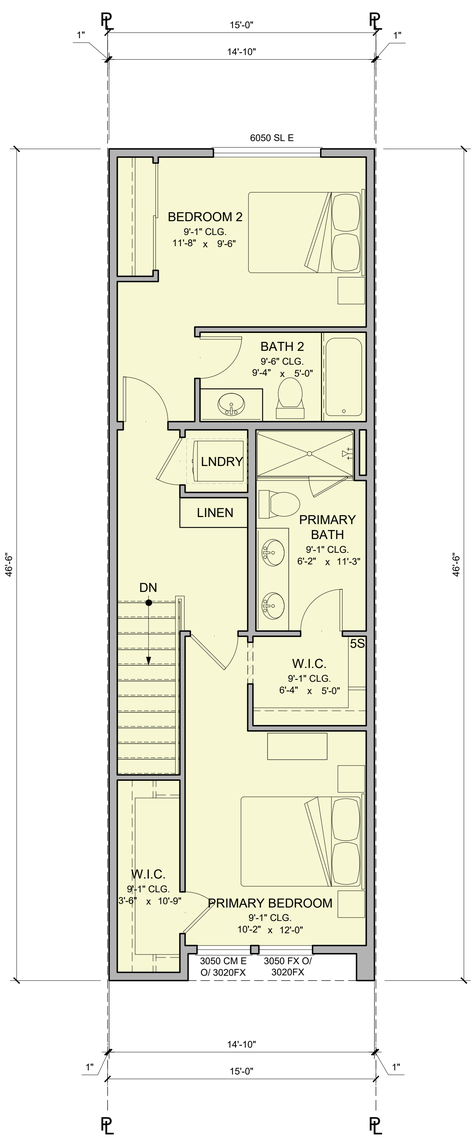
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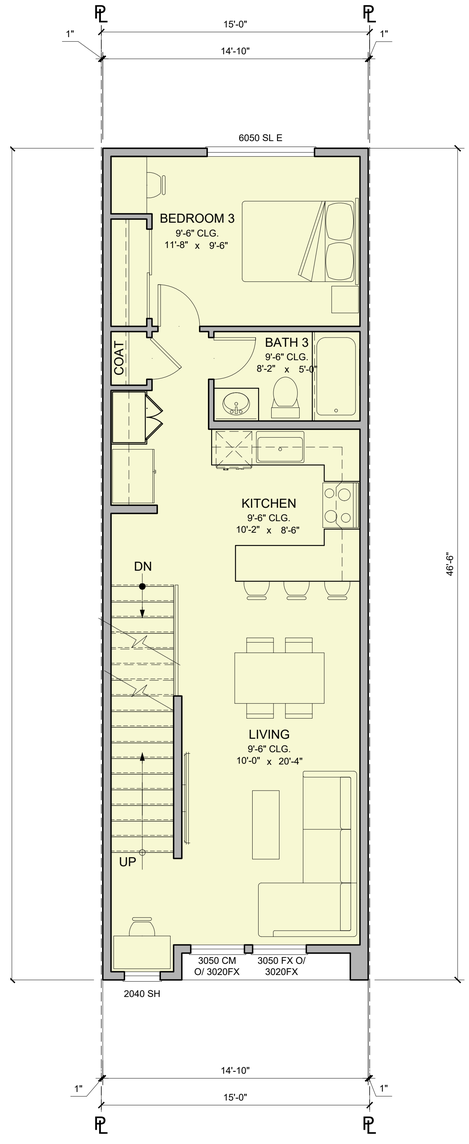
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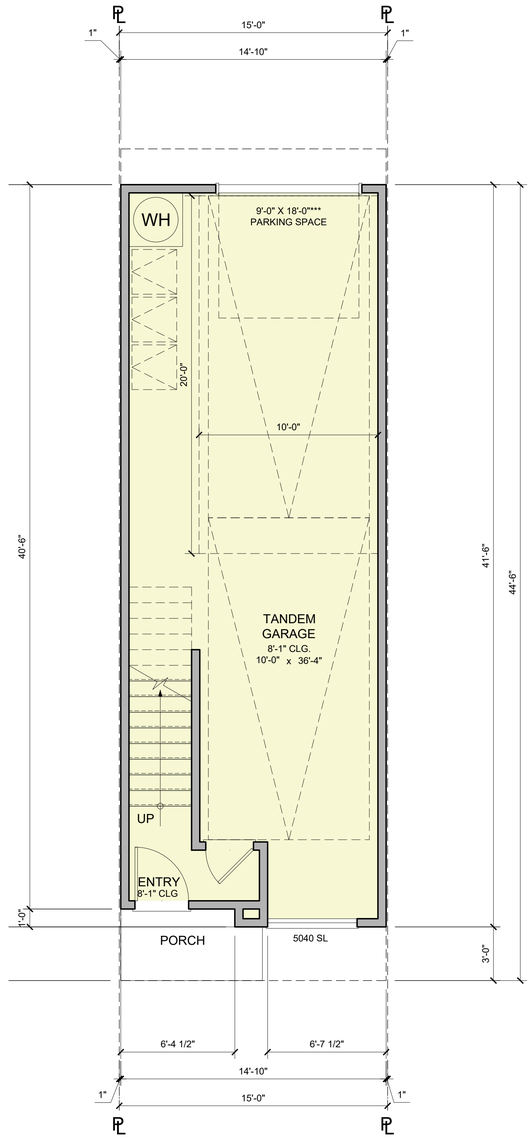
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT C - 3 BR/ 3 BA*	
FIRST FLOOR	81 SQ. FT.
SECOND FLOOR	683 SQ. FT.
THIRD FLOOR	644 SQ. FT.
TOTAL LIVING	**1409 SQ. FT.**
GARAGE (TANDEM)	535 SQ. FT.
PORCH	30 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT C - 3 BR/ 3 BA**	
FIRST FLOOR	68 SQ. FT.
SECOND FLOOR	619 SQ. FT.
THIRD FLOOR	585 SQ. FT.
TOTAL LIVING	1272 SQ. FT.
GARAGE(TANDEM)	489 SQ. FT.
PORCH	30 SQ. FT.

**NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

***9'x18' PARKING SPACE DIMENSION ALLOWED IN RESIDENTIAL GARAGE IF MINIMUM CLEAR SPACE OF 10'X20' IS PROVIDED PER EPADC 18.30.090.B.

TOWNHOUSE UNIT C PLANS

FOUR CORNERS

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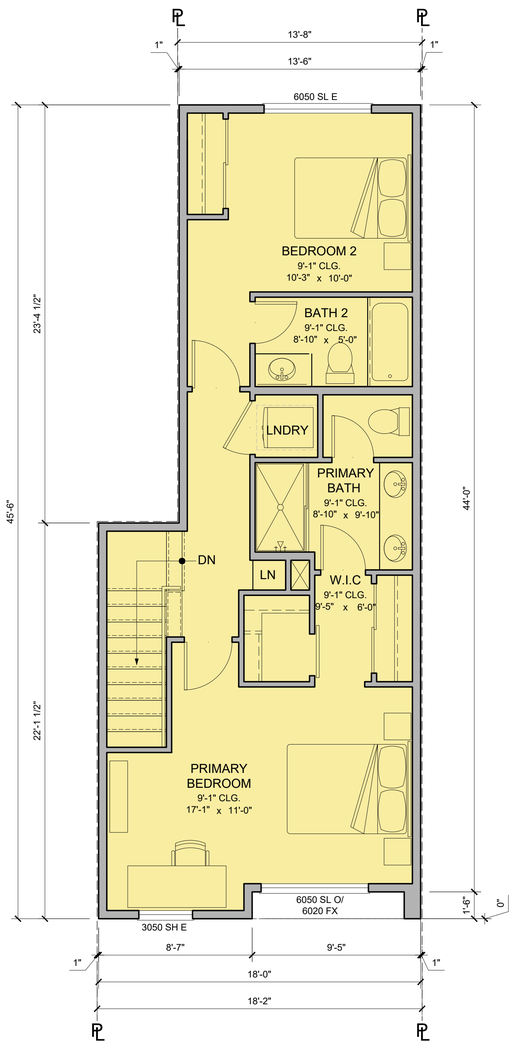
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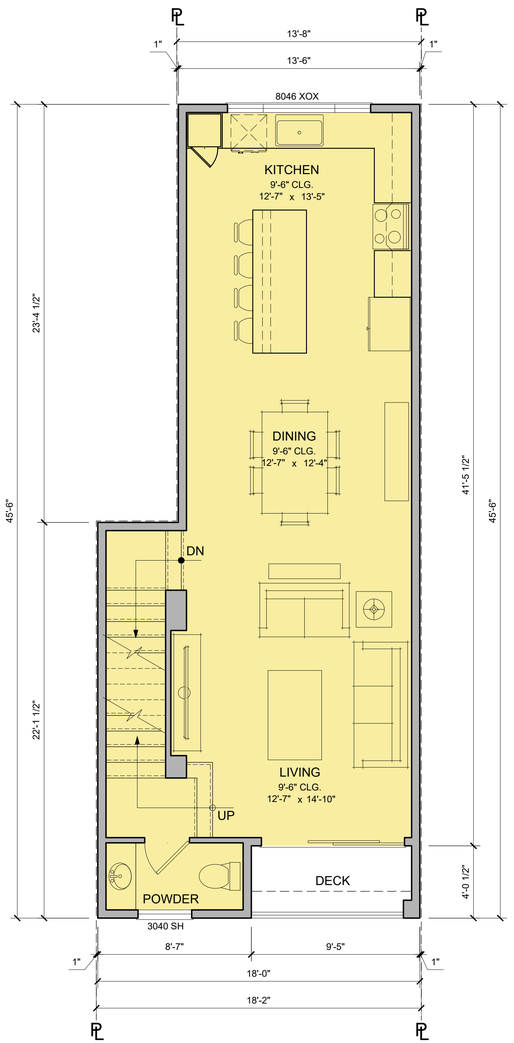
BKF DAHLIN

JOB NO. 638.005
DATE 11/25/2025

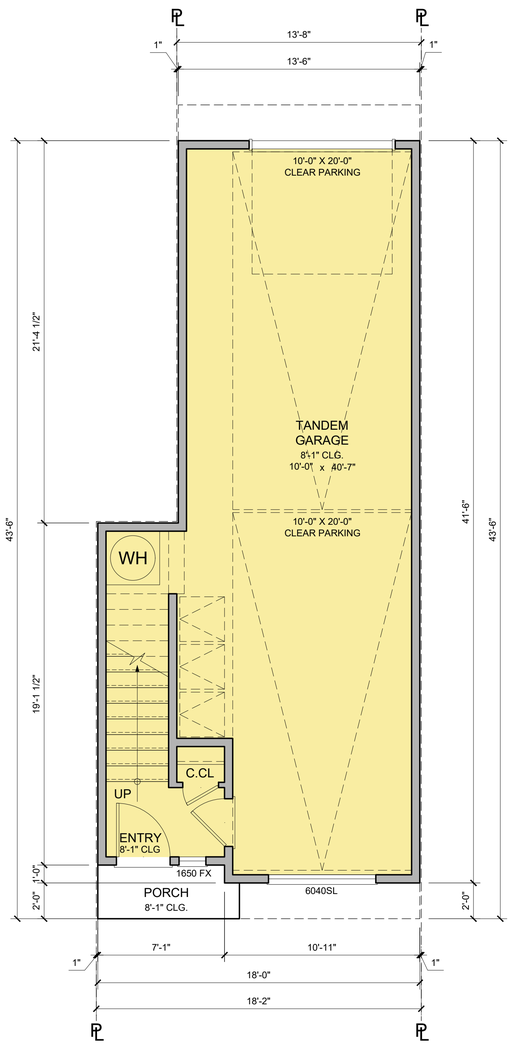
A1.0.3



THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT D - 2 BR/ 2.5 BA*	
FIRST FLOOR	109 SQ. FT.
SECOND FLOOR	683 SQ. FT.
THIRD FLOOR	655 SQ. FT.
TOTAL LIVING	**1447 SQ. FT.**
GARAGE (TANDEM)	542 SQ. FT.
PORCH	23 SQ. FT.
DECK	38 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT D - 2 BR/ 2.5 BA*	
FIRST FLOOR	93 SQ. FT.
SECOND FLOOR	618 SQ. FT.
THIRD FLOOR	594 SQ. FT.
TOTAL LIVING	**1305 SQ. FT.**
GARAGE(TANDEM)	497 SQ. FT.
PORCH	23 SQ. FT.
DECK	38 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT D PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

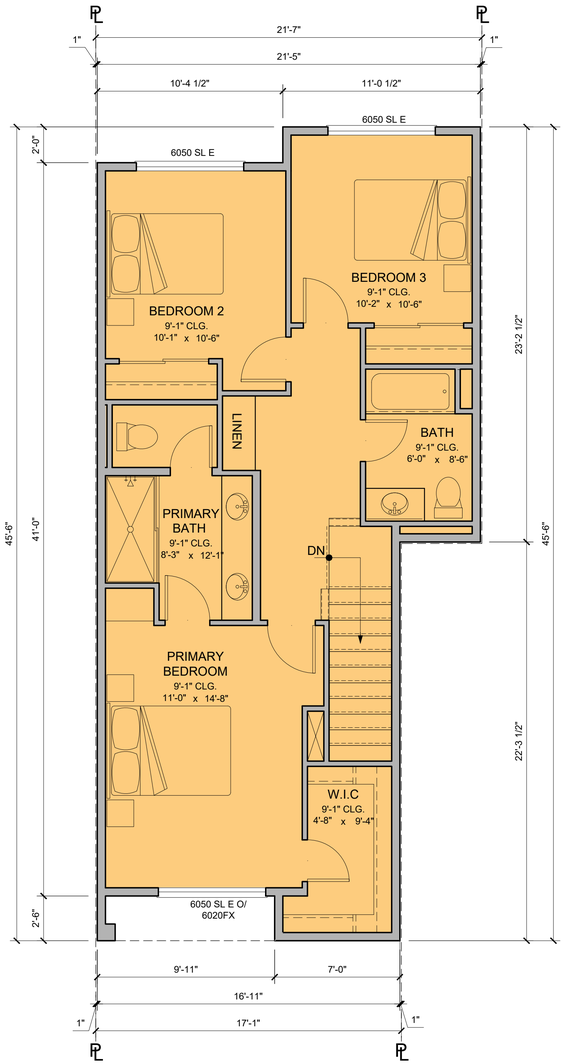
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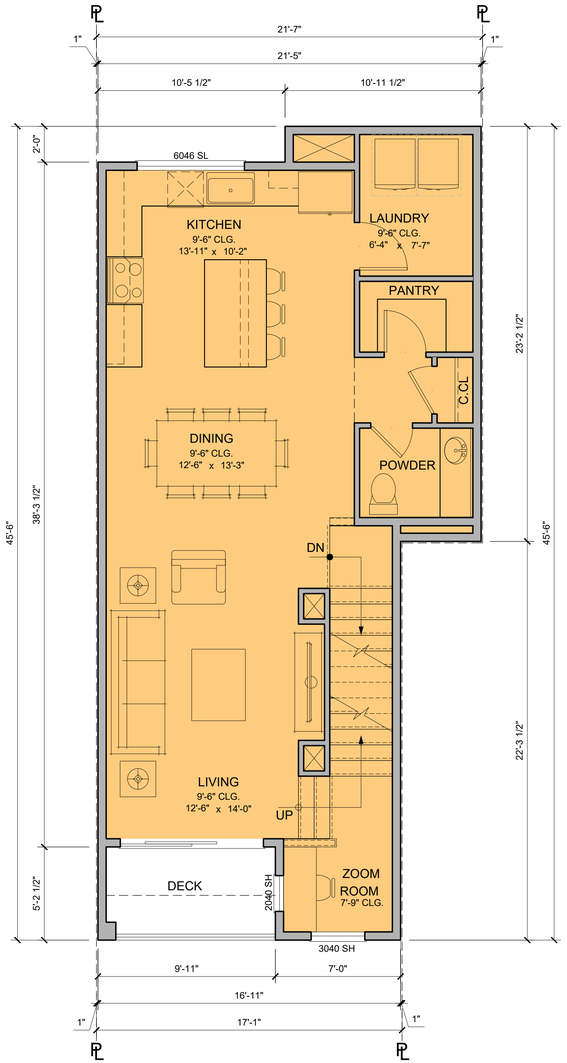
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JOB NO. 638.005
DATE 11/25/2025

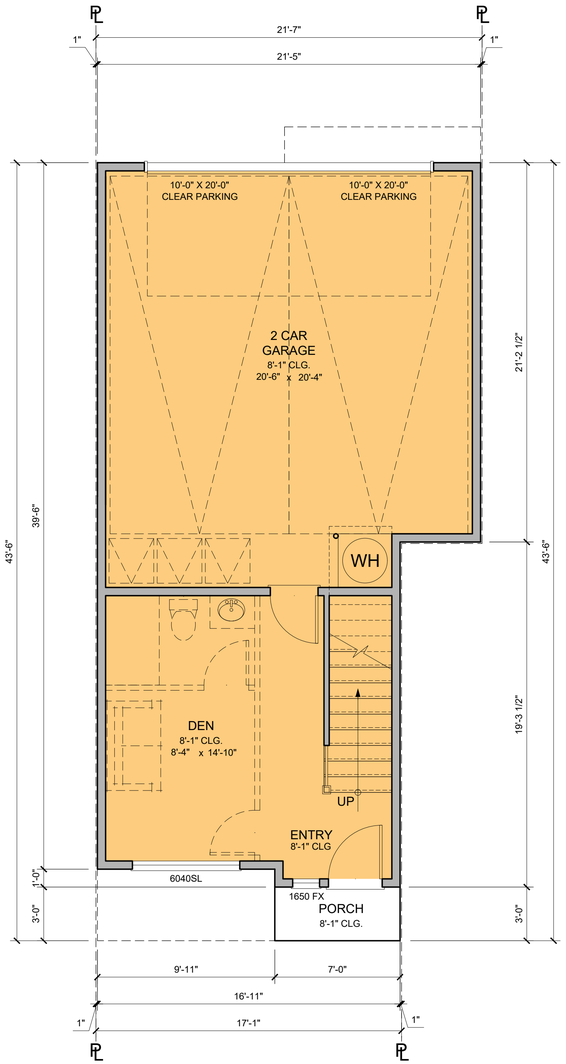
A1.0.4



THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT E - 3 BR + DEN / 2.5 BA*	
FIRST FLOOR	276 SQ. FT.
SECOND FLOOR	809 SQ. FT.
THIRD FLOOR	784 SQ. FT.
TOTAL LIVING	1869 SQ. FT.
GARAGE	502 SQ. FT.
PORCH	21 SQ. FT.
DECK	52 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT E - 3 BR + DEN / 2.5 BA*	
FIRST FLOOR	251 SQ. FT.
SECOND FLOOR	730 SQ. FT.
THIRD FLOOR	709 SQ. FT.
TOTAL LIVING	1690 SQ. FT.
GARAGE	464 SQ. FT.
PORCH	21 SQ. FT.
DECK	52 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT E PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

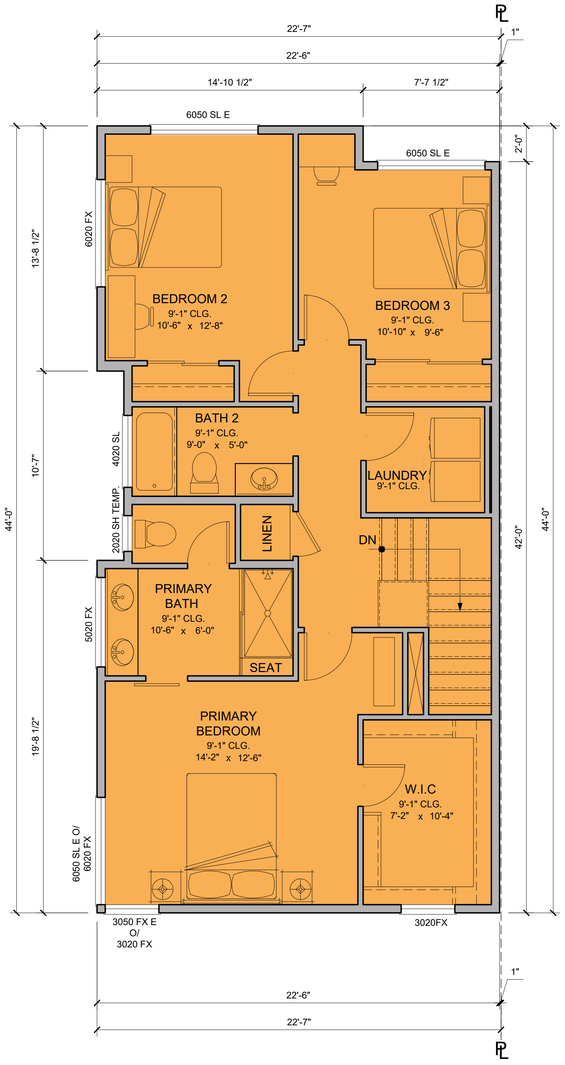
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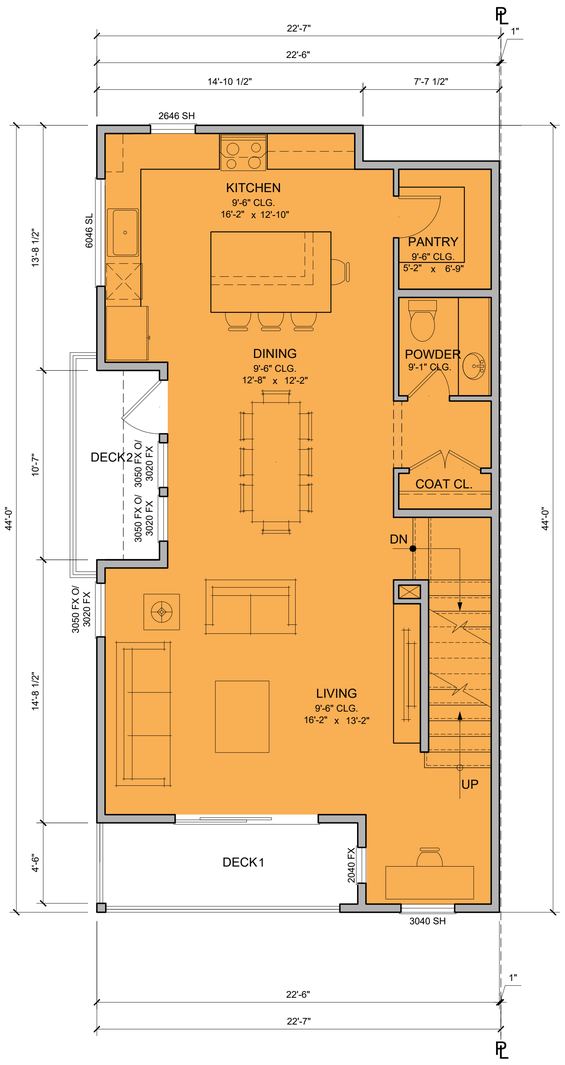
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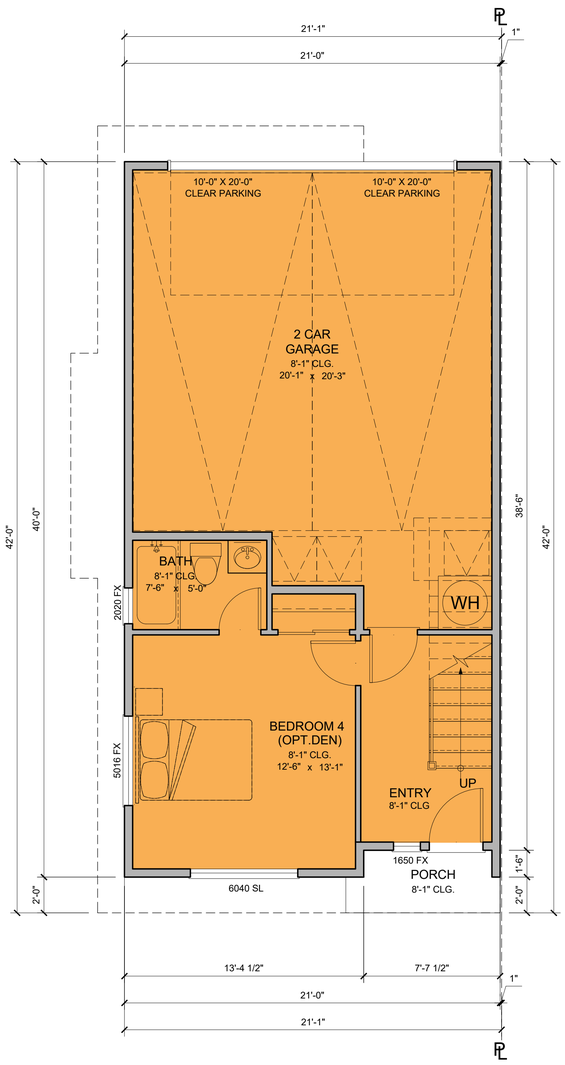
A1.0.5



THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA

UNIT F - 4 BR/ 3.5 BA*

FIRST FLOOR	338 SQ. FT.
SECOND FLOOR	868 SQ. FT.
THIRD FLOOR	909 SQ. FT.
TOTAL LIVING	2115 SQ. FT.
GARAGE	494 SQ. FT.
PORCH	29 SQ. FT.
DECK	56 SQ. FT.
DECK	73 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA

UNIT F - 4 BR/ 3.5 BA*

FIRST FLOOR	312 SQ. FT.
SECOND FLOOR	801 SQ. FT.
THIRD FLOOR	839 SQ. FT.
TOTAL LIVING	1953 SQ. FT.
GARAGE	461 SQ. FT.
PORCH	29 SQ. FT.
DECK 1	73 SQ. FT.
DECK 2	56 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT F PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

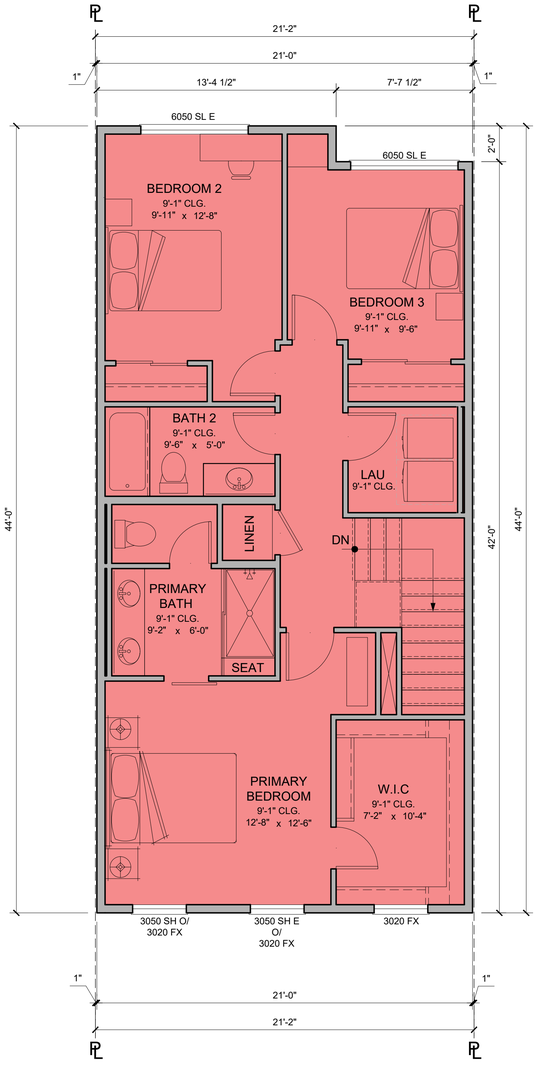
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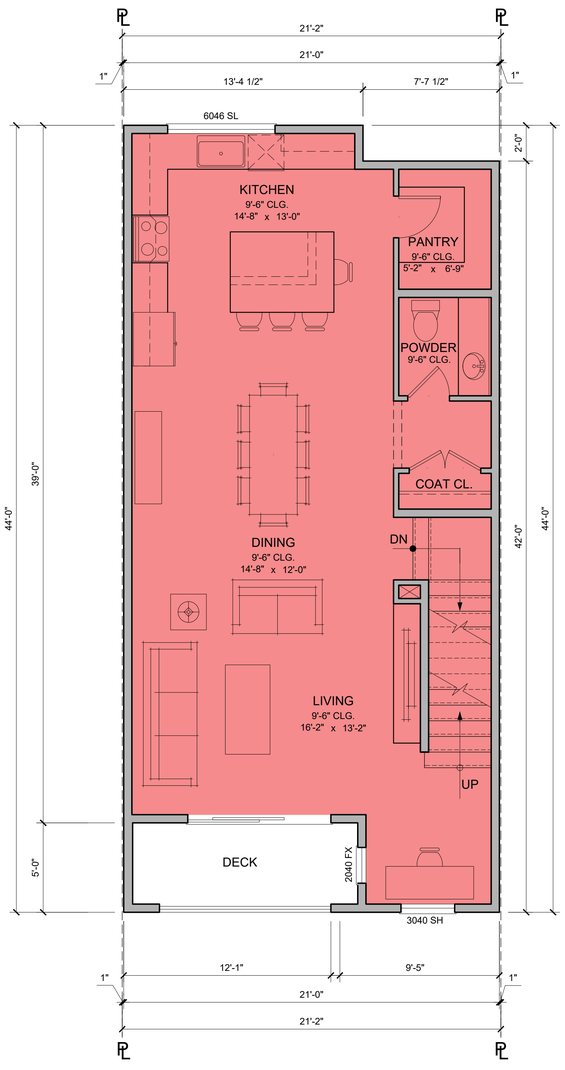
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A1.0.6



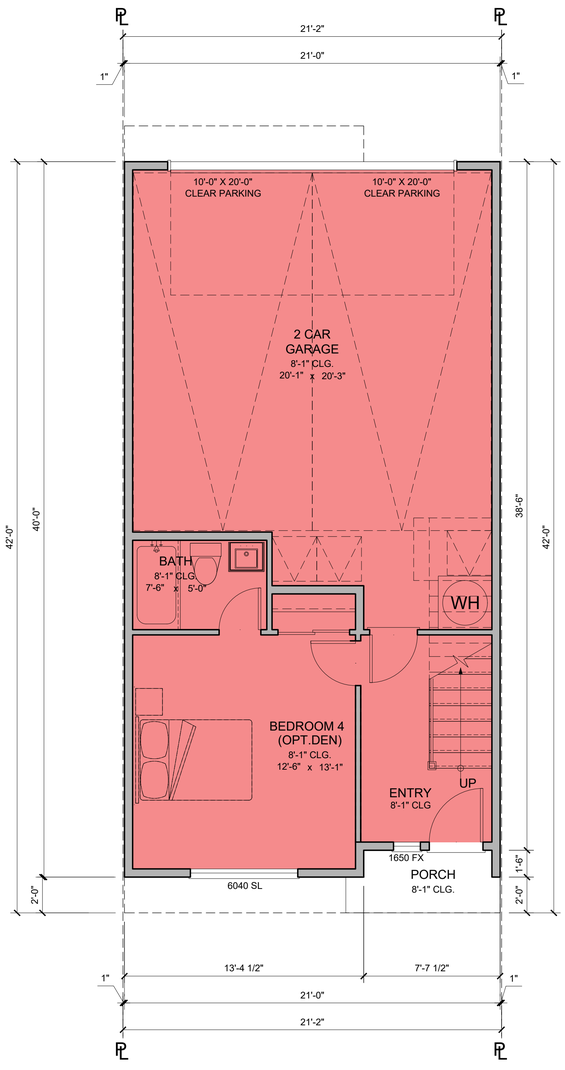
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA	
UNIT FY - 3 BR/ 3.5 BA*	
FIRST FLOOR	339 SQ. FT.
SECOND FLOOR	850 SQ. FT.
THIRD FLOOR	862 SQ. FT.
TOTAL LIVING	2052 SQ. FT.
GARAGE	496 SQ. FT.
PORCH	29 SQ. FT.
DECK	66 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA	
UNIT FY - 3 BR/ 3.5 BA*	
FIRST FLOOR	312 SQ. FT.
SECOND FLOOR	785 SQ. FT.
THIRD FLOOR	792 SQ. FT.
TOTAL LIVING	1889 SQ. FT.
GARAGE	461 SQ. FT.
PORCH	29 SQ. FT.
DECK	66 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

TOWNHOUSE UNIT FY PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

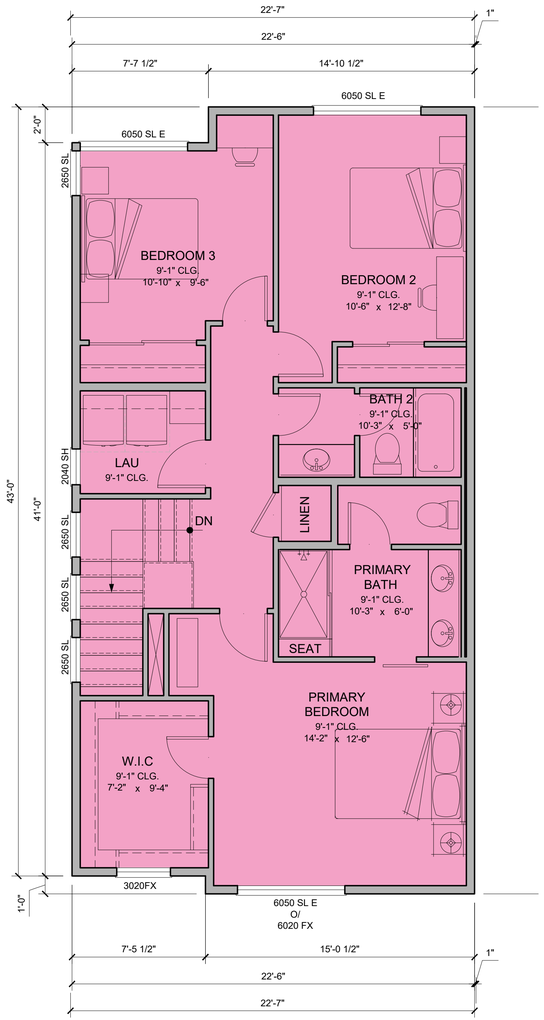
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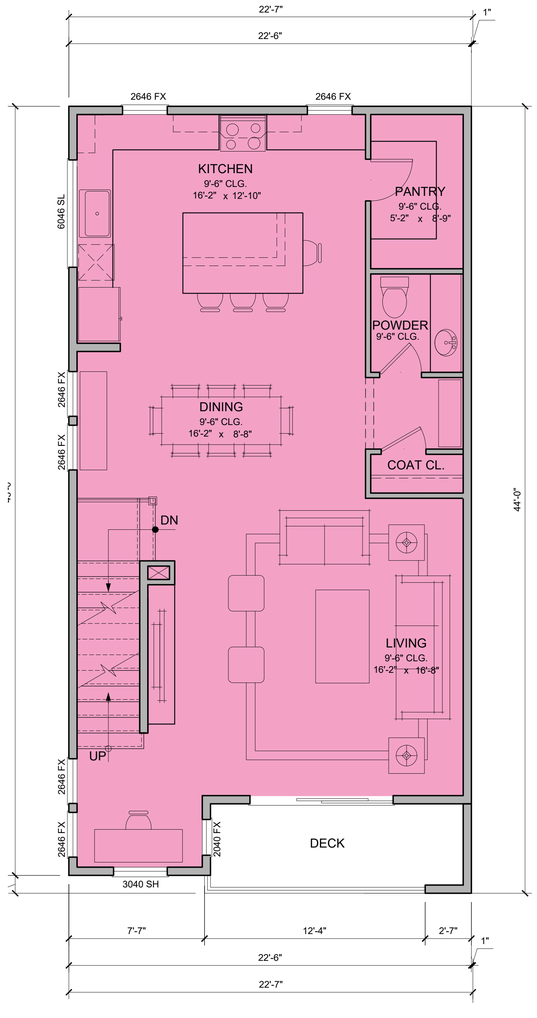
JOB NO. 638.005
DATE 11/25/2025

A1.0.7



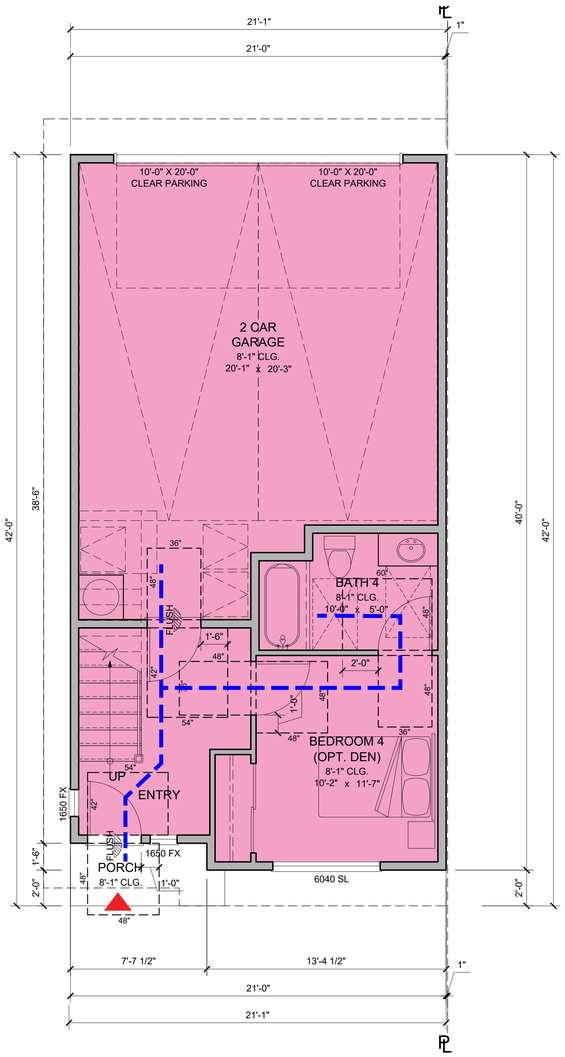
THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

GROSS BUILDING AREA

UNIT F - 4 BR/ 3.5 BA*

FIRST FLOOR	337 SQ. FT.
SECOND FLOOR	912 SQ. FT.
THIRD FLOOR	918 SQ. FT.
TOTAL LIVING	2168 SQ. FT.
GARAGE	495 SQ. FT.
PORCH	29 SQ. FT.
DECK	74 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR, STAIRCASE/ OPEN TO BELOW

NET BUILDING AREA

UNIT G - 4 BR/ 3.5 BA*

FIRST FLOOR	311 SQ. FT.
SECOND FLOOR	850 SQ. FT.
THIRD FLOOR	849 SQ. FT.
TOTAL LIVING	2010 SQ. FT.
GARAGE	462 SQ. FT.
PORCH	29 SQ. FT.
DECK	74 SQ. FT.

*NET SQUARE FOOTAGE MEASURED TO INTERIOR STUD AREAS EXCLUDED: 3RD FLR, STAIRCASE/ OPEN TO BELOW

ACCESSIBLE PATH

PRIMARY ENTRY

ADAPTABLE PLAN NOTES

1. ADAPTABLE UNITS TO COMPLY WITH 2022 CBC 1134A.2

2.THE UNIT PLANS BELOW SHALL COMPLY WITH CBC 1102A.3

TOWNHOUSE UNIT G PLANS (ACCESSIBLE OR ADAPTABLE UNIT)

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

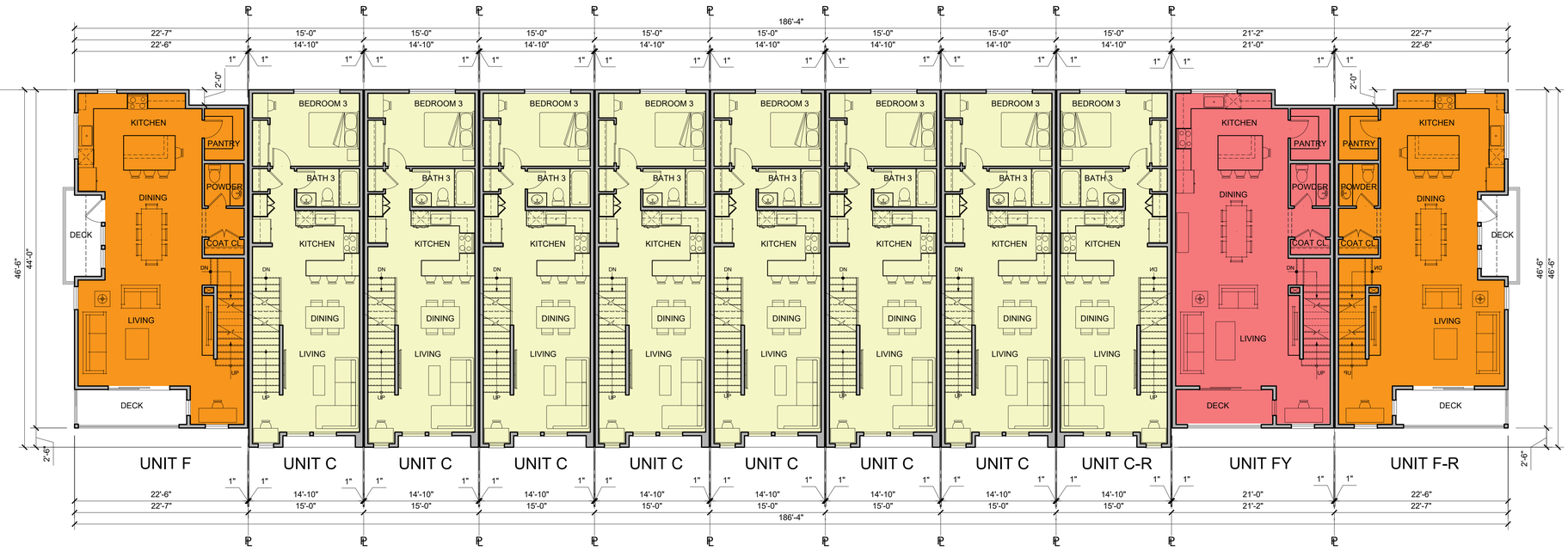
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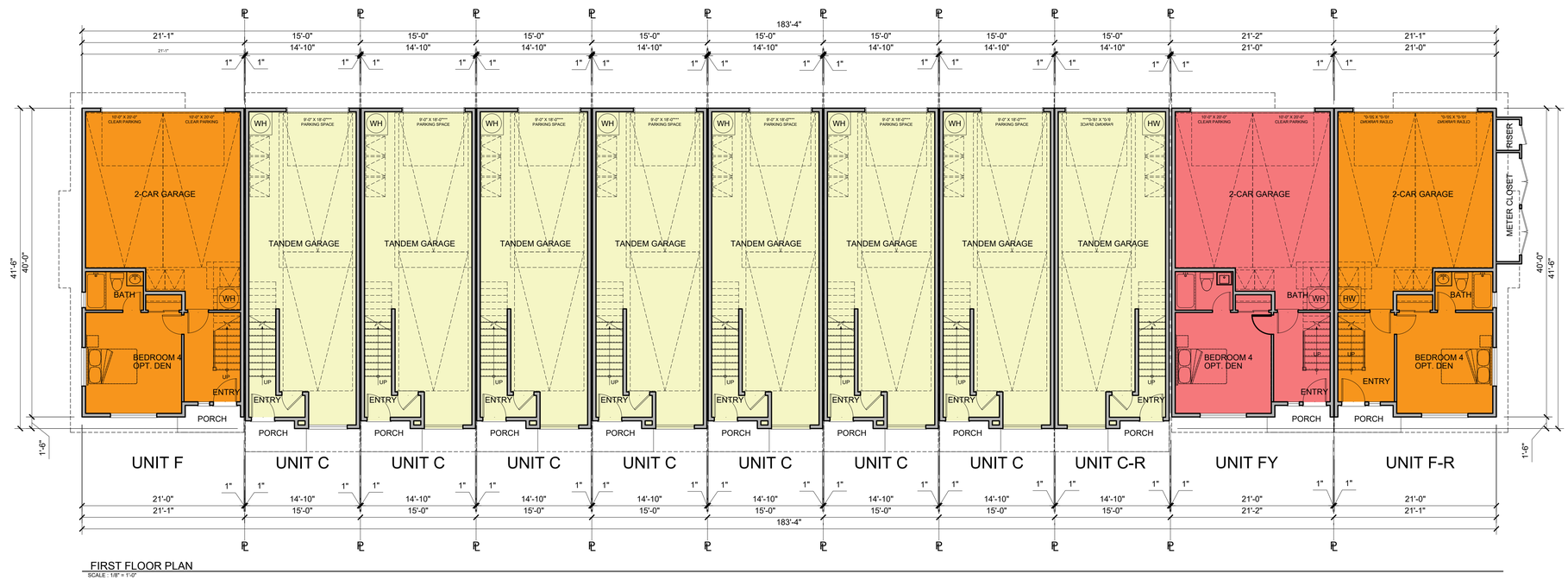
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DATE	11/25/2025

A1.0.8



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

11-PLEX BUILDING	
FIRST FLOOR	7433 SQ. FT.
SECOND FLOOR	8044 SQ. FT.
THIRD FLOOR	7823 SQ. FT.
TOTAL LIVING W/ GARAGE	23300 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

11-PLEX BUILDING PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

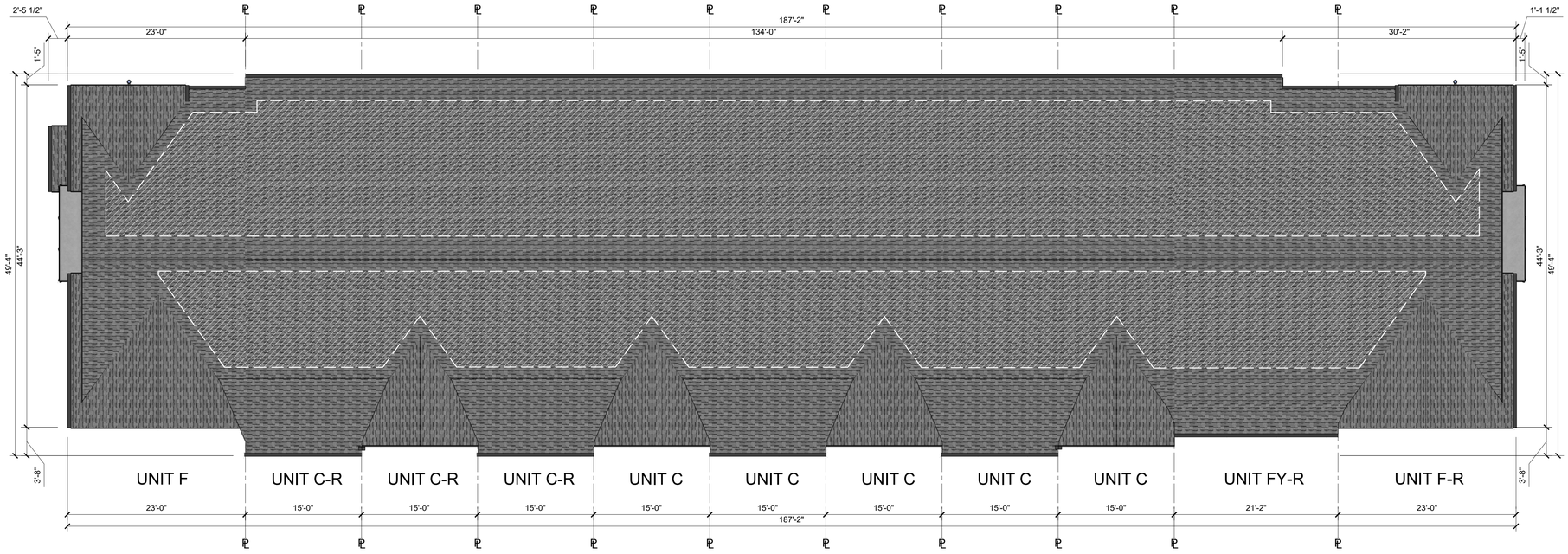
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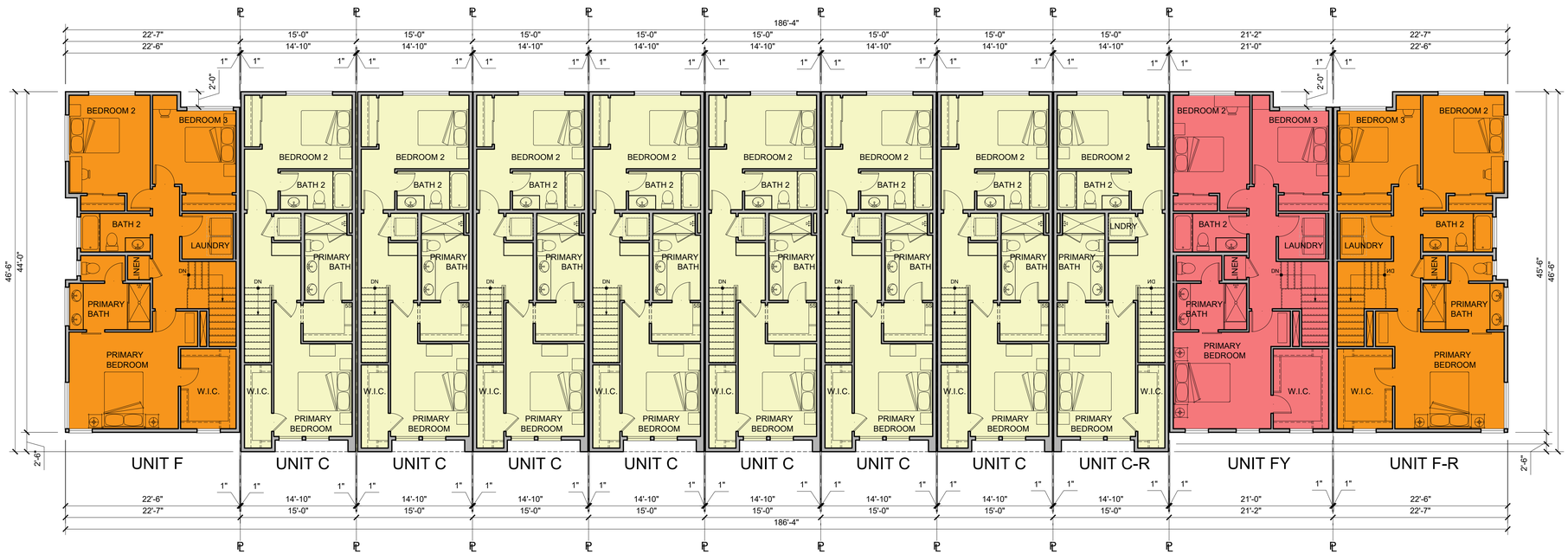
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DATE 11/25/2025

A1.1.1



ROOF PLAN
SCALE : 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

LEGEND

SOLAR READY ZONE

11-PLEX BUILDING PLAN & ROOF PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

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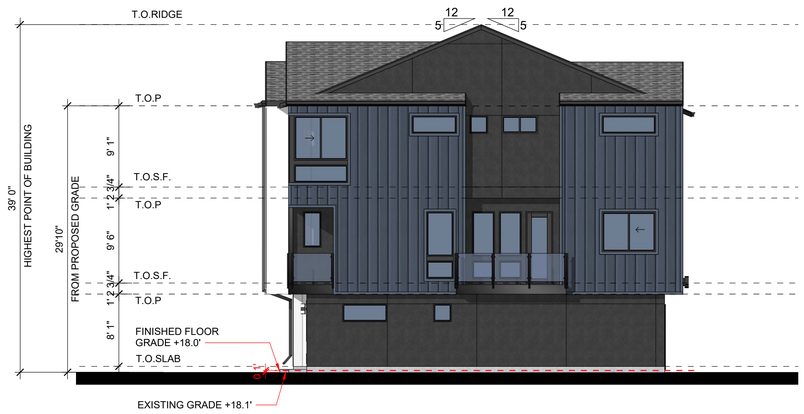
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DATE 11/25/2025

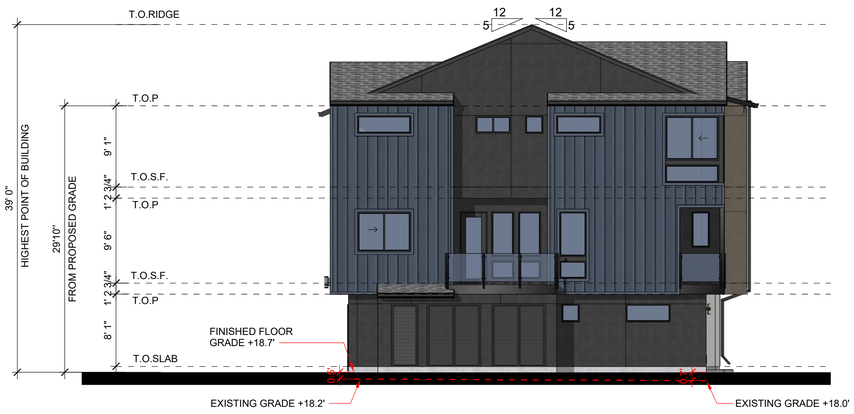
A1.1.2



FRONT ELEVATION 1/8” = 1’-0”



RIGHT ELEVATION 1/8” = 1’-0”



LEFT ELEVATION 1/8” = 1’-0”



REAR ELEVATION 1/8” = 1’-0”

TYPICAL 11-PLEX BUILDING ELEVATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

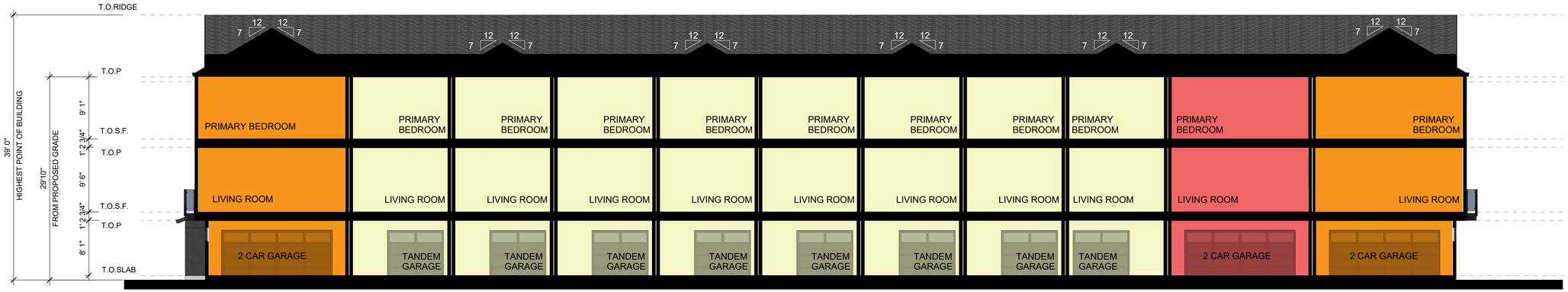
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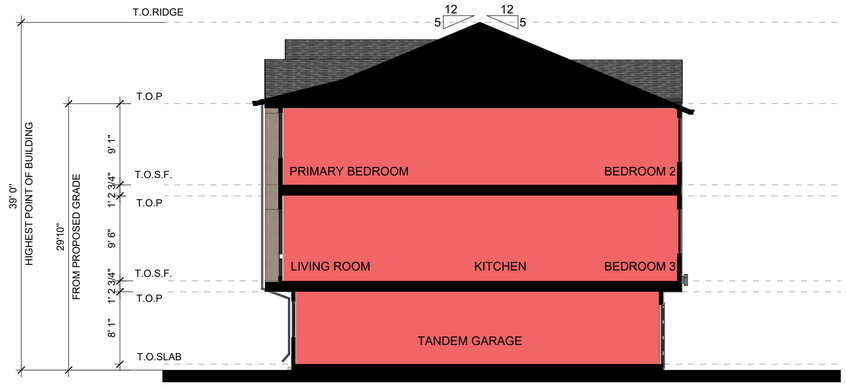
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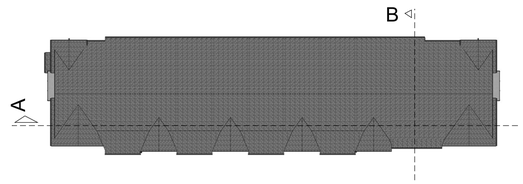
A1.1.3



SECTION A 1/8" = 1'-0"



SECTION B 1/8" = 1'-0"



11-PLEX BUILDING SECTIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

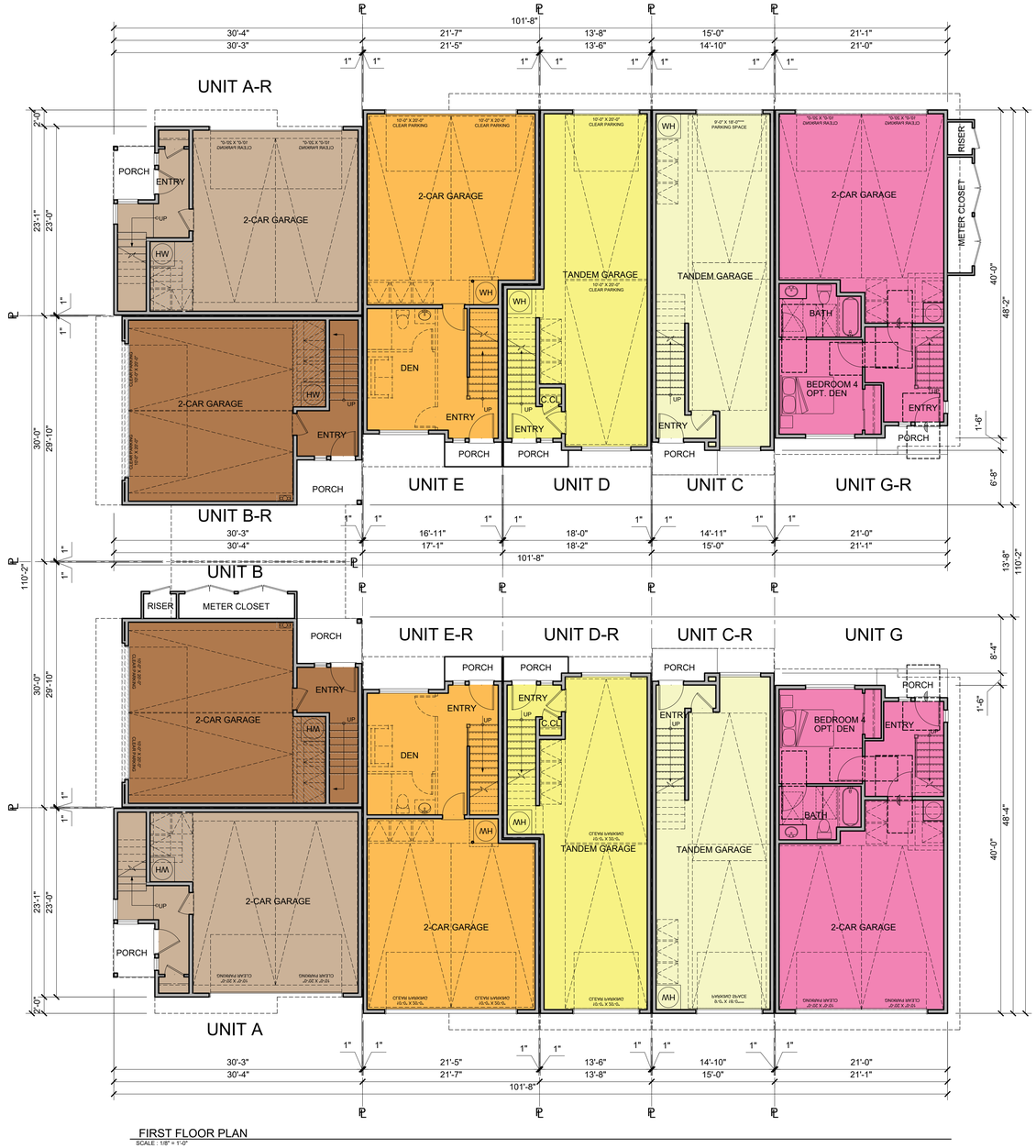
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DATE	11/25/2025

A1.1.4



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

12-PLEX BUILDING	
FIRST FLOOR	8330 SQ. FT.
SECOND FLOOR	9196 SQ. FT.
THIRD FLOOR	8890 SQ. FT.
TOTAL LIVING W/GARAGE	26416 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

12-PLEX BUILDING PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

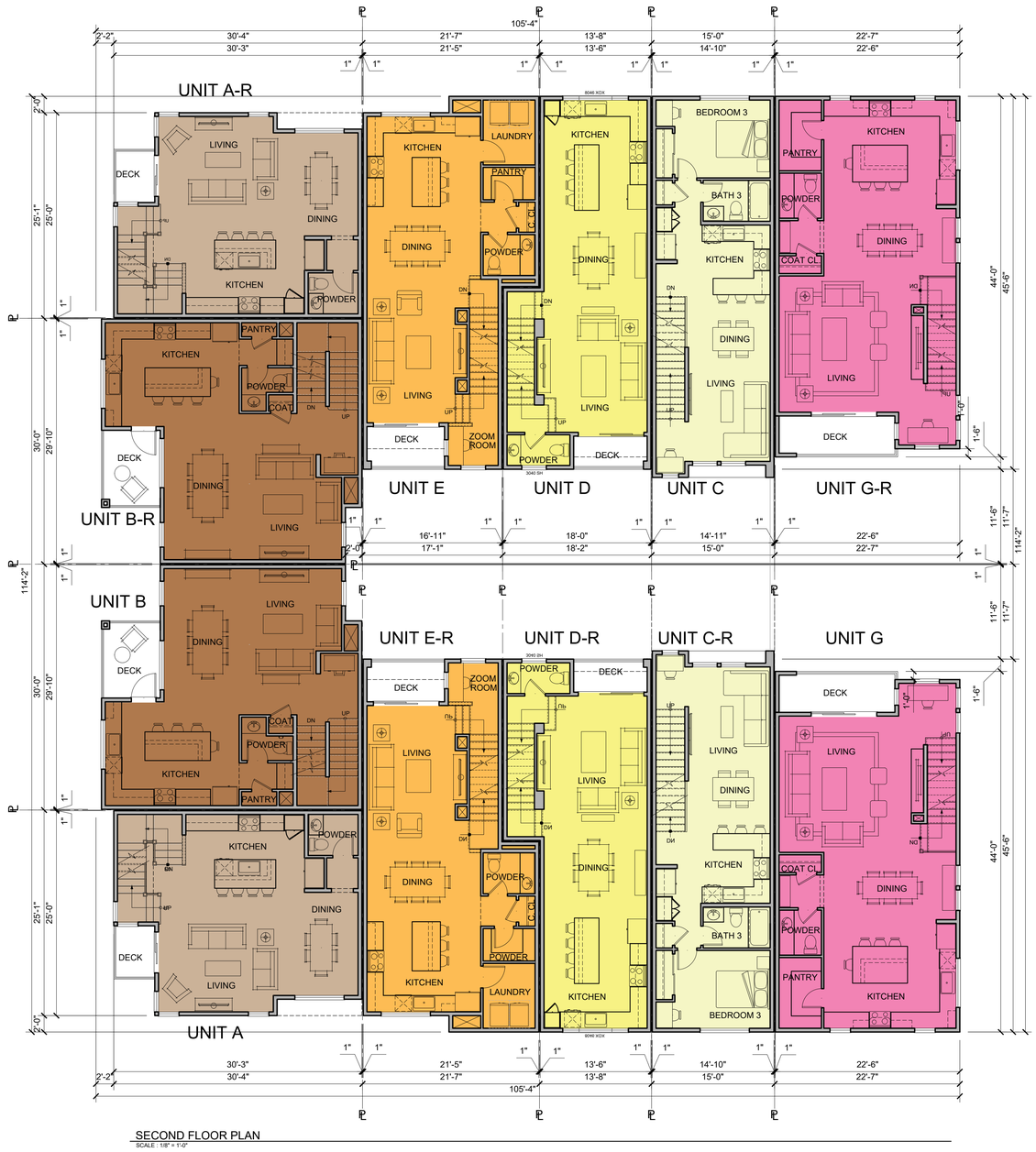
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DATE 11/25/2025

A1.2.1



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

12-PLEX BUILDING PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

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JOB NO.	638.005
DATE	11/25/2025

A1.2.2



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

12-PLEX BUILDING PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

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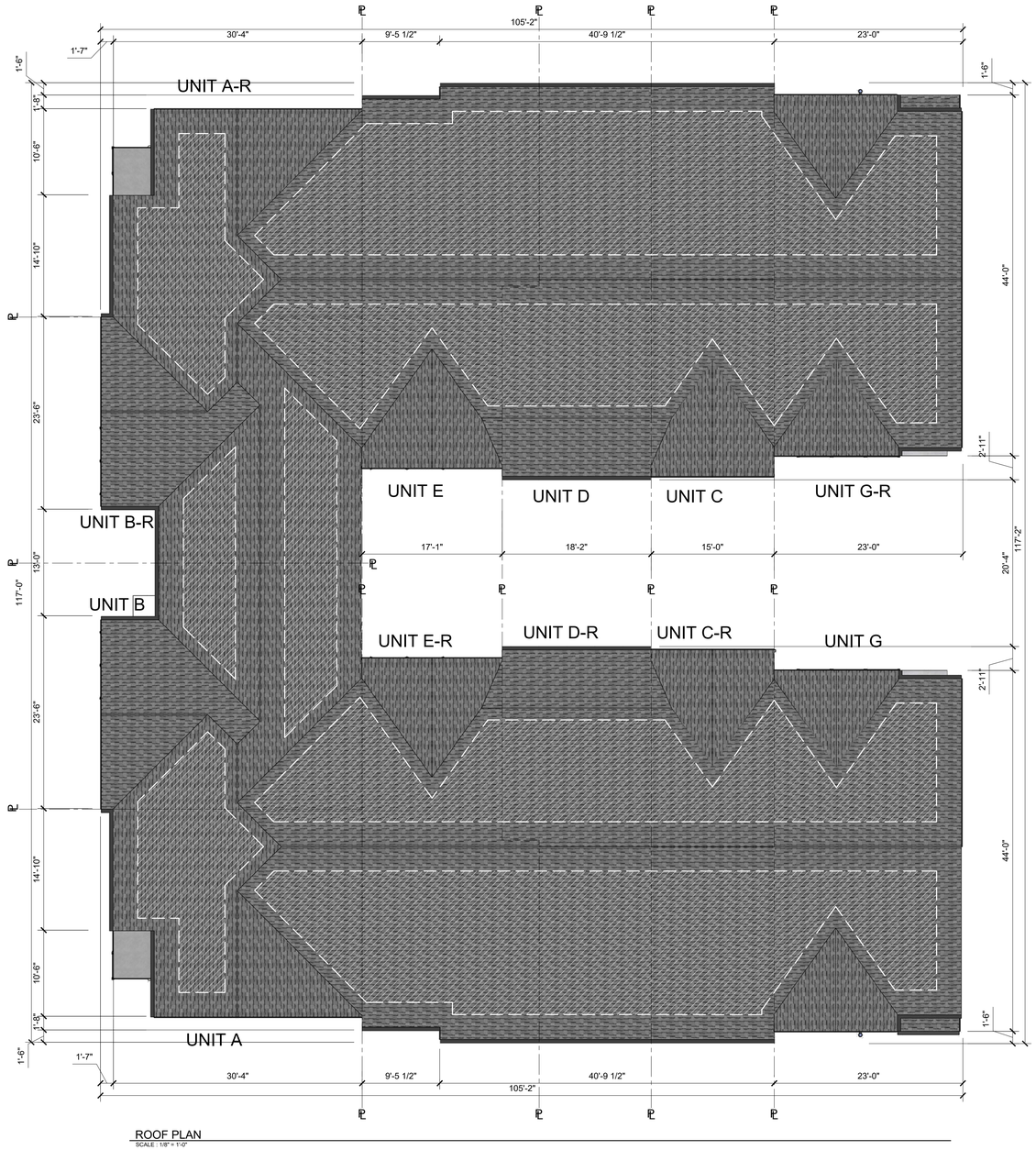
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DATE	11/25/2025

A1.2.3

LEGEND

SOLAR-READY ZONE



ROOF PLAN
SCALE: 1/8" = 1'-0"

12-PLEX BUILDING ROOF PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

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A1.2.4



FRONT ELEVATION 1/8” = 1’-0”



RIGHT ELEVATION 1/8” = 1’-0”



REAR ELEVATION 1/8” = 1’-0”

TYPICAL 12-PLEX BUILDING ELEVATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

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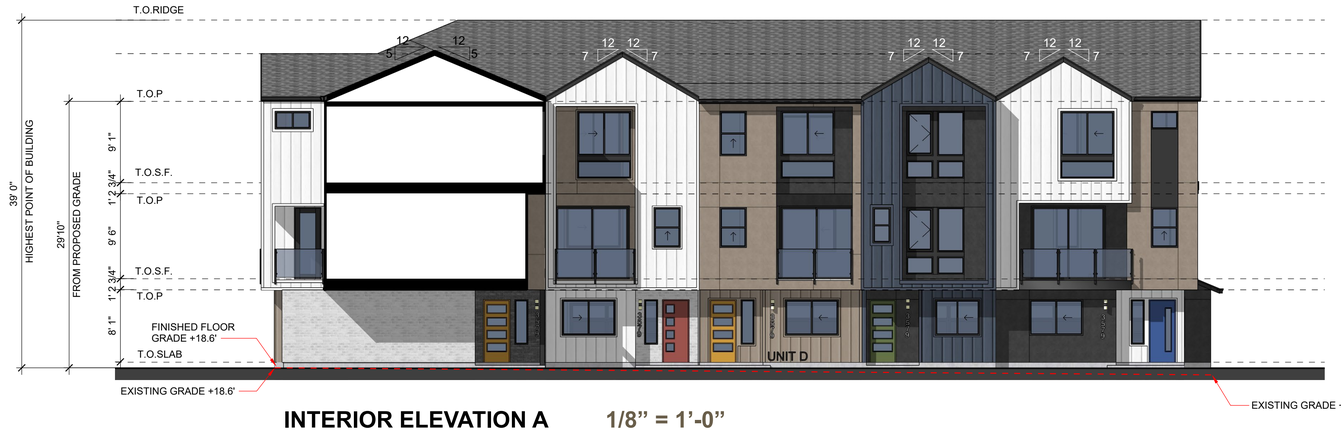
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DATE	11/25/2025

A1.2.5



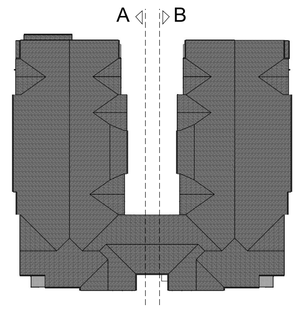
LEFT ELEVATION 1/8” = 1’-0”



INTERIOR ELEVATION A 1/8” = 1’-0”



INTERIOR ELEVATION B 1/8” = 1’-0”



TYPICAL 12-PLEX BUILDING ELEVATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

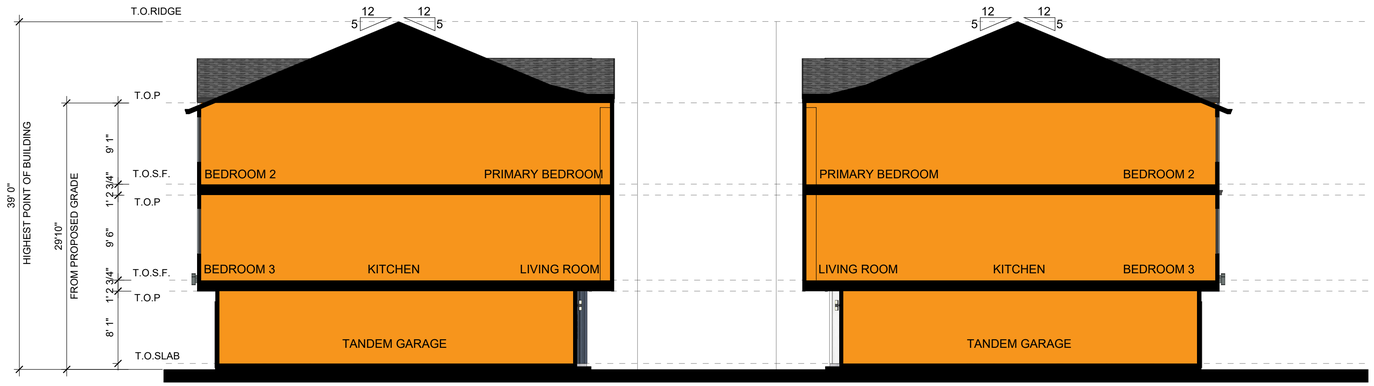
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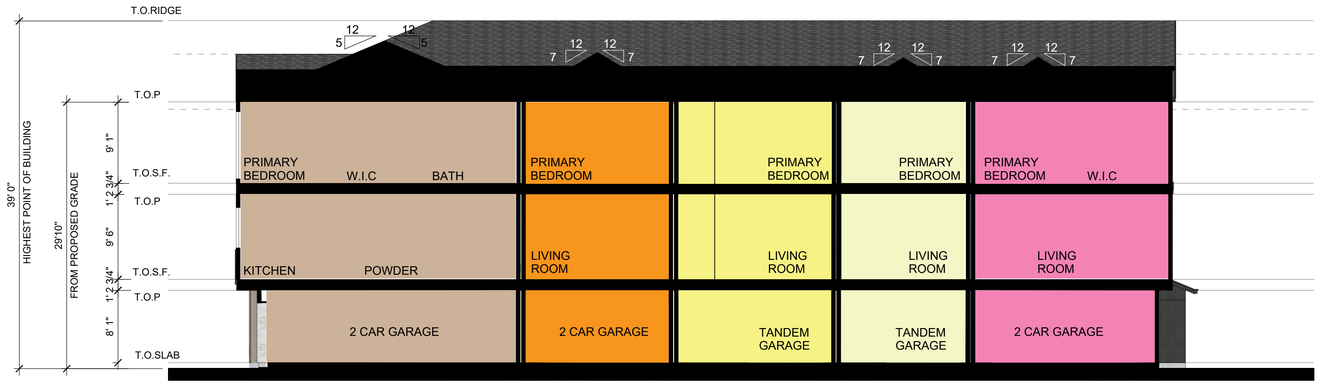
BKF DAHLIN

JOB NO.	638.005
DATE	11/25/2025

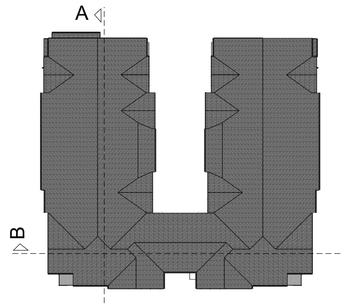
A1.2.6



SECTION B 1/8” = 1’-0”



SECTION A 1/8” = 1’-0”



12-PLEX BUILDING SECTIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

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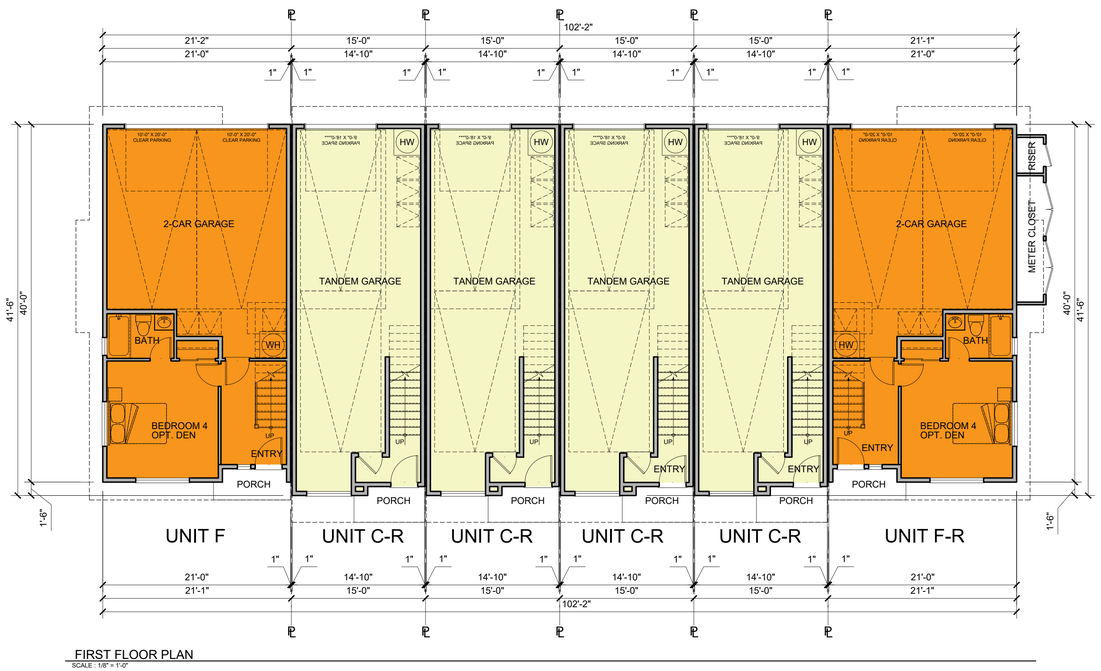
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DATE	11/25/2025

A1.2.7



SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

6-PLEX BUILDING	
FIRST FLOOR	4128 SQ. FT.
SECOND FLOOR	4474 SQ. FT.
THIRD FLOOR	4402 SQ. FT.
TOTAL LIVING W/ GARAGE	13004 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD AREAS EXCLUDED: 3RD FLR. STAIRCASE/ OPEN TO BELOW

6-PLEX BUILDING PLANS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

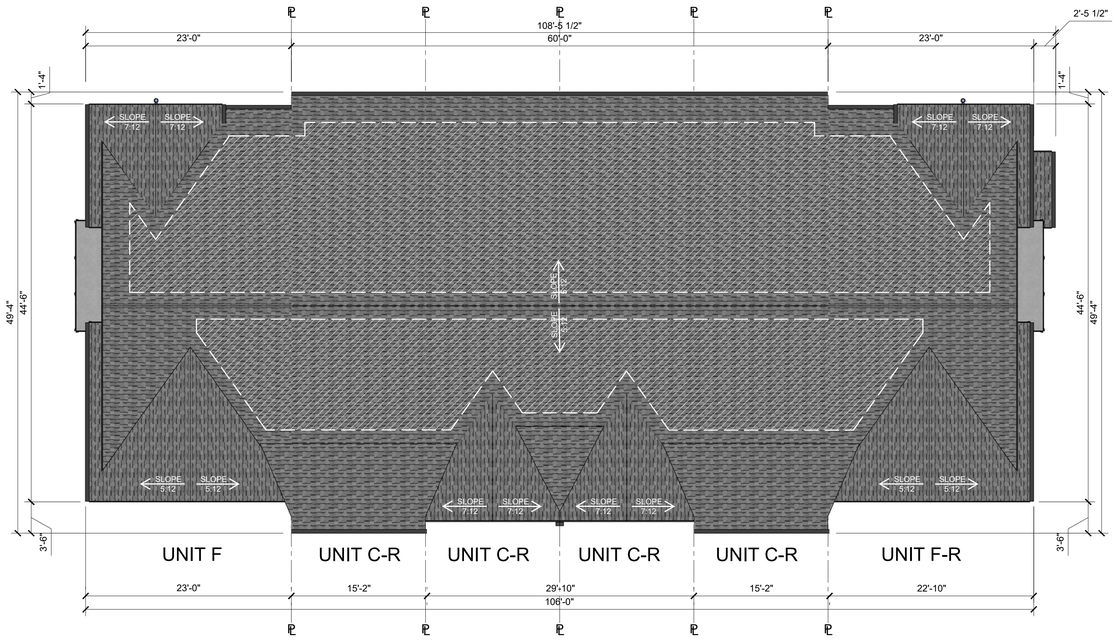
SAND HILL PROPERTY COMPANY

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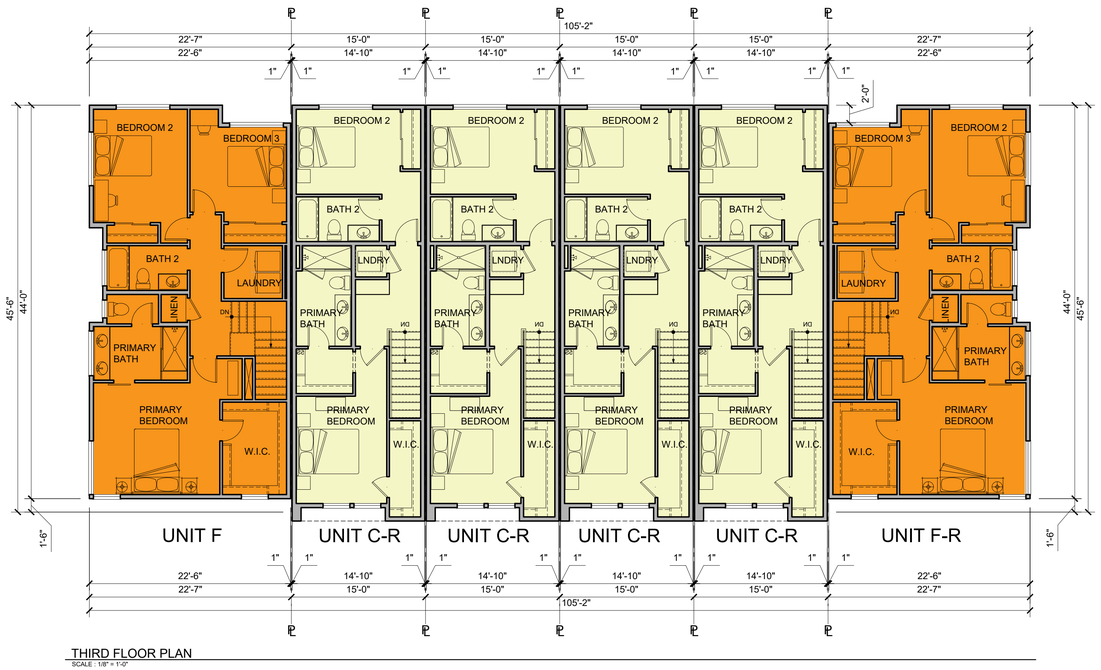
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JOB NO. 638.005
DATE 11/25/2025

A1.3.1



ROOF PLAN
SCALE : 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0"

LEGEND

SOLAR READY ZONE

6-PLEX BUILDING PLAN & ROOF PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

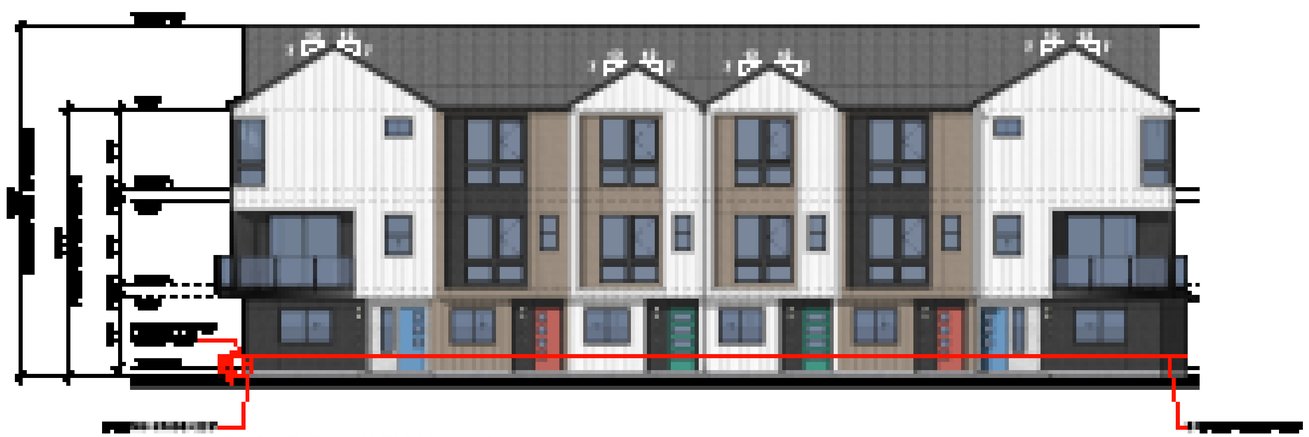
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A1.3.2



FRONT ELEVATION 1/8” = 1’-0”



RIGHT ELEVATION 1/8” = 1’-0”



REAR ELEVATION 1/8” = 1’-0”



LEFT ELEVATION 1/8” = 1’-0”

TYPICAL 6-PLEX BUILDING ELEVATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

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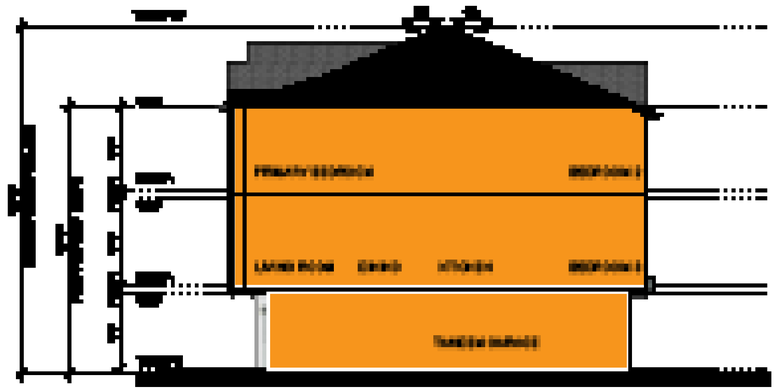
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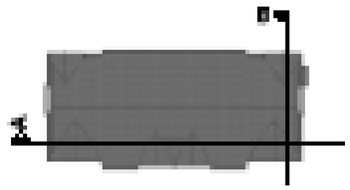
A1.3.3



SECTION A 1/8” = 1’-0”



SECTION B 1/8” = 1’-0”



6-PLEX BUILDING SECTIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

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JOB NO.	638.005
DATE	11/25/2025

A1.3.4





1 **BLUE BLOOD**
ENTRY DOOR
SW 6966

2 **HEARTFELT**
ENTRY DOOR
SW 6586

3 **DERBYSHIRE**
ENTRY DOOR
SW 6741

4 **IRON ORE**
GARAGE DOOR &
WINDOW / DOOR TRIM
SW 7069

A **ROOF MATERIAL 1**
ASPHALT SHINGLE
GRAY



B **BOARD & BATT SIDING**
WHITE SNOW
SW 9541



C **BOARD & BATT SIDING**
URBAN JUNGLE
SW 9117



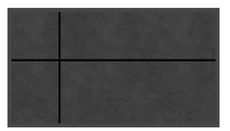
D **BOARD & BATT SIDING**
AZURE TILE
SW 9684



E **STUCCO**
URBAN JUNGLE
SW 9117



F **STUCCO**
CHARCOAL
SW 3063



G **STUCCO**
WHITE SNOW
SW 9541



H **ADHERED BRICK VENEER**
LIGHT GRAY



MATERIALS & FINISHES BOARD

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO, CA

SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

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JOB NO. 638.005
DATE 11/25/2025

A1.3.5



LEGEND:

1 STANDARD STREETSCAPE:
PLANTING STRIP W/ STREET TREES, CONCRETE SIDEWALK

2 FRONTAGE DRIVE-IN:
SIGNAGE, CONCRETE SIDEWALK, TREE PROMENADE

3A ACCENT PERMEABLE VEHICULAR PAVING

3B ACCENT VEHICULAR PAVING

4 GARAGE DRIVE IN

5 PEDESTRIAN CONNECTORS:
CONCRETE PAVING, ACCENT TREE / SHRUB PLANTING

6 CENTRAL PLAZA:
ARTIFICIAL TURF W/ LOUNGE CHAIRS,
OVERSIZED PLANTER POTS W/ ACCENT TREES,
CONCRETE PATHWAY CONNECTIONS

7 PLAY / DINE PLAZA:
ACCENT PAVERS, BBQ COUNTER, SEATING

8 UNITS ACCESS:
TREE PROMENADE, CONCRETE PATHWAY CONNECTIONS

9 BIKE PARKING
6 BIKE RACKS = 6 BIKE PARKING SPACES

10 SCREENING
FENCE, SCREEN PLANTING

11 INTERNAL ACCESS
NEW ROAD, TREE PROMENADE

12 EXISTING TREES TO REMAIN

13 FIRE LADDER PAD, TYP.

14 MULTIFAMILY PLAZA PAVING EXTENSION

15 STORMWATER TREATMENT

16 PARKLET
PEDESTRIAN ACCESS CONNECTION FROM ADJACENT NEIGHBORHOOD, SEATING,
LAWN (PET RELIEF ZONE)

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

L-1.0
ILLUSTRATIVE LANDSCAPE PLAN

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

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DATE 11-25-2025
JOB NO. 638.005

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Pleasanton, CA 94588
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PLANT PALETTE

TREES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	MATURE SPREAD
ACE PAL	*	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	multi	medium	20'Tx15'W
ARB MAR	*	Arbutus 'Marina'	Strawberry Tree 'Marina'	multi	low	30'Tx25'W
CER OCC	*	Cercis occidentalis	Western Redbud	multi	medium	15'Tx15'W
GIN BIL	*	Gingko biloba 'Sky Tower'	Sky Tower Maidenhair Tree	standard	medium	20'Tx10'W
JAC MIM	*	Jacaranda mimisifolia	Jacaranda	standard	medium	30'Tx20'W
LAG NAT	*	Lagestroemia 'Natchez'	Natchez Crepe Myrtle	standard	low	20'Tx15'W
LYO FLO	*	Lyonothamnus floribundus	Ironwood	standard	low	40'Tx20'W
MAG GRA	*	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	standard	medium	15'Tx10'W
PIS CHI	*	Pistachia chinensis 'Red Push'	Chinese Pistache	standard	low	30'Tx20'W
PRU ILI	*	Prunus ilicifolia	Hollyleaf Cherry	standard	low	20'Tx15'W
OLE EUR	*	Olea europaea 'Skylark'	Skylark Fruitless Olive	standard	low	10'Tx8'W
QUE SUB	*	Quercus suber	Cork Oak	standard	low	40'Tx30'W
QUE TOM	*	Quercus tomentella	Island Oak	standard	low	35'Tx30'W
ULM PAR	*	Ulmus parvifolia 'Drake'	Drake Evergreen Elm	standard	low	35'Tx35'W

*** 24" Box Standards Unless Noted Otherwise on Plans**

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACI	5 gal	Acacia 'Cousin Itt'	Cousin Itt Acacia	24" o.c.	low
AKS	5 gal	Agave 'Kara Stripes'	Kara Stripes Agave	36" o.c.	low
DIE	5 gal	Dietes grandiflora 'Sunstripe'	Yellow Striped Fortnight Lily	30" o.c.	low
OLE	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" o.c.	low
LSG	5 gal	Leucodendron 'Safari Goldstrike'	Yellow Conebush	36" o.c.	low
LJE	5 gal	Leucodendron 'Jester'	Jester Conebush	36" o.c.	low
RIC	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	30" o.c.	low
ROP	5 gal	Rosmarinus officinalis prostrata	Creeping Rosemary	30" O.C.	low
PRQ	5 gal	Phormium 'Rainbow Queen'	New Zealand Flax cvs	36" o.c.	low
PXO	15 gal	Philodendron 'Xanadu'	Philodendron	x	medium
RIB	5 gal	Ribes sanguineum	Red flowering Currant	48" o.c.	low
SAR	5 gal	Sarcococca hookeriana	Sweet Sarcococca	36" o.c.	low

PERENNIALS & GRASSES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AMI	1 gal	Achillea millefolium 'Moonshine'	Yellow Yarrow	24" o.c.	low
CSP	1 gal	Calandrinia sp. 'Shining Pink'	'Shining Pink' Rock Purslane	12" o.c.	low
CDI	1 gal	Carex divulsa	Berkeley Sedge	12" o.c.	low
CTE	3 gal	Chondropetalum tectorum	Cape Rush	30" o.c.	low
LAV	3 gal	Lavandula x i. 'Provence'	Hedge Lavender	24" o.c.	low
LIB	1 gal	Libertia peregrinans	Orange Libertia	11" o.c.	low
LBB	1 gal	Liriope muscari 'Big Blue'	Lily Turf	18" o.c.	medium
LLT	1 gal	Lomandra longifolia 'Lime Tough'	Matt Rush	18" o.c.	low
LBE	1 gal	Lotus berthelotii	Parrots Beak	x	low
MCA	5 gal	Muhlenbergia cap. 'Regal Mist'	Pink Muhly	36" o.c.	low
MRI	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	low
SBB	5 gal	Salvia 'Bees Bliss'	Mexican Sage	30" o.c.	low

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	
BCG	5 Gal	Bougainvillea 'California Gold'	Bougainvillea 'California Gold'		low
FIC	5 Gal	Ficus pumila	Creeping Fig		medium
PTR	5 Gal	Parthenocissus tricuspidata	Boston Ivy		low

0 40 80 160

NORTH

DATE 11-25-2025
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FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

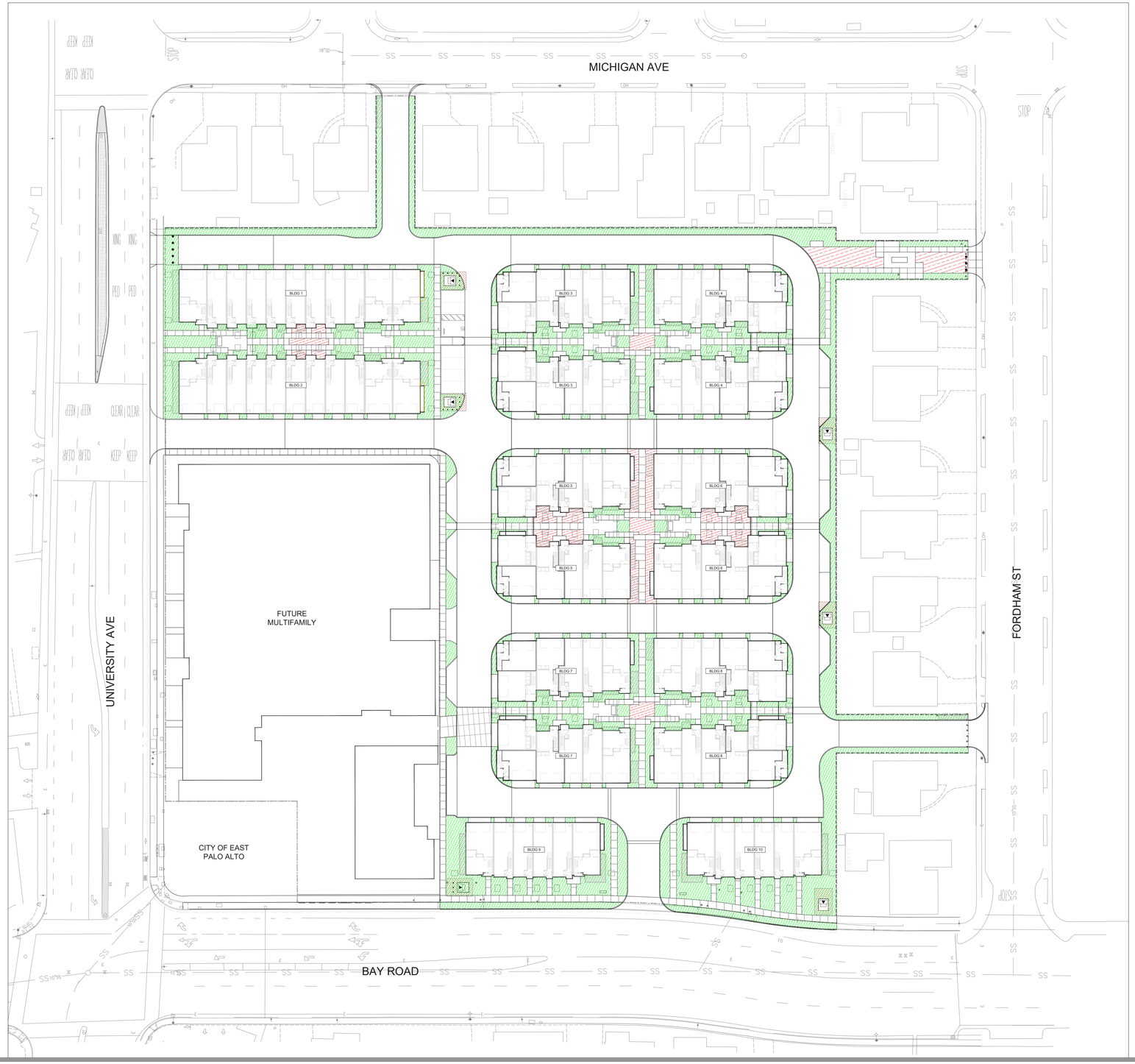
SAND HILL PROPERTY COMPANY

L-2.0
PLANTING PLAN

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

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HYDROZONE LEGEND

KEY	WUCOLS Category	AREA (sf)
	Low Water Use	34036 SF
	Moderate Water Use	5366 SF
	High Water Use	0 SF
	Total SITE Landscape Area	39402 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	34,036	12,593	353,696
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	5,366	3,327	93,440
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	39,402	15,920	447,136
Special Landscape Areas							
water feature					0		
					(C)	(D)	
				Totals		0	
						ETWU Total	447,136
				Maximum Allowed Water Allowance (MAWA)[e]			497,990

[a] *Hydrozone #/Planting Description*
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] *Irrigation Method*
overhead spray or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] ***ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	15,920
Total Area (A)	39,402
Average ETAF	**0.40404649**

All Landscape Areas

Total ETAF x Area	(B+D)	15,920
Total Area	(A+C)	39,402
Sitewide ETAF (B+D) ÷ (A+C)		**0.404046495101771**

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

L-3.0
HYDROZONE PLAN

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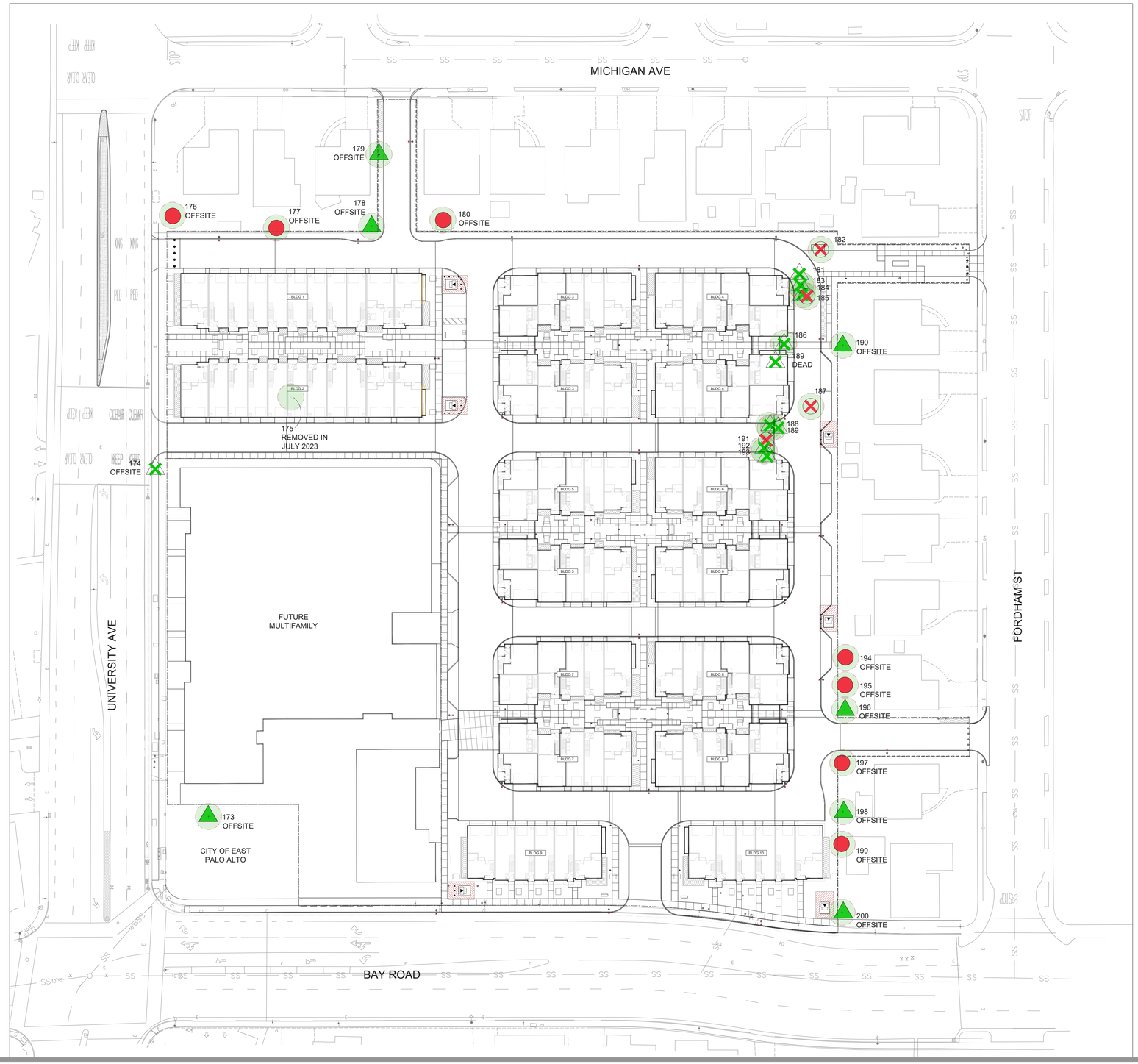
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JOB NO. 638.005

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925-251-7200



TREE DISPOSITION LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
	7 offsite trees only	EXISTING TREES TO REMAIN *Tree protection fencing per Arborist Report & City requirements
	4	EXISTING TREES TO BE REMOVED
	8 offsite trees only	PROTECTED TREES TO REMAIN
	9	PROTECTED TREES TO BE REMOVED
	0	TREES TO BE RELOCATED
	207*	NEW TREES TO BE PLANTED * (min 24" box)
	207*	TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION *

NOTE: Existing trees info per Hort Science, Arborist Report dated August, 2020

*SEE SHEET L-2.0 FOR NEW TREES TO BE PLANTED

PROTECTED TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.

TREE DISPOSITION SUMMARY

TREE SIZE DBH @ 54" MAJOR TRUNK IN MULI-STEM	# OF TREES ON SITE TO BE REMOVED	TREE SIZE REPLACEMENT REQUIREMENT 15 GAL / 24" BOX**
0"-38" Not Protected Species DBH @ 54	4	1:1 mitigation 4 / 2
12"- 38" Protected Species DBH @ 54	9	1:2 mitigation 18 / 9
Over 38" Protected Species DBH @ 54	0	1:4 mitigation 0 / 0
		TOTAL 15 GAL / 24" BOX 22 / 11

** (2) 15 gal = (1) 24" box

NOTE: Final tree mitigation qty per East Palo Alto Arborist.

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

L-4.0
TREE DISPOSITION PLAN

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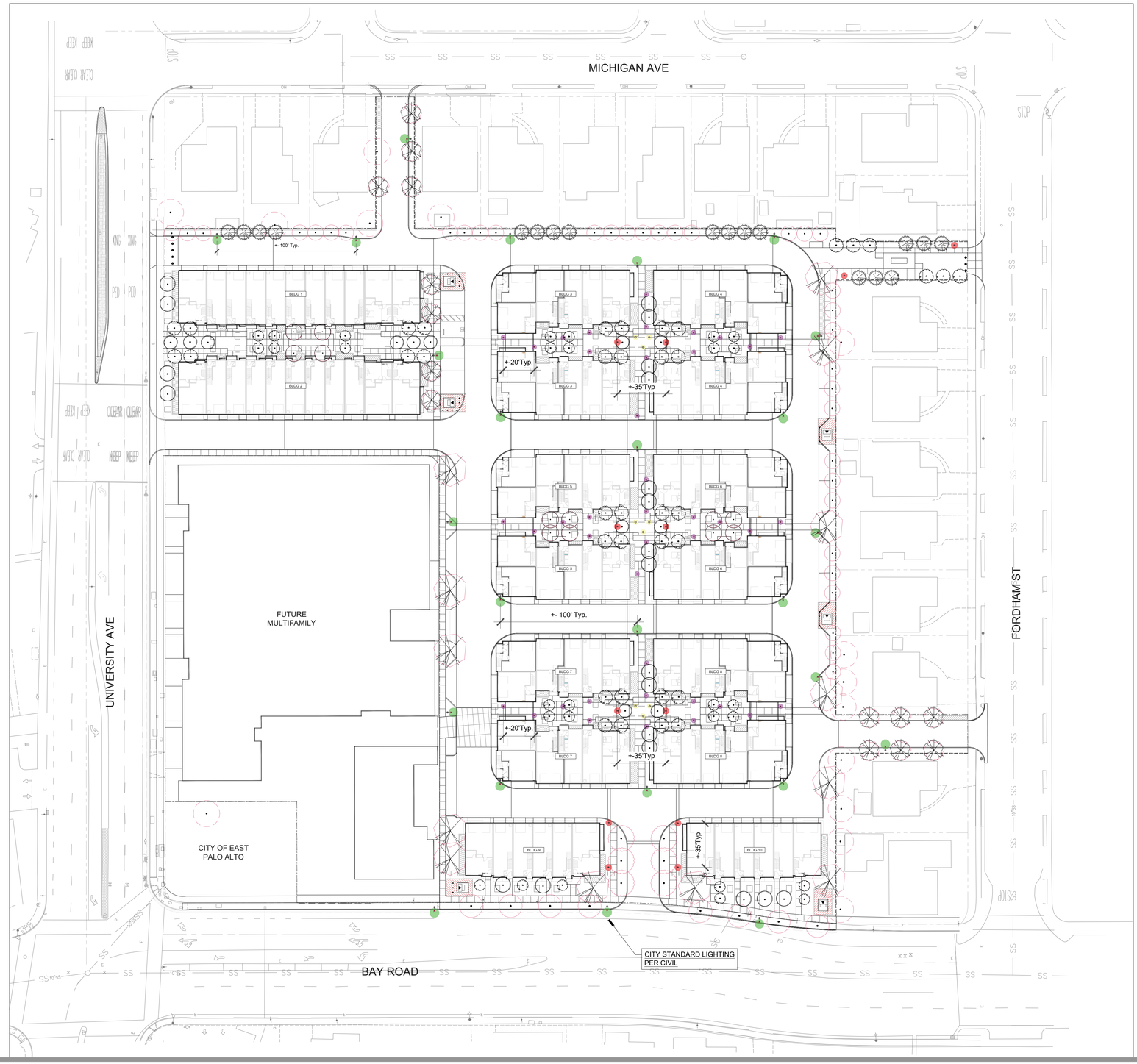
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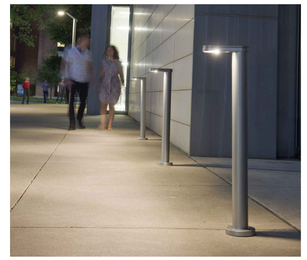
LIGHTING LEGEND

STREET SCALE POLE LIGHT & PEDESTRIAN SCALE POLE LIGHT



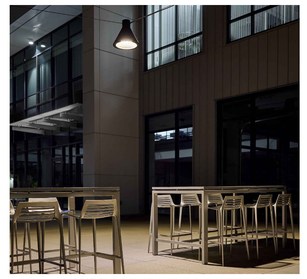
MOMENT POLE LIGHT BY LANDSCAPE FORMS

BOLLARD LIGHT



TORRES PATH LIGHT BY LANDSCAPE FORMS

CATENARY / STRING LIGHT



MOMENT CATENARY LIGHT BY LANDSCAPE FORMS

BLDG WALL LIGHT - SEE ARCH BLDG PLANS

NOTE:
Lighting for the project to be at the IES (Illuminating Society or North America) standards and include the details listed below: White light source, Pedestrian Scale, Full cut-off or shoebox design, Unbreakable exterior, Tamperproof Housings, Wall mounted lights/ 10' high. These features increase natural surveillance, support and/ or enhance security camera capabilities, and increase Police Patrol effectiveness.

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

L-5.0
LIGHTING PLAN

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TREE SHADE LEGEND

site not covered by bldg footprint and upper floor overhang
79,882 sq ft

tree canopy cover over the site within 15years of final bldg permit issuance
42,023 sq ft

52% TREE CANOPY COVERAGE

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

L-6.0

TREE SHADE DIAGRAM

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DR25-004 - Townhome Project

MATCH LINE - SEE RIGHT

FOUR CORNERS EPA PROPERTY OWNER, LLC
A PORTION OF LOT 20
TRACT NO. 644
(34 M 5 & 6)
APN: 063-111-250

VACANT LAND
(NO BUILDINGS)

UNIVERSITY AVENUE
(R/W WIDTH VARIES)

FORDHAM STREET
(70' WIDE R/W)

MICHIGAN AVENUE
(50' WIDE R/W)

BAY ROAD
(R/W WIDTH VARIES)

CITY OF EAST PALO ALTO

TRACT NO. 644
(6 M 33)

Concrete Wall N88°56'00"E 160.00'

Concrete Wall N88°56'00"E 320.00'

Concrete Wall

N1°04'00"W 436.04'

N1°04'00"W 329.95'

N1°04'00"W 128.85'

N1°04'00"W 77.00'

N1°04'00"W 10.00'

N88°56'00"E 100.00'

N88°56'00"E 100.00'

N88°56'00"E 100.00'

N88°52'40"E 100.00'

N88°52'40"E 730.76'

10.0' P.U.E. (34 M 5 & 6) TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

25.00' INGRESS/EGRESS ESMT. (REEL 3087, IMAGE 241) TO BE QUITCLAIMED BY SEPARATE INSTRUMENT

POINT OF BEGINNING SECOND EXCEPTION

R=603.50' D=9°16'34" L=112.76'

R=696.50' D=6°23'45" L=67.37'

CB 18.20 RE FILLED WITH DEBRIS

CB 18.08 RE IE 14.09 TOP OF DEBRIS

SSMH 18.69 RE IE 2.69 (W THRU)

CB-TC 20.04 IE 16.34 12"(S)

SDMH 14.64 RE IE 10.61 18"(N) IE 10.25 18"(E)

SDMH 14.80 RE IE 10.20 18"(W) IE 6.77 24"(E)

CB-TC 14.40 IE 10.35 18"(S)

Chainlink Fence

Wood Fence

Dirt

Asphalt

Concrete

Gate

Chainlink Gate

SURVEY NOTES

1. APN: 063-111-250
2. SEE LANDSCAPE PLANS FOR TREE PROTECTION PLAN.
3. TOPOGRAPHIC SURVEY AND NOTES BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
4. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0307F FOR COMMUNITY NUMBER 060708 (CITY OF EAST PALO ALTO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: FUTURE CONDITIONS 1% ANNUAL CHANCE OF FLOOD HAZARD.
7. BENCHMARK:

   A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD.
   ELEVATION = 10.06 (NAVD 88)
8. BASIS OF BEARINGS:

   THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- OH — OVERHEAD ELECTRIC LINE
- CABLE — UNDERGROUND CABLE
- FO — FIBER OPTIC LINE
- TV — COMMUNICATIONS LINE
- X — FENCE
- BUILDING LINE
- CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- SIGN
- BOLLARD
- STREET LIGHT
- TRAFFIC LIGHT
- COMMUNICATIONS BOX

TRUE NORTH

NORTH

GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

ABBREVIATIONS

CAB	CABLE
CB	CATCH BASIN
COMM	COMMUNICATIONS
CONC	CONCRETE
(E)	EXISTING
EB	ELECTRIC BOX
ELECT	ELECTRIC
ESMT	EASEMENT
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TRAFFIC BOX
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC STREET LIGHT
WV	WATER VALVE

LICENSED LAND SURVEYOR
JIMMY R. VIGIL
No. 6256
STATE OF CALIFORNIA

MATCH LINE - SEE LEFT

EXISTING CONDITIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

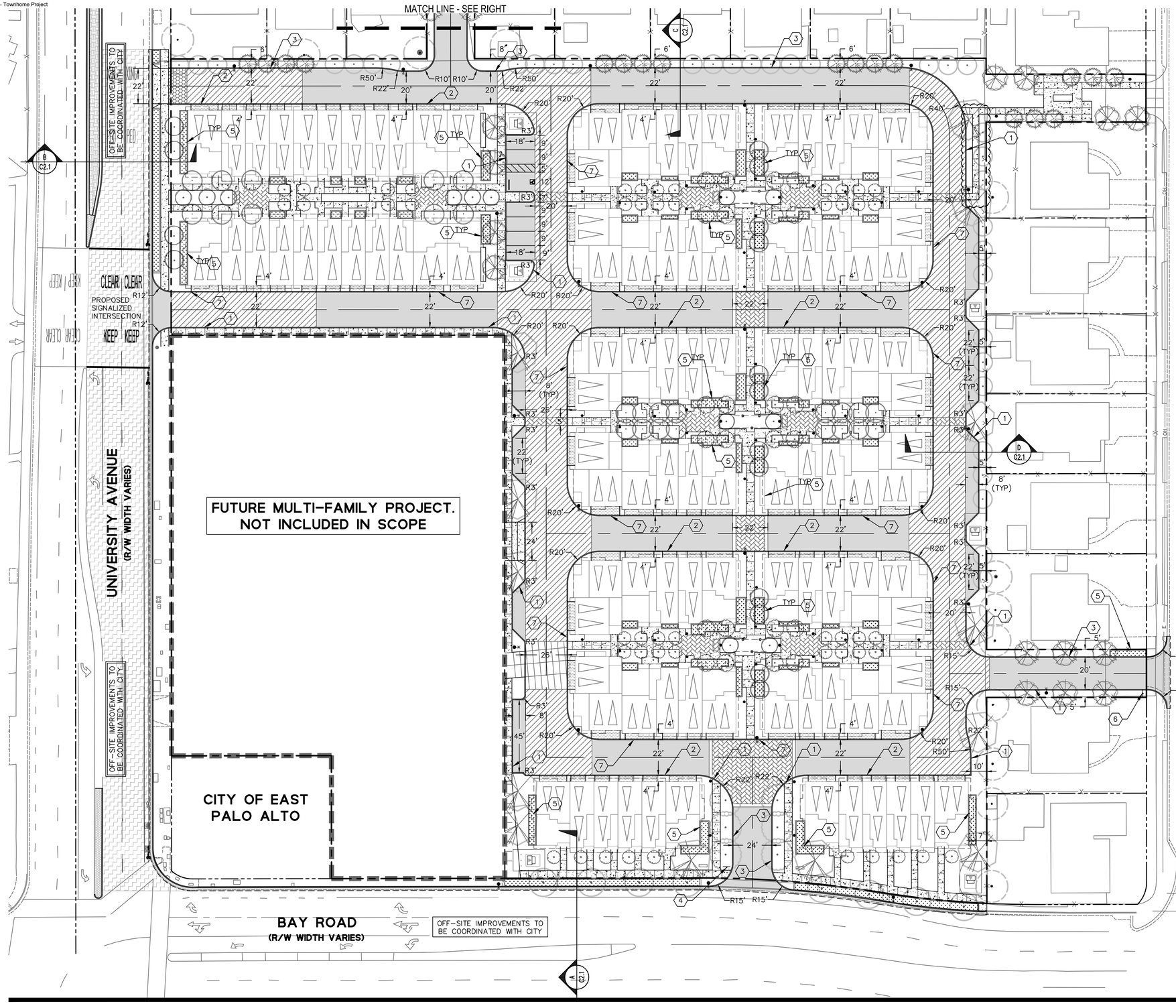
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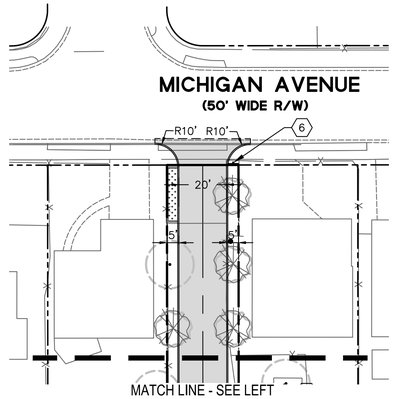
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SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR RETAINING WALLS, FENCES, RAMPS, HANDRAILS, AND RISERS.
2. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE INFORMATION.
3. SEE ARCHITECTURAL PLANS FOR PARKING ANALYSIS.
4. SEE LANDSCAPE PLANS FOR SURFACE MATERIALS AND PLANTING.
5. CURBS SHOWN ON PLAN ARE TO BE A VERTICAL CURB UNLESS OTHERWISE NOTED.
6. ASPHALT CONCRETE AND POROUS ASPHALT CONCRETE INSTALLED WITHIN EVAE TO BE CAPABLE OF SUPPORTING THE IMPOSED WEIGHT OF A 75,000-LB FIRE APPARATUS. SEE SHEET C3.0 FOR EVAE LIMITS.
7. BAY ROAD EXIT SHALL INCLUDE A PHYSICAL CONSTRAINT TO LEFT TURNS OUT, SUCH AS PAVEMENT MARKINGS OR A MEDIAN.

KEY NOTES

1. VERTICAL CURB
2. FLUSH CURB
3. VERTICAL CURB & GUTTER
4. STOP SIGN W/ RIGHT TURN ONLY SIGN, (SEE NOTE 7)
5. STORMWATER TREATMENT MEASURE, SEE SHEET C6.0
6. STOP SIGN
7. ROLLED CURB & GUTTER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BOH	BACK OF HOUSE
C&G	CURB AND GUTTER
(E)	EXISTING
EPA	EAST PALO ALTO
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LS	LANDSCAPE
(N)	NEW
NTS	NOT TO SCALE
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
SHLDR	SHOULDER
S/W	SIDEWALK
(TYP)	TYPICAL

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW FLOW-THRU PLANTER/ BIORETENTION BASIN
- NEW CONCRETE SIDEWALK
- NEW ASPHALT CONCRETE
- NEW POROUS ASPHALT CONCRETE
- NEW DECORATIVE PAVERS (SLD)
- GRIND AND REMOVE MINIMUM 3" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE

TRUE NORTH

NORTH

GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

PRELIMINARY SITE PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

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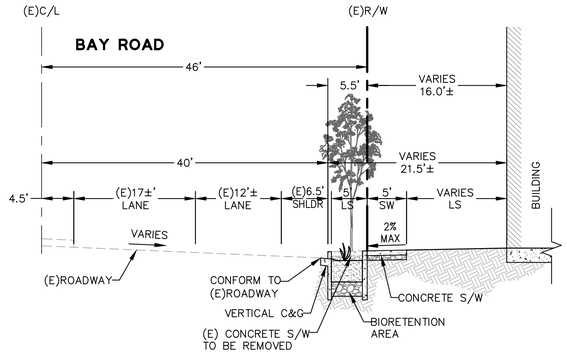
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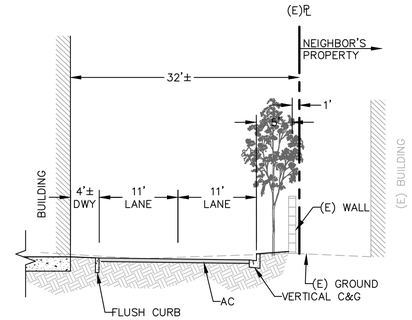
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BAY ROAD TYPICAL 1/2 STREET SECTION

A C2.0

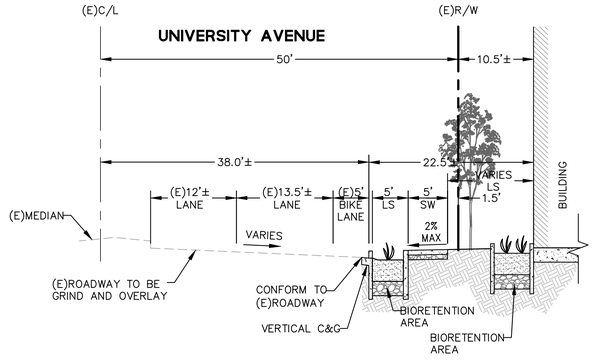
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SECTION

C C2.0

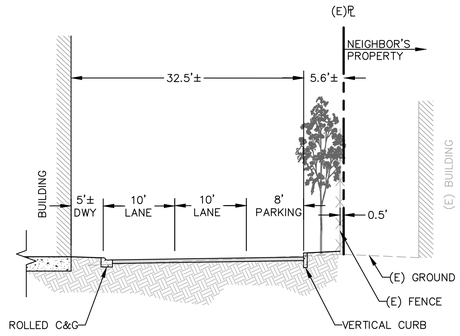
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UNIVERSITY AVENUE TYPICAL 1/2 STREET SECTION

B C2.0

NTS



SECTION

D C2.0

NTS

SITE SECTIONS

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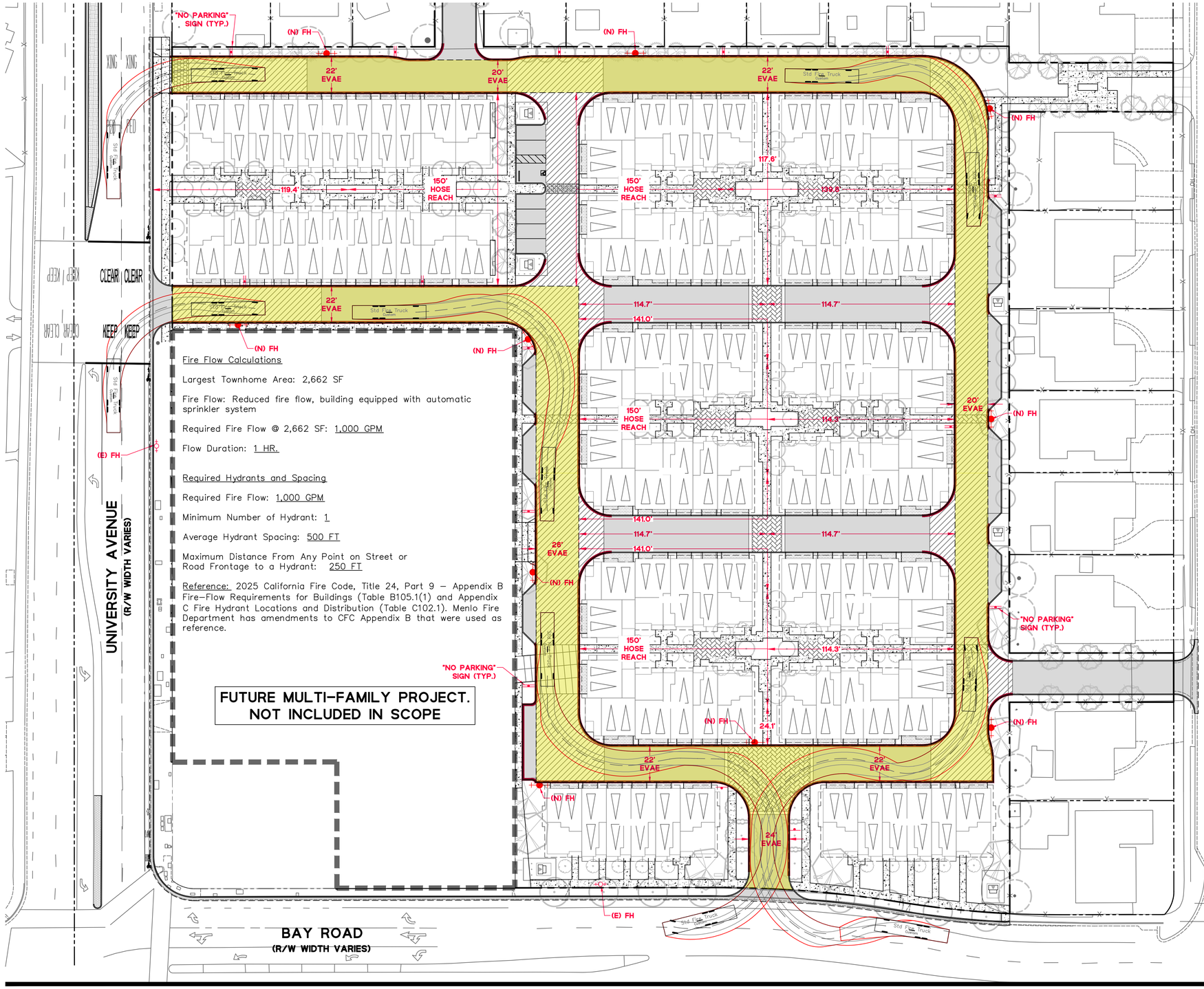
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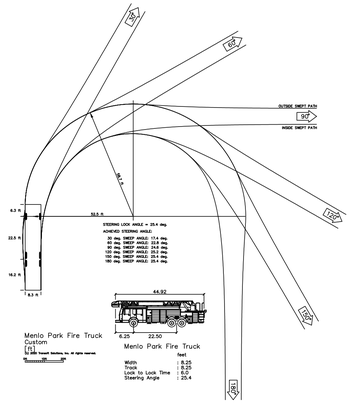
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FIRE ACCESS PLAN NOTES

1. ON–SITE WIDTH FOR FIRE AERIAL ACCESS SHALL BE 26 FEET. THE SET UP AREAS SHALL BE A MAXIMUM OF 30 FEET FROM THE BUILDINGS AND NO CLOSER THAN 15 FEET TO THE BUILDING.
2. FIRE PUMP SHALL BE PROVIDED FOR ALL HIGH RISE BUILDINGS. THE PUMP SHALL BE RATED TO PUMP 150% OF THE REQUIRED DEMAND.
3. ALL HIGH RISE BUILDINGS SHALL HAVE STAND BY POWER GENERATORS.
4. ALL PUBLIC AND ON–SITE CURBS TO BE PAINTED, LETTERED, AND SIGNED AS FIRE LANES, FIRE ACCESS, AND AERIAL LADDER TRUCK ACCESS FOR RESCUE AND FIREFIGHTING OPERATIONS.
5. SPACING FOR FIRE HYDRANTS IS 300 FEET. THE MINIMUM ACCEPTED MENLO PARK FIRE DISTRICT FIRE FLOW IS 2000 GPM AT 20 PSI RESIDUAL PRESSURE.
6. ALL PUBLIC STREETS WHERE STREET WIDTHS ARE LESS THAN 26 FEET TO HAVE NO PARKING AND RED CURBS, ALL STREETS LESS THAN 32 FEET AND MORE THAN 26 FEET MAY HAVE PARKING ON ONE SIDE AND RED CURBS ON THE OTHER, STREETS 32 FEET OR GREATER MAY HAVE PARKING ON BOTH SIDES.
7. FIRE LANES/EMERGENCY VEHICLE ACCESS TO HAVE RED PAINTED CURBS, CURB LETTERING AND POSTED SIGNS AS REQUIRED BY THE CVC, CFC AND MPFPD.
8. ALL TURNING RADII TO BE CAPABLE OF A SINGLE INLINE VEHICLE OF 42 FEET IN LENGTH MAKING ALL TURNING MANEUVERS.
9. FIRE HYDRANTS AND FIRE APPLIANCES (FIRE DEPARTMENT CONNECTIONS AND POST INDICATOR VALVES) TO BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTION.
10. FIRE HYDRANT TO BE WET BARREL STANDARD STEAMER TYPE WITH ONE 4 ½" AND TWO 2 ½" OUTLETS (MPFPD CFC SEC. 507.5.1 APPENDIX C).
11. DISCHARGE FIRE SPRINKLER TEST WATER TO ONSITE VEGETATED AREAS, OR TO THE SANITARY SEWER SYSTEM SUBJECT TO THE LOCAL SANITARY SEWER AGENCY'S AUTHORITY AND STANDARDS.
12. NEW FH LOCATIONS WILL BE COORDINATED WITH MPFPD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- EMERGENCY VEHICLE ACCESS EASEMENT (EVAE)
- RED CURB
- "NO PARKING" SIGN

ABBREVIATIONS

BOH	BACK OF HOUSE
CFC	CALIFORNIA FIRE CODE
CVC	CALIFORNIA VEHICLE CODE
(E)	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FA	FIRE ACCESS
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
MIN	MINIMUM
MPFPD	MENLO PARK FIRE PROTECTION DISTRICT
(N)	NEW
STD	STANDARD(S)
(TYP)	TYPICAL

TRUE NORTH

NORTH

GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

PRELIMINARY FIRE ACCESS PLAN

FOUR CORNERS

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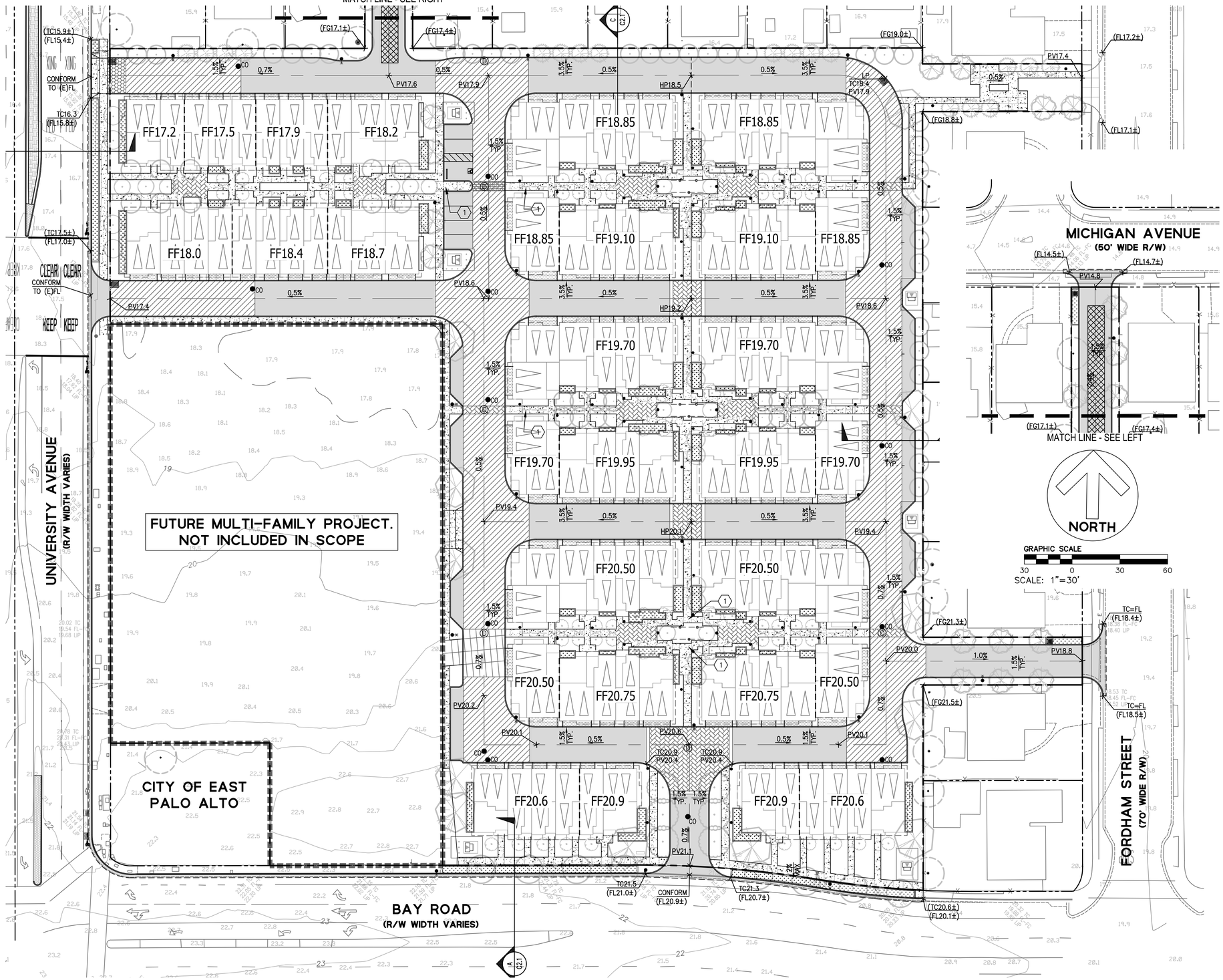
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GRADING PLAN NOTES

1. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
2. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
4. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
6. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
7. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
9. ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
10. GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
11. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

LEGEND

- - - - - - - - -	GRADE BREAK
(1.2%) →	(E) SLOPE
0.8% →	SLOPE
× 21.7	(E) SPOT ELEVATION
C14.98 ×	SPOT ELEVATION
(PV14.9±) ×	SPOT ELEVATION, CONFORM TO EXISTING
21	(E) CONTOUR LINE
FF14.0	FINISHED FLOOR ELEVATION
	NEW SD AREA DRAIN
	NEW SD CATCH BASIN
CO	NEW SD CLEANOUT
OFD	NEW SD OVERFLOW DRAIN
	NEW SD UNDERGROUND DETENTION CHAMBER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BSMT	BASEMENT
BW	BACK OF WALK
C	CONCRETE
CC	CURB CUT
COR	CORNER
CY	CUBIC YARDS
(E)	EXISTING
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
GR	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SD	STORM DRAIN
TC	TOP OF CURB

PRELIMINARY GRADING PLAN

FOUR CORNERS

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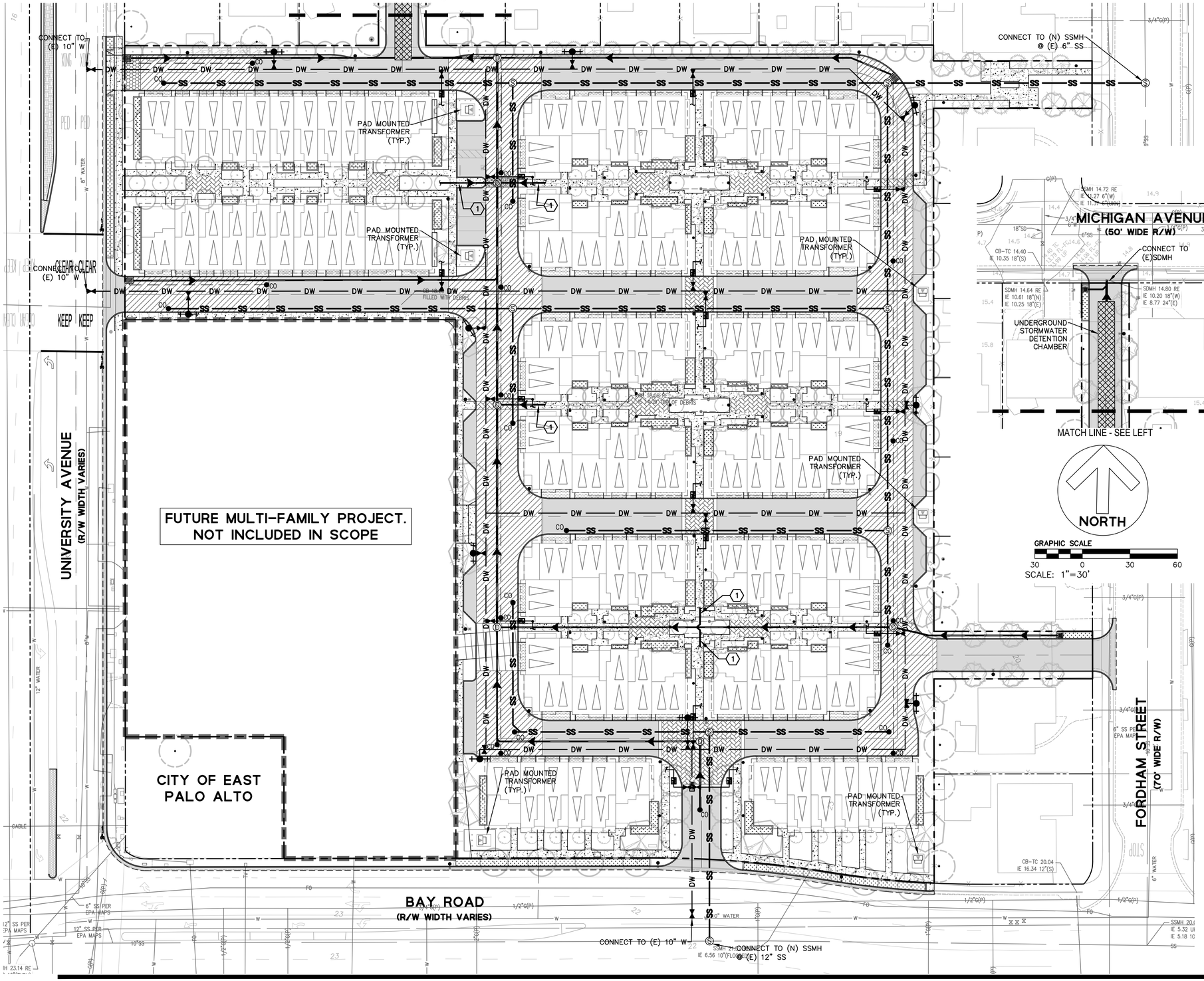
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UTILITY PLAN NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
2. NO EXISTING UTILITY SERVICES WILL BE REUSED. ALL EXISTING SERVICES WILL BE REMOVED TO THE PROPERTY LINE AND ABANDONED OR REMOVED PER CITY STANDARDS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
4. JOINT TRENCH PLANS TO BE PROVIDED WITH THE BUILDING PERMIT SUBMITTAL. PAD TRANSFORMER LOCATIONS SHOWN FOR REFERENCE ONLY.
5. NEW FIRE WATER SERVICE FOR REFERENCE ONLY. FINAL DESIGN BY FIRE PROTECTION ENGINEER.
6. CONTRACTOR TO VERIFY ALL (E)UTILITY TIE-IN LOCATIONS AND CROSSINGS BY POTHOLING PRIOR TO INSTALLATION.
7. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
8. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES AND 1 FOOT VERTICAL WATER ABOVE SEWER WHERE LINES CROSS. WATER AND SEWER LINES SHALL NOT CROSS AT LESS THAN 45 DEGREES TO EACH OTHER.
9. UTILITY TRENCHES SHALL USE TRENCH SAND AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS SUCH AS PG&E, CALIFORNIA AMERICAN WATER COMPANY STANDARDS, AND SAN MATEO COUNTY PUBLIC WORKS STANDARDS.
10. THE CITY OF EAST PALO ALTO ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OR CONNECTION FOR INSPECTION OF ANY UTILITIES CONNECTING TO MUNICIPAL FACILITIES.
11. EAST PALO ALTO SANITARY DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OF CONNECTION FOR INSPECTION OF SEWER LINES AND CONNECTIONS. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
12. PACIFIC GAS & ELECTRIC, COMCAST, AT&T, AND ALL OTHER APPROPRIATE UTILITIES COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED INSPECTIONS, OR AS REQUIRED BY SAID UTILITIES. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
13. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF AMERICAN WATER ENTERPRISES AND THE CITY ENGINEER.
14. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO EAST PALO ALTO SUBDIVISION REGULATIONS, SAN MATEO COUNTY STANDARD DETAILS FOR PUBLIC WORKS, CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, GREEN BOOK STANDARD SPECIFICATIONS, AMERICAN WATER COMPANY CODE, EAST PALO ALTO SANITARY DISTRICT SEWER CODE, FIRE CODE, AND OTHER APPLICABLE UTILITY STANDARDS WITHIN THEIR RESPECTIVE JURISDICTIONS.
15. ALL PROPOSED WATER MAINS, MAIN EXTENSIONS, AND SERVICES SHALL BE INSTALLED TO THE STANDARDS OF CALIFORNIA AMERICAN WATER SERVICE. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF THE WATER DEPARTMENT, AND CITY ENGINEER.

LEGEND

- SD — NEW SD LINE, UNTREATED
- NEW SD LINE, TREATED
- NEW SD PERF PIPE
- DIRECTION OF FLOW
- SS — NEW SANITARY SEWER
- DW — NEW DOMESTIC WATER LINE
- IRR — NEW IRRIGATION LINE
- FW — NEW FIRE LINE
- NEW GAS METER
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO — NEW SD CLEANOUT
- NEW SD OVERFLOW DRAIN
- NEW SD UNDERGROUND DETENTION CHAMBER
- CO — NEW SANITARY SEWER CLEANOUT
- NEW WATER METER
- WV — NEW WATER VALVE
- BFP — NEW BACK FLOW PREVENTER
- NEW FH
- FDC — NEW FDC
- NEW FLOW-THRU PLANTER/ BIORETENTION BASIN

KEY NOTES

1. COURTYARD/TOWNHOME TREATMENT AREAS TO BE ROUTED VIA CLEAN SD LINES HERE, TYP.

ABBREVIATIONS

BFP	BACK FLOW PREVENER
BRB	BIORETENTION BASIN
CO	CLEAN OUT
DI	DRAINAGE INLET
DW	DOMESTIC WATER
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
GM	GAS METER
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
MH	MANHOLE
(N)	NEW
PERF	PERFORATED
S	SLOPE
SD	STORM DRAIN
STD	STANDARD(S)
SS	SEWER SYSTEM
WM	WATER METER
WV	WATER VALVE

PRELIMINARY
UTILITY PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

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Table 2-1: Water Unit Duty Factors

Use Type	Water Demand Factor	Units
Industrial Warehouse	110	GPD/1,000 SF
Industrial R&D/Lab	375	GPD/1,000 SF
Commercial – Office	110	GPD/1,000 SF
Retail/Restaurant	160	GPD/1,000 SF
Civic/Amenities	110	GPD/1,000 SF
Residential – Single Family	260	GPD/DU
Residential – Multi-family	160	GPD/DU

Table 4-1: EPASD Sewer Generation Rates

Use Type	Sewer Demand Factor	Units
Industrial Warehouse	100	GPD/1,000 SF
Industrial R&D/Lab	340	GPD/1,000 SF
Commercial - Office	100	GPD/1,000 SF
Retail/Restaurant	100	GPD/1,000 SF
Civic/Amenities	100	GPD/1,000 SF
Residential – Single Family	240	GPD/DU
Residential – Multi-family	180	GPD/DU

Reference: Ravenswood Business District Specific Plan Update Utility Impact Study, by Raimi & Associates and City of East Palo Alto, dated June 20,2024

Table 1-1 Unit Flow Rates for ABWF, GWI, and RDI/I"

A. Average Base Wastewater Flow (ABWF)

Land Use Category	Land Use Designation	Unit (gpd/unit)	Unit Flow Rate (gpd)
Residential			
Single Family	R	Dwelling Unit	220
Multi-Family	RM	Dwelling Unit	160
Transit-Oriented	CC	Dwelling Unit	160
Commercial	CS, CN, CH	Building Sq. Ft.	0.15
Research/Office Park	RO	Building Sq. Ft.	0.10
Light Industrial	LI	Building Sq. Ft.	0.10
Major Institutional	MISP	Building Sq. Ft.	0.15
School	S	Student	15

See Table 4-1

B. Groundwater Infiltration (GWI) = 500 gpd/acre

C. Rainfall-Dependent I/I (RDI/I) = 1,900 gpd/acre

Reference: City of Palo Alto Wastewater Design Standards

Domestic Water Demand Calculations

Domestic Water Demand for 108 Single Family Residential Units:

DWD = unit flow rates shown in Table 2–1 multiply by the number of unit

DWD = 260 GPD/DU x 108 DU = 28,080 GPD

The project domestic water demand is 28,080 GPD.

Stormwater Calculations

Q = CIA (Rational Method, Drainage Manual 2023, County Of San Mateo, California)

Q = Peak Rate of Runoff (cubic feet per second)
C = Runoff Coefficient (0.9 for developed and 0.3 for undeveloped area)
I = Average Rainfall Intensity (inches per hour)
A = Drainage Area (acres)

Pre–Construction Flow

Developed Area = 0
Undeveloped Area = 4.61 AC
C = 0.3
I = 1.76 IN/HR (10–YR design storm, 10 MIN. duration per NOAA Atlas 14)
I = 2.80 IN/HR (100–YR design storm, 10 MIN. duration per NOAA Atlas 14)
A = 4.61 AC

Q = (0.3)(1.76)(4.61) = 2.43 CFS (10–YR)
Q = (0.3)(2.80)(4.61) = 3.87 CFS (100–YR)

Post–Construction Flow

Developed Area = 4.61 AC
Undeveloped Area = 0
C = 0.9
I = 1.76 IN/HR (10–YR design storm, 10 MIN. duration per NOAA Atlas 14)
I = 2.80 IN/HR (100–YR design storm, 10 MIN. duration per NOAA Atlas 14)
A = 4.61 AC

Q = (0.9)(1.76)(4.61) = 7.30 CFS (10–YR)
Q = (0.9)(2.80)(4.61) = 11.62 CFS (100–YR)

Design Wastewater Flow Calculations

The design flow is based on the greater of the following two formulas:
- (PBWF x 0.75) + GWI + RDI/I
- PBWF + GWI

Peaking Factor = 3.15 x ABWF^(–0.104) (maximum of 4 and minimum of 1)

PBWF = ABWF x Peaking FactorABWF = unit flow rates shown in Table 4–1 multiply by the number of unit
PBWF = peak base wastewater flow
GWI = groundwater infiltration rate shown in Table 1–1
RDI/I = rainfall–dependent infiltration/inflow rate shown in Table 1–1

Reference: City of Palo Alto Wastewater Design Standards.

Wastewater Flow for 108 Single Family Residential Units on 4.61 acres site:

ABWF = 240 GPD/DU x 108 DU = 25,920 GPD (0.026 MGD)

Peaking Factor = 3.15 x 0.026^(–0.104) = 4.61 (use 4)

PBWF = 25,920 GPD x 4 = 103,680 GPD

GWI = 500 GPD/ACRE x 4.61 ACRE = 2,305 GPD

RDI/I = 1,900 GPD/ACRE x 4.61 ACRE = 8,759 GPD

Design Flow = (103,680 GPD x 0.75) + 2,305 GPD + 8,759 GPD = 88,824 GPD
Design Flow = 103,680 GPD + 2,305 GPD = 105,985 GPD (0.16 CFS)

The project wastewater design flow rate is 105,985 GPD (0.16 CFS).

PRELIMINARY DEMAND CALCULATIONS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

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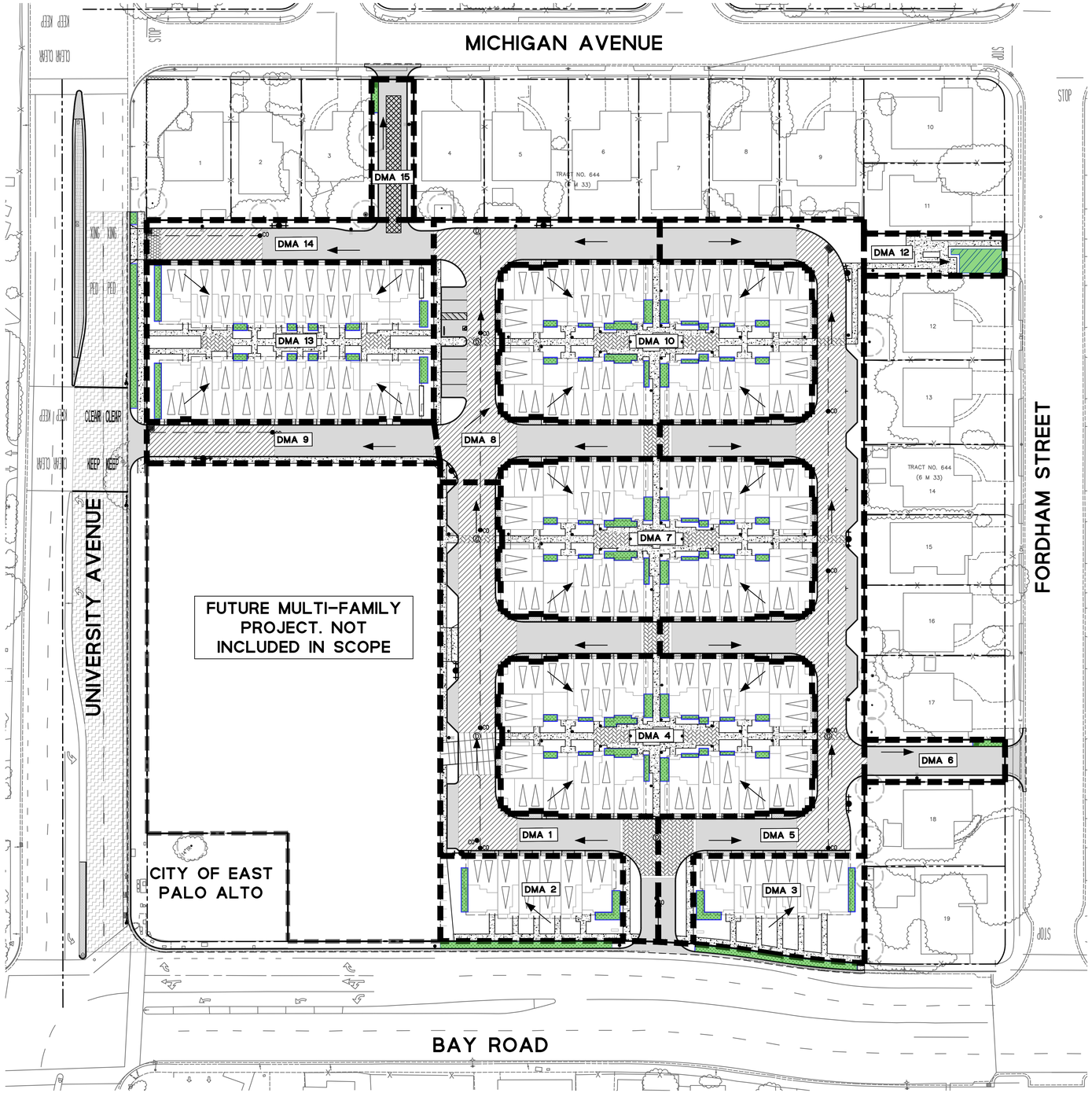
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DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DATE	11-25-2025
JOB NO.	638.005

C5.1



TREATMENT CONTROL MEASURE SUMMARY									
DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT AREA (SEE NOTE 2 FOR SIZING)		CONFORMS TO SIZE STANDARDS?
							REQUIRED (SF)	PROVIDED (SF)	
A–1	19,193	8,509	LS, P–PVMT	10,684	ROADWAY, S/W	SELF–RETAINING (P–PVMT)	5,342	6,819	YES
A–2	7,865	2,500	LS	5,365	ROOF, S/W	STRUCTURAL BIORETENTION	225	272	YES
A–3	8,520	3,135	LS	5,385	ROOF, S/W	STRUCTURAL BIORETENTION	228	272	YES
A–4	24,996	3,900	LS	21,096	ROOF, S/W	STRUCTURAL BIORETENTION	859	864	YES
A–5	30,587	16,325	LS, P–PVMT	14,262	ROADWAY, S/W	SELF–RETAINING (P–PVMT)	7,131	10,497	YES
A–6	3,000	900	LS	2,100	ROADWAY	STRUCTURAL BIORETENTION	88	88	YES
A–7	24,996	3,900	LS	21,096	ROOF, S/W	STRUCTURAL BIORETENTION	859	859	YES
A–8	15,341	7,695	LS, P–PVMT	7,646	ROADWAY, S/W	SELF–RETAINING (P–PVMT)	3,823	5,805	YES
A–9	6,109	2,162	LS, P–PVMT	3,947	ROADWAY, S/W	SELF–RETAINING (P–PVMT)	1,974	1,999	YES
A–10	24,996	3,900	LS	21,096	ROOF, S/W	STRUCTURAL BIORETENTION	859	859	YES
A–11 (NOT USED)	0	0	–	0	–	–	0	–	N/A
A–12	3,000	2,007	LS	993	S/W	SELF–RETAINING	497	535	YES
A–13	23,138	5,000	LS	18,138	ROOF, S/W	STRUCTURAL BIORETENTION	746	755	YES
A–14	6,121	2,991	LS, P–PVMT	3,130	ROADWAY, S/W	SELF–RETAINING (P–PVMT)	1,565	1,589	YES
A–15	3,000	900	LS	2,100	ROADWAY	STRUCTURAL BIORETENTION	88	88	YES
TOTAL	200,862	63,824		137,038					

NOTE:

NEW/REPLACED IMPERVIOUS AREA OFFSITE TO BE TREATED PER THE "4% METHOD". TREATMENT AREAS ARE SHOWN ALONG IMPROVED FRONTAGE, MEETING MINIMUM REQUIREMENTS.

STORMWATER MANAGEMENT PLAN NOTES

1. SEE SHEET C6.1 FOR STORMWATER MANAGEMENT NOTES AND DETAILS.
2. FLOW THROUGH PLANTERS AND BIORETENTION BASINS SIZED AT 4% OF THE EFFECTIVE IMPERVIOUS AREA FLOWING INTO THEM. EFFECTIVE IMPERVIOUS AREA IS THE IMPERVIOUS AREA PLUS 10% OF THE PERVIOUS AREA. SELF–RETAINING AREAS SIZED AS ½ THE IMPERVIOUS AREA FLOWING INTO THEM AND ALLOW 3" OF PONDING OR EQUIVALENT STORAGE IN PERVIOUS PAVEMENT BASEROCK SECTION.
3. AFTER TREATMENT, CLEAN WATER IS TO GO INTO DETENTION CHAMBER AT NORTHERN END OF SITE PRIOR TO ENTERING PUBLIC SD SYSTEM. SEE UTILITY PLAN, SHEET C5.0, FOR ROUTING.
4. FRONTAGE AREAS WILL BE TREATED PRIOR TO ENTERING PUBLIC SD SYSTEM; HOWEVER, TREATMENT SPECIFICS WILL BE DETERMINED AS FRONTAGE DETAILS ARE COORDINATED WITH THE CITY.

LEGEND

- NEW SD PERF PIPE
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO NEW SD CLEANOUT
- NEW SD OVERFLOW DRAIN
- NEW FLOW–THRU PLANTER/ BIORETENTION BASIN
- SELF–RETAINING AREA
- DMA 1 DMA BOUNDARY
- DIRECTION OF FLOW

ABBREVIATIONS

CO	CLEAN OUT
DG	DECOMPOSED GRANITE
DI	DRAINAGE INLET
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
FTP	FLOW–THRU PLANTER
LS	LANDSCAPE
(N)	NEW
OFD	OVERFLOW DRAIN
PERF	PERFORATED
P–PVMT	PERVIOUS PAVEMENT
SD	STORM DRAIN
S/W	SIDEWALK
TM	TREATMENT MEASURE

TRUE NORTH

NORTH

GRAPHIC SCALE

40 0 40 80

SCALE: 1"=40'

PRELIMINARY STORMWATER MANAGEMENT PLAN

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

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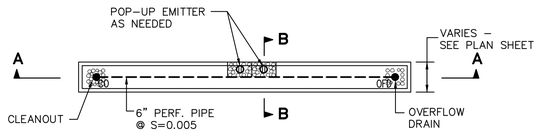
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DAHLIN

DATE 11-25-2025
JOB NO. 638.005

C6.0

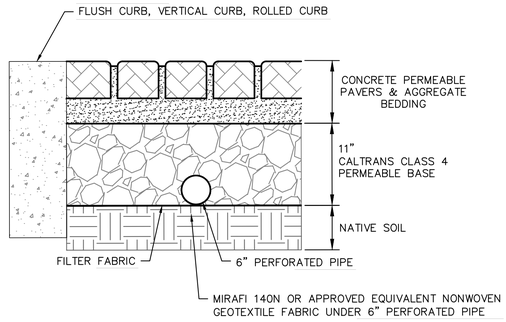
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Pleasanton, CA 94588
925-251-7200



PLAN

TYPICAL FLOW THRU PLANTER/ BIORETENTION BASIN

NOT TO SCALE

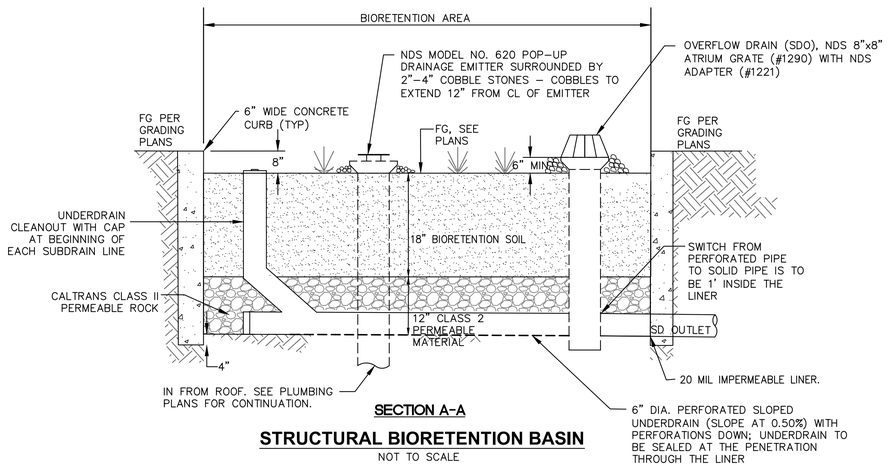


NOTES:

1. SEE LANDSCAPE PLANS FOR PAVER COLOR, FINISH, JOINTS, AND DETAILING

PERMEABLE PAVEMENT (SELF RETAINING)

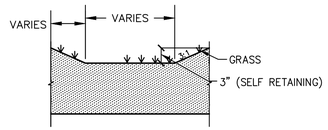
NOT TO SCALE



SECTION A-A

STRUCTURAL BIORETENTION BASIN

NOT TO SCALE



SELF RETAINING AREA

NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES

1. ALL STORMWATER MANAGEMENT FACILITIES MUST MEET THE REQUIREMENTS OF THE SAN MATEO CLEAN WATER PROGRAM'S STORMWATER C.3 GUIDEBOOK.
2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
3. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
4. SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE CONTRA COSTA CLEAN WATER PROGRAM (STORMWATER C.3 GUIDEBOOK). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
6. MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
7. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY
8. THE TOP OF TREATMENT SOIL (TTS) SHALL BE LEVEL TO PROVIDE A MIN. PONDING DEPTH OF 6"
9. ALL SITE GRADING AND DRAINAGE CONVEYANCE MUST CAUSE RUNOFF FROM DRAINAGE MANAGEMENT AREAS (DMA) TO DRAIN TO DESIGNATED RECEIVING FACILITY (I.E., GRADE BREAKS MUST CONFORM TO DMA DELINEATIONS, CURB CUTS MUST EFFECTIVELY DIRECT FLOWS INTO FACILITIES, ETC.).
10. CONTRACTOR MUST MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") FOR ANY FACILITIES AND RELATED DESIGN FEATURES AND MUST PROVIDE SAID DOCUMENTATION TO THE CITY OF FREMONT ENVIRONMENTAL SERVICES DIVISION UPON COMPLETION OF CONSTRUCTION.
11. THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE FACILITIES ARE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE STORMWATER INSPECTOR MAY REQUIRE THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT TO SUBMIT A STATEMENT CERTIFYING THAT THE FACILITIES HAVE BEEN INSTALLED PROPERLY.
12. ALL TREATMENT AREAS MUST BE STAKED & SURVEYED BY A LICENSED SURVEYOR AFTER EXCAVATION BUT PRIOR ANY FURTHER INSTALLATION OF THE BIORETENTION AREAS (INSTALLATION OF CLASS II PERM, ETC.).
13. ALL BIOTREATMENT FACILITIES THAT ARE NOT BEING PLANTED WITH GROUND COVER MUST HAVE 3" OF NON-DYED, NON-MULCH AND NON-RECYCLED MULCH PLACED ON TOP OF THE TREATMENT SOIL LAYER.
14. INSPECTIONS ARE REQUIRED AFTER THE FOLLOWING STAGES OF BIORETENTION/FLOW THROUGH PLANTERS INSTALLATION:
    a. EXCAVATION AND/OR INSTALLATION OF CATCH BASIN, PERFORATED PIPES, LINERS (IF APPLICABLE), AND CLEANOUTS;
    b. SUBMITTAL, APPROVAL, AND INSTALLATION OF CLASS 2 PERMEABLE ROCK;
    c. SUBMITTAL, APPROVAL, AND INSTALLATION OF BIOTREATMENT SOIL; D. PLANTING AND MULCH ADDED;
    d. ALL OTHER APPURTENANT FEATURES (ENERGY DISSIPATION, POP-UP EMITTERS, ETC.) HAVE BEEN INSTALLED.

PRELIMINARY STORMWATER MANAGEMENT NOTES AND DETAILS

FOUR CORNERS

1675 BAY ROAD - EAST PALO ALTO

SAND HILL PROPERTY COMPANY

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

BKF

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DATE	11-25-2025
JOB NO.	638.005

C6.1

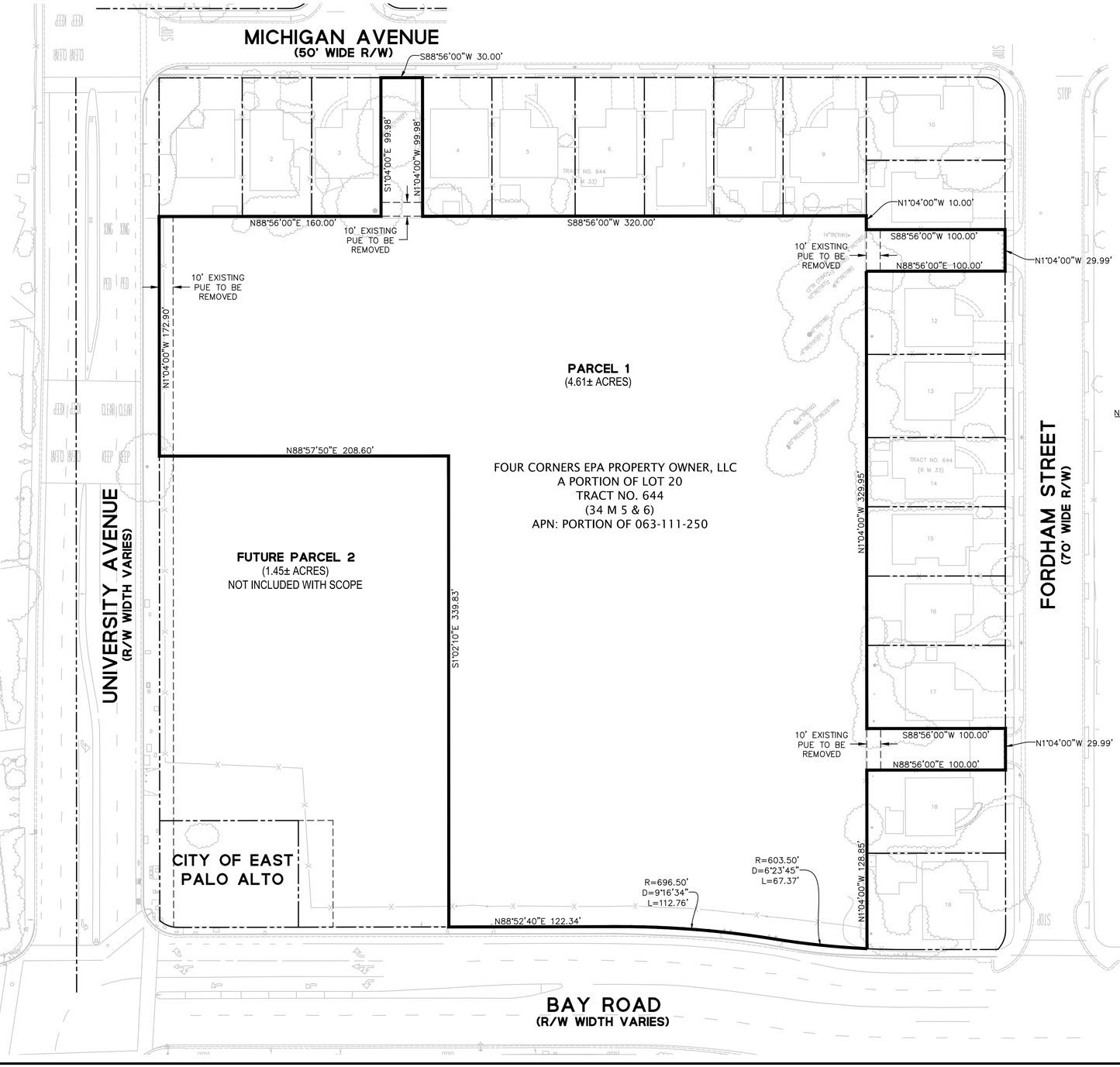
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VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
UNIVERSITY AND BAY

CITY OF EAST PALO ALTO, SAN MATEO COUNTY, CA

1 LOT SUBDIVISION

PARCEL 1 IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 108 RESIDENTIAL UNITS AND UP TO 6 COMMON SPACE UNITS





VICINITY MAP
NTS

NORTH

LEGEND

PROJECT BOUNDARY LINE

ADJACENT PROPERTY LINE

(E)EASEMENT TO BE QUITCLAIMED

ABBREVIATIONS

DU/AC	DWELLING UNITS PER ACRE
(E)	EXISTING
FAR	FLOOR AREA RATIO
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
(E)	TOTAL
(TYP)	TYPICAL

PROJECT DATA

OWNER AND SUBDIVIDER:	FOUR CORNERS EPA PROPERTY OWNER, LLC C/O SAND HILL PROPERTY COMPANY 2600 EL CAMINO REAL, SUITE 410 PALO ALTO, CA 94306 CONTACT: MICHAEL KRAMER
ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112
APN:	063-111-250
GROSS AREA:	± 6.06 ACRES
PARCEL 1 NET AREA:	± 4.61 ACRES (PORTIONS THEREOF)
(E)LAND USE:	VACANT LAND
PROPOSED LAND USE:	MDR-MEDIUM DENSITY RESIDENTIAL
NUMBER OF (E)LOTS:	1
PROPOSED LOTS:	1
NUMBER OF RESIDENTIAL UNITS:	108
RESIDENTIAL DENSITY:	23 DU/AC
WATER SUPPLY:	VEOLIA
SEWAGE DISPOSAL:	EAST PALO ALTO SANITARY SEWER DISTRICT
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC
COMMUNICATIONS:	AT&T, COMCAST, CENTURYLINK
GARBAGE:	RECOLOGY
FLOOD ZONE:	ZONE X, AREA OF MINIMAL FLOOD HAZARD PER MAP 06081C0307F EFFECTIVE 4/5/2019.

SHEET INDEX

TM-1	TITLE SHEET
TM-2	MAPPING SHEET

PROJECT DESCRIPTION

PROJECT PROPOSES A NEW TOWNHOUSE DEVELOPMENT CONSISTING OF UP TO 108 DWELLING UNITS.

GENERAL NOTES

1. TOPOGRAPHIC SURVEY AND NOTES 2 THROUGH 5 BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. BENCHMARK: A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD. ELEVATION = 10.06 (NAVD 88).
5. BASIS OF BEARINGS: THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
6. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
7. BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS AND RELEVANT EASEMENTS ARE SUBJECT TO CHANGE.
8. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

DOUG PETERSEN
No.76759 EXP 12/31/26
BKF ENGINEERS

NORTH

GRAPHIC SCALE 1"=40'

40 0 0 80

BKF 100+ YEARS
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SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
UNIVERSITY AND BAY
TITLE SHEET
EAST PALO ALTO SAN MATEO COUNTY CA

Revisions

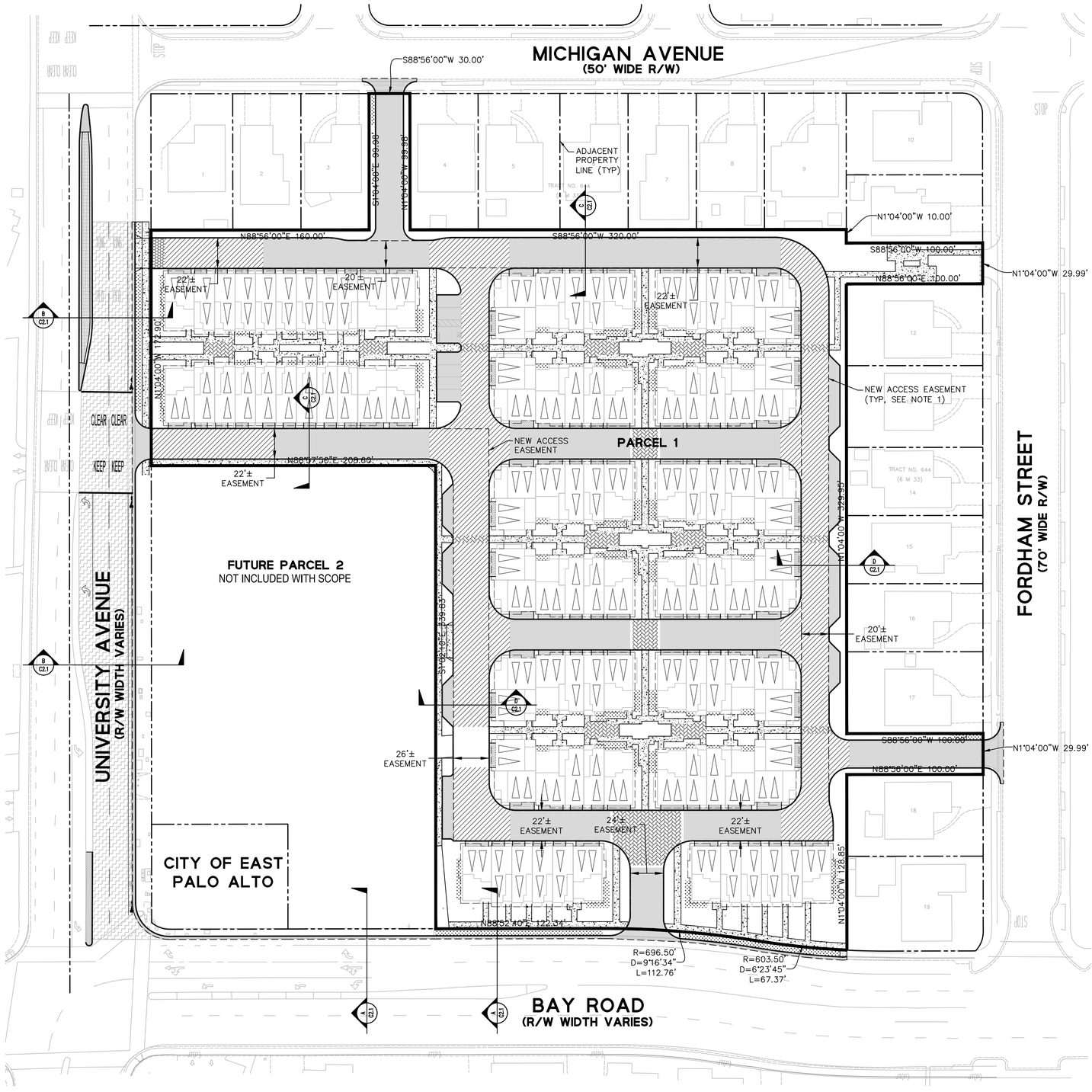
No.						

Date 11/25/2025
Scale AS SHOWN
Design SH
Drawn SH
Approved DP
Job No202201288

Drawing Number:
TM-1
1 OF 2

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\TMAP\SHEETS-TOWN HOMES\00-FCTH-TMTS.dwg
PLOT DATE: 11-26-25 PLOTTED BY: sherich

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LEGEND

- PROJECT/PARCEL BOUNDARY LINE
- ADJACENT PROPERTY LINE
- (N)EASEMENT

ABBREVIATIONS

BSMT	BASEMENT
(E)	EXISTING
EVA	EMERGENCY VEHICLE ACCESS
FF	FINISHED FLOOR
(N)	NEW
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
(T)	TOTAL
(TYP)	TYPICAL

NOTES

1. ALL NEW ACCESS EASEMENTS SHOWN ARE 20' HIGH INGRESS/EGRESS AND EVA EASEMENTS, STARTING FROM PODIUM LEVEL. EASEMENT LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. WIDTH MAY INCREASE BUT MINIMUM ACCESS REQUIREMENTS WILL REMAIN.
2. SITE IMPROVEMENTS SHOWN IN BACKGROUND ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. PUBLIC SIDEWALK EASEMENTS WILL BE SHOWN ONCE SITE FRONTAGE CONFIGURATION IS COORDINATED WITH THE CITY.
4. SEE SHEET 1 FOR ADDITIONAL NOTES.

NORTH

GRAPHIC SCALE 1"=40'

40 0 40 80

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SAN JOSE, CA 95112
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VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
UNIVERSITY AND BAY
MAPPING SHEET

EAST PALO ALTO SAN MATEO COUNTY CA

Revisions	No.

Date 11/25/2025
Scale AS SHOWN
Design SH
Drawn SH
Approved DP
Job No20201288

Drawing Number:
TM-2
2 OF 2

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\TMAP\SHEETS-TOWN HOMES\01-FCTH-TMAP.dwg
PLOT DATE: 11-26-25 PLOTTED BY: sherlich

RESOLUTION NO. CC 2026-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO FINDING THAT THE UNIVERSITY AND BAY AT 4 CORNERS MIXED-USE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE 21080.66 AND APPROVING A DESIGN REVIEW, TENTATIVE MAP AND TREE REMOVAL PERMIT (DR25-007) FOR THE CONSTRUCTION OF THE UNIVERSITY AND BAY AT 4 CORNERS – MIXED-USE PROJECT CONSISTING OF 168 UNITS, RETAIL, AND ASSOCIATED IMPROVEMENTS LOCATED AT 1675 BAY ROAD

WHEREAS, in May 2025, the East Palo Alto Planning Division received an application from Sand Hill Property Company for Site Plan and Design Review ("Design Review"), Tentative Map and Tree Removal Permit (DR25-007) for the construction of the University and Bay at 4 Corners – Mixed-Use ("Project"), a mixed-use development consisting of 168-residential units and approximately 5,500 square feet of retail, located at 1675 Bay Road in East Palo Alto; and

WHEREAS, Sand Hill Property Company submitted on December 2, 2024 a preliminary application consistent with Senate Bill 330 (Government Code 65589.5) application requirements; and

WHEREAS, in accordance with Government Code 65589.5, the project is subject to the ordinances, policies and standards adopted and in effect at the time of preliminary application submittal; and

WHEREAS, for the purposes of Government Code 65589.5, "ordinances, policies, and standards" includes development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions; and

WHEREAS, the State of California passed Assembly Bill 130 on June 30, 2025, which went into effect immediately to exempt certain housing projects from further environmental review under California Environmental Quality Act ("CEQA") if the housing development project meets certain conditions relating to, for example, size density, location and use; and

WHEREAS, the City of East Palo Alto ("City") has conducted an evaluation of Project pursuant to AB 130 (Public Resources Code 21080.66) and determined the Project meets the criteria for exemption from further environmental review under CEQA; and

WHEREAS, on February 9, 2026, the East Palo Alto Planning Commission held a duly noticed public hearing to consider the applicant's request for Design Review, Tentative Map and Tree Removal Permit approval and the analysis for CEQA exemption; and

WHEREAS, on February 9, 2026, the East Palo Alto Planning Commission voted to not approve the project; and

WHEREAS, on February 24, 2026, the applicant submitted an application to the City to appeal the Planning Commission's decision; and

WHEREAS, on March 3, 2026, the East Palo Alto City Council held a duly noticed public hearing to review the applicant's request for appeal and to approve the Design Review, Tentative Map and Tree Removal Permit approval.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO HEREBY:

1. Finds that the proposed residential project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66, as demonstrated in Exhibit A.

2. Approves the Design Review, Tentative Map and Tree Removal Permit for this proposed residential project based on the findings contained in Exhibit B and Subject to the Conditions of Approval in Exhibit C.

PASSED and ADOPTED on this 3rd day of March 2026, by the following vote**:**

AYES:

NOES:

ABSTAIN:

ABSENT:

SIGNED:

_____

Webster Lincoln, Mayor

ATTEST:

_____

James Colin, City Clerk

APPROVED AS TO FORM:

_____

John Lê, City Attorney

Kimley»Horn

TECHNICAL MEMORANDUM

To: Christopher Dacumos
Community & Economic Development
City of East Palo Alto

From: Kimley-Horn and Associates

Date: February 2, 2026

Subject: 4 Corners Mixed-Use Project – AB 130 Statutory Exemption

1.0 INTRODUCTION & PURPOSE

On June 30, 2025, Governor Newsom signed Assembly Bill (AB) 130 into law, which, among other changes, enacted a new statutory exemption for certain classes of residential developments. Where a housing development project qualifies for the new exemption, no further environmental review document is required under CEQA. AB 130 took effect immediately on June 30, 2025.

The City of East Palo Alto has conducted an evaluation of the 4 Corners Mixed-Use Project (Project) pursuant to the California Environmental Quality Act (CEQA) and AB 130. As described below, this Technical Memorandum establishes that the Project meets the criteria for the new statutory housing project exemption, meaning that no further environmental review of the Project is required under CEQA.

2.0 STATUTORY AUTHORITY & REQUIREMENTS

AB 130's new statutory housing exemption is codified in new Public Resources Code (PRC) Section 21080.66; see **Appendix A: PRC Section 21080.66**.[1]To qualify for the new exemption, a housing development project must meet all the following conditions:

(1) The project site is not more than 20 acres unless it is a builder's remedy project[2] and then the builder's remedy project size or parcel is not more than four acres.

[1] California Legislative Information, Public Resources Code Section 21080.66. Available at: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21080.66. Accessed November 2025.

[2] "Builder's remedy" can be used to avoid certain local zoning requirements when a locality's housing element does not substantially comply with State law and is codified in the Housing Accountability Act (HAA) (CGC Section 65589.5).

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(2) The project site is either located within the boundaries of an incorporated municipality or is located within an urban area as defined by the United States Census Bureau.

(3) The project site meets any of the following criteria:

A. Has been previously developed with an urban use.
B. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.
C. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.
D. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.

(4) The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program as defined in California Government Code (CGC) Section 30108.6. If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the CGC shall not be grounds for determining that the Project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.

(5) Within the County of San Mateo, the project density must be at least 15 dwelling units per acre (DU/acre).

(6) The project satisfies the requirements specified in paragraph (6) of subdivision (a) of CGC Section 65913.4 (see **Appendix B: CGC Section 65913.4**), meaning that it:

A. Is not located within certain coastal zone areas;
B. Is not located on prime farmland or farmland of statewide importance;
C. Does not include wetlands;
D. Is not located within a very high fire hazard severity zone (HFHSZ);
E. Is not located on a site included on the Cortese List pursuant to CGC Section 65962.5;
F. Is not located on a delineated earthquake fault zone;
G. Is not located within a special flood hazard area;
H. Is not located within a regulatory floodway;
I. Is not located on lands identified for conservation within an adopted Natural Community Conservation Plan (NCCP) or Habitat Conservation Plan (HCP);
J. Does not include habitat for protected species;

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K. Does not include lands under conservation easement.

(7) The project does not require the demolition of a historic structure that was placed on a national, State, or local historic register before the date a preliminary application was submitted for the project pursuant to CGC Section 65941.1.

(8) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.

To qualify for the new statutory exemption, a project must also:

- Meet specific tribal consultation requirements and include mitigation for tribal cultural resources, pursuant to PRC Section 21080.66(b);
- Include a condition of approval requiring the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the California Health and Safety Code, pursuant to PRC Section 21080.66(c)(1);
- Comply with specific environmental hazard and air filtration standards if within 500 feet of a freeway, pursuant to PRC Section 21080.66(c)(2); and
- Comply with labor requirements, including payment of prevailing wage for 100 percent affordable projects and use of a skilled and trained workforce for buildings exceeding 85 feet in height, pursuant to PRC Section 21080.66(d).

3.0 PROJECT DESCRIPTION

Project Location and Components

The Project applicant, Sand Hill Property Company, proposes to construct and operate a mixed-use housing and retail development on a 1.45-acre portion of an approximately six-acre parcel (Project Site) (Assessor Parcel Number [APN] 063-11-1250) located at 2400 University Avenue in the City of East Palo Alto (City), California; see **Figure 1: Regional Location Map**. The Project Site is bounded by Michigan Avenue to the north, Fordham Avenue to the east, Bay Road to the south, and University Avenue to the west; see **Figure 2: Local Vicinity Map**. Presently, the Project Site consists of dirt and gravel with no vegetation, surrounded by single and multi-family residential uses to the north and east; community services (United States Postal Service Post Office) and residential uses to the south; and community services and commercial uses to the west of the Project Site.

The Project would construct 168 new dwelling units (DU) and approximately 5,555 square feet of ground floor retail space, including three flex retail/commercial work/live lofts in one, six-story building (75 feet). Of the 168 DU, 25 DU would be affordable units at a “low income” level, which qualifies the Project for density bonus as allowed under CGC Section 65915, the State Density

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Bonus Law (SDBL). Additionally, under the SDBL, the Project is eligible to use an unlimited number of waivers and two concessions/incentives for deviation from development standards. The Project is not considered a builder's remedy project.

The Project would include a unit mix of 42 one-bedroom units, 58 junior one-bedroom units, 52 two-bedroom units and 16 studio units. Project parking is supported by a five-story parking garage, including a total of 256 spaces (218 residential and 38 retail). The vehicle parking provided exceeds the required 20 spaces for retail use and the required 194 spaces for residential use. In addition, the Project would provide a total of 77 bicycle parking spaces, including one Class I and one Class II bicycle parking spaces for the retail use and 63 Class I and 12 Class II bicycle parking spaces for residential use. Additionally, the Project amenities include approximately 3,368 square feet of private open spaces and approximately 16,937 square feet of common open space. Primary access to the Project would be provided via a driveway off Bay Road.

Land Use Designation and Zoning

The City's General Plan designates the Project Site as Mixed Use High (MUH). The Housing Element identifies the Project Site for a total of 180 DU (36 DU at a "very low" income level and 144 DU at a "above-moderate" income level) and designates the Project as "Projects Not Approved, but High Probability of Development." The MUH designation allows for the development of up to 86 DU per acre, up to 2.5 floor area ratio (FAR), with a maximum of eight stories (or 100 feet, whichever is greater), allowing up to 260 persons per acre.

The Project Site is located within the Ravenswood Business/4 Corners Transit-Oriented Development (TOD) Specific Plan (2013 Specific Plan), which was originally adopted by the City in 2013, and subsequently updated and an amendment adopted in December 2024. However, because a complete preliminary application for the Project was submitted in December of 2024, this Technical Memorandum evaluates the Project under the ordinances, policies, and standards that were in effect at the time of that submission, including the 2013 Specific Plan, pursuant to the requirements of SB 330. Under the 2013 Specific Plan, the Project Site is zoned as 4 Corners Gateway (4C).

The City's zoning ordinance identifies the Project Site as being within the Ravenswood Specific Plan Overlay District. The project is within the 4C zoning district, a district characterized as an area for multi-level mixed-use buildings that integrate retail shops or community spaces at street level, with residential units, such as apartments or condominiums, situated on the upper floors.

The 4C zoning district is consistent with the MUH General Plan land use designation as both the zoning district and land use designation allow mixed-use development incorporating residential uses. While the General Plan allows higher residential densities, the 4C zoning district establishes

a more restrictive maximum base density of 60 dwelling units per acre; the minimum density is not specified.

The Project's residential density would be approximately 116 DU per acre, which exceeds the 60 DU per acre maximum allowed under the 4C zoning district within the 2013 Specific Plan area. However, the General Plan permits a maximum residential density of up to 86 DU per acre, resulting in an inconsistency between the General Plan Mixed Use High land use designation and the 4 Corners Gateway zoning district regulations. Pursuant to the Housing Accountability Act and SDBL where the General Plan and zoning are inconsistent, the Project may use the higher base density. For this project, the General Plan base density of 86 DU per acre (125 units) is higher than allowed in the zoning district. As such, with the application of the density bonus and SDBL provisions, the Project would be consistent with the General Plan Mixed Use High land use designation and the 4 Corners Gateway zoning district.

Inclusionary Housing Ordinance

The City's Development Code requires that developments with residential components include contributions to affordable housing. Developments that propose five or more residential DUs must provide 20 percent of the DUs as inclusionary units pursuant to Municipal Code Section 18.37.050(A). Subsection 2 of Section 18.37.050(A) specifies that one quarter of the required affordable units must be priced for households earning 35 percent of the Area Median Income (AMI), half must be priced for households earning 50 percent of AMI (very-low income), and one quarter must be priced for households earning 60 percent of AMI (low-income).

Alternatively, the City allows developers to provide an alternative compliance method for the inclusion of affordable housing. The Project applicant has determined that the provision outlined in Municipal Code Section 18.37.050(A)(2) affordable housing is economically infeasible. Instead, the Project applicant proposes to include 20 percent affordable housing, resulting in 25 DU at the "low income" level and requested the City's consideration of this alternative compliance. On September 2, 2025, the City Council approved the Project's request for approval of an Inclusionary Housing Alternative Compliance Option for the Project.

As described above, the Project is eligible to use an unlimited number of waivers and two concessions/incentives for development standards that impede the project's ability to utilize the density bonus or increase feasibility. The Project would require waivers to development standards related to front and rear setbacks. The Project would also require a concession for residential uses on the ground floor. Table 1, *Waivers and Concessions/Incentives to Accommodate Density Bonus*, outlines the types of modifications to development standards that facilitate the construction of the proposed Project.

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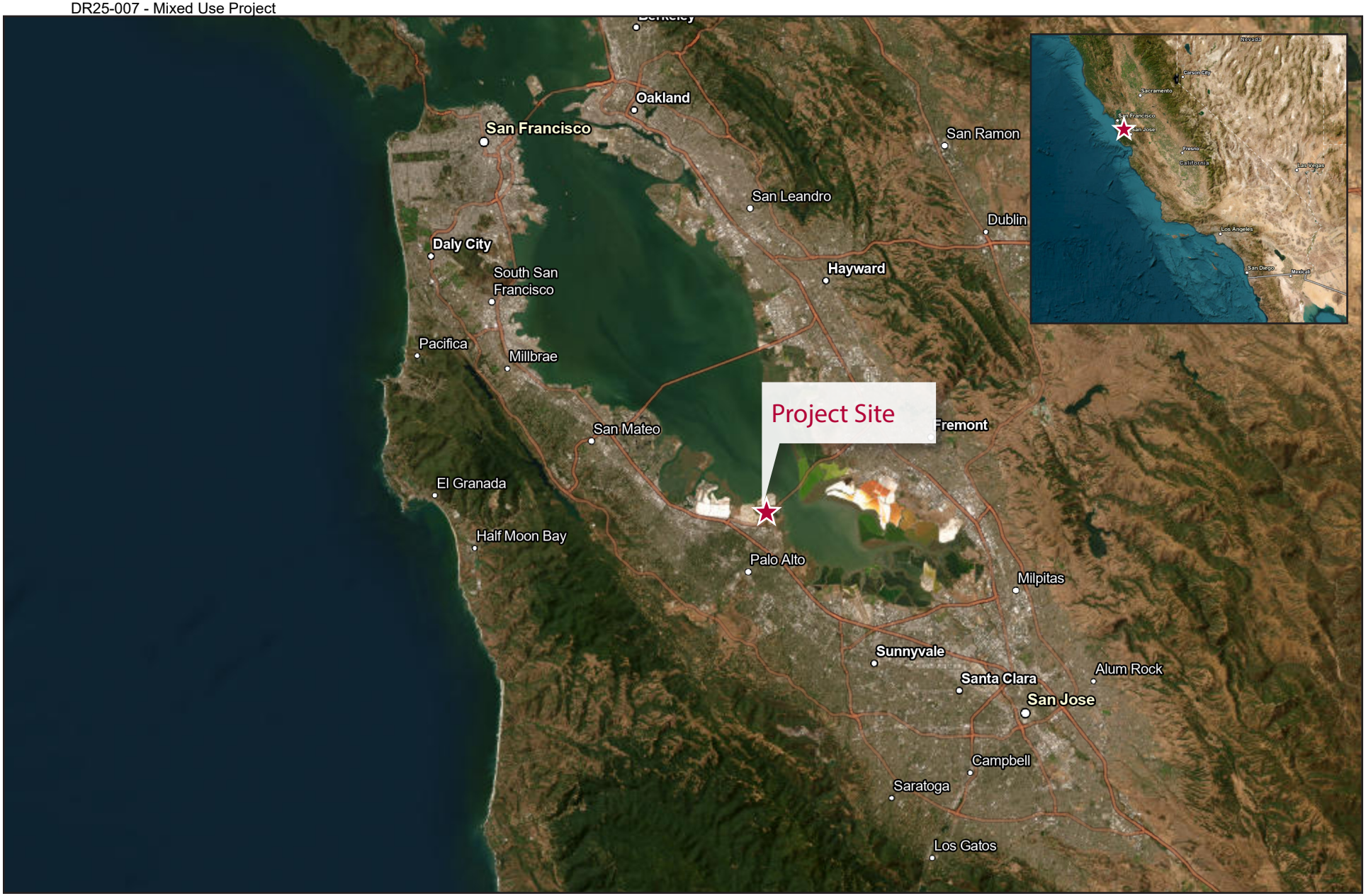
Table 1: Waivers and Concessions/Incentives to Accommodate Density Bonus

Standard	Proposed	SDBL Waiver or Concession/Incentive
Ground floor uses. At least 35% of the ground floor space of building shall be retail space (*General Plan p. 4-8)*	The Project provides 20% ground-floor retail; a waiver is required to allow the Project to proceed without meeting this standard.	Waiver
Ground floor uses. Multi-family housing not permitted on ground floor *(2013 Specific Plan Table 6-1, p. 92)*	The Project includes ground-floor dwelling units; a concession is required to allow this use.	Concession
Minimum front setback. University Ave 10 feet	(University Ave) 9'-6", sidewalk proposed in ROW	Waiver
Minimum rear setback. Must be 30 feet *(2013 Specific Plan p. 97)*	The Project provides a 0-foot setback; a waiver is required to allow this deviation.	Waiver

Discretionary Approvals

The Project applicant has requested the following discretionary approvals from the City:

- **Design Review.** Approval of the site plan and the design review application.
- **Subdivision for a Tentative Parcel Map**. Approval of the tentative parcel map for a one lot subdivision for condominium purposes consisting of up to 168 residential DU.
- **Tree Removal Permit.** Approval to remove one protected, off-site existing tree and plant 11 new trees and preserve one off-site protected tree.



SOURCE: Google Earth, 2025

N.T.S.

FIGURE 1: Regional Location

FOUR CORNERS MIXED USE PROJECT



SOURCE: Google Earth, 2025

N.T.S.

FIGURE 2: Local Vicinity Map

FOUR CORNERS MIXED USE PROJECT

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4.0 FINDINGS CONCERNING CEQA COMPLIANCE

The Project meets the criteria for the new statutory housing project exemption, meaning that no further environmental review of the Project is required under CEQA. Each criterion for applicability of the new statutory housing exemption is addressed below.

Exemption Justification Under AB 130 – Infill Housing Criterion

(a) The Project is located on a site of up to 20 acres (or up to four acres for builder's remedy projects).

The Project Site is approximately 1.45 acres and is not considered a builder's remedy project. Therefore, the Project Site is fewer than 20 acres and would be consistent with this criterion.

(b) The Project Site is located within the boundaries of an incorporated municipality or within an urban area as defined by the United States Census Bureau.

The Project Site is located entirely within the boundaries of the City of East Palo Alto. Therefore, the Project would be consistent with this criterion.

(c) The Project Site has been previously developed with an urban use, at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, at least 75 percent of the area within one quarter mile radius of the site is developed with urban uses, or with sites with four sites, at least three out of the four are developed with urban uses, or at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.

While the Project Site is currently vacant and undeveloped, it meets the criterion for urban development based on its context and history. The Project Site was previously developed with the Nairobi Village Shopping Center, an established urban use before it burned down in the 1980s and was demolished. The Project Site is surrounded by residential development on the north, east, and south sides, and by commercial and community-serving uses to the west. Therefore, the Project would be consistent with this criterion.

(d) The Project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.

(i) *General Plan Consistency*

As identified above, the Project Site is designated as MUH by the City's General Plan. The MUH land use designation allows for the following uses: multi-family residential, attached single-family residential, retail, services, office, and research and development. It allows a density of up to 86 units per acre and up to 2.5 FAR. MUH allows for up to eight stories (or 100 feet, whichever is greater) and allows for up to 260 people per acre. The MUH land use designation requires that at

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least 35 percent of the ground floor space of the building be used for retail space. In areas where retail is removed for the construction of new buildings, the new retail space shall be greater than 85 percent of the previously existing retail space. The Project would include a multi-family residential development consisting of 168 dwelling units and 5,555 square feet of ground floor retail within one building, with a maximum building height of approximately 75 feet. However, as discussed above, with 20 percent of the base units affordable at the low-income level , the Project qualifies for a 35 percent density bonus under SDBL. The 35 percent increase in density allows up to 116.1 dwelling units per acre, which accommodates 168.4 units on the 1.45-acre Project site. The Project has a FAR of 0.09 for commercial use. The maximum height is six stories (75 feet).

As shown in Table 2*, Project Consistency with Applicable Policies of the General Plan*, the Project would also be consistent with the applicable General Plan policies.

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Table 2: Project Consistency with Applicable Policies of General Plan

Objective/Policy	Analysis of Project Consistency
LU-4.1 Diversity of building types: Encourage a diversity of building types and styles in areas designated for multi-family housing. These building types should range from duplex/triplex/fourplex to courtyard housing to multi-family housing developments. The diversity of building types will respond to the diversity of the City of East Palo Alto's population and the desire to create interesting and varied neighborhoods.	**Consistent:** The Project would provide apartment style multi-family housing; however, the Project would include a number of design elements that would help provide diversity in appearance along the Project's frontages and introduce complementary styles into the surrounding neighborhood. These design elements include a mixture of different colors and materials in the exterior façades of the Project's residential building and its parking garage. The Project would also include a courtyard at the Project's frontage on Bay Road, adding a unique feature to the overall design.
LU-4.6 Building orientation: Wherever feasible, orient multi-family buildings to face streets, public spaces, or shared private spaces.	**Consistent:** The multi-family building included in the Project is oriented toward Bay Road and University Avenue with active frontages, building entries, and pedestrian walkways facing public sidewalks.
LU-5.8 Streetscape beautification: Proactively beautify existing streetscapes with pedestrian-scaled lighting, drought-tolerant street trees, and landscaping**.**	**Consistent:** The Project includes pedestrian-scale and area pole lighting, street trees, and drought-tolerant landscaping along both University Avenue and Bay Road frontages.
LU-6.1 New construction: New construction should provide adequate on-site parking for new residents.	**Consistent:** Parking requirements for the residential portion of the Project require the inclusion of one vehicle parking space per one-bedroom unit and 0.5 spaces for each additional bedroom. As such, 168 spaces are required for each unit and 26 units for the additional 52 bedrooms, totaling 194 parking spaces. The Project would provide 218 parking spaces for residents within a five-story parking garage, which exceeds the parking requirements. Additionally, 38 additional parking spaces are provided for the retail uses included in the Project, consistent with the 2013 Specific Plan's requirement of 1 parking space per 400 square feet of floor area.
LU-9.2 Parking frontage: Continue to implement parking strategies and standards that ensure parking areas do not dominate street frontage and are screened from public views whenever possible.	**Consistent:** The Project's proposed five-story parking garage is located away from the street frontage and would be screened from public views, ensuring that parking facilities do not visually dominate the public views.

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LU-9.7 Commercial requirements. Require development projects in non-residential and mixed-use areas to provide for enhanced pedestrian activity and viable commercial spaces through the following techniques: • Minimizing vehicle intrusions across the sidewalk. • Locating the majority of a building's frontages in close proximity to the sidewalk edge. • Requiring that the first level of the building occupy a majority of the lot's frontage, with exceptions for vehicle access. • Requiring that the first level of building where retail uses are allowed have a minimum 15 feet floor to floor height for non-residential uses. • Allowing for the development of outdoor plazas and dining areas. Requiring that the majority of the linear ground floor retail frontage (where it occurs) be visually and physically "penetrable," incorporating windows and other design treatments to create an attractive street frontage. • Discouraging new surface parking lots. • Locating parking (surface or structured) behind buildings, wherever feasible.	**Consistent:** The Project includes ground-floor retail uses, places the building close to the sidewalk to support pedestrian activity, and limits vehicle crossings along the frontage. Pedestrian access points are provided along the adjacent arterial and park areas to encourage walkability. The design includes transparent storefront windows to create an active and visually engaging street edge. In addition, all parking is located within a structured garage behind the building, ensuring that parking does not dominate the street frontage or interrupt pedestrian circulation.
LU-10.1 Mixed use residential. Encourage mixed use development with an emphasis on residential development on upper floors.	**Consistent:** The Project provides a mixed-use building with ground-floor commercial space and residential units located on the upper floors, directly supporting the City's intent to prioritize residential development within mixed-use areas.
LU-10.14 Ground floor retail. Require that ground floor retail space be included in new projects along the entirety of the University Avenue Corridor. This should be done in a way that creates nodes of pedestrian-oriented retail activity at key intersections (such as Bay Road, Bell Street, and Donohoe Street). Exceptions to requiring retail space within	**Consistent:** The Project includes approximately 5,555 square feet of ground floor retail space, including three flex retail/commercial work/live lofts, along the University Avenue frontage. The proposed retail frontage is designed to activate the street, enhance walkability, and align with the City's vision for a vibrant mixed-use corridor.

a project may be made when projects provide community benefits or meet other community goals.	
LU-12.2 Vacant parcel: Prioritize the development of the vacant parcel at the intersection of Bay Road and University Avenue as a catalyst project for the City.	**Consistent:** The Project would develop a currently vacant and highly visible parcel at the intersection of University Avenue and Bay Road. The proposed mixed-use development would activate this key gateway location and serve as a catalyst for future reinvestment.
ED-3.1 New development: Require new development to pay its fair share of required improvements to public facilities and services through impact fees or other financial and regulatory mechanism.	**Consistent:** The Project would pay development impact fees and other applicable fees to ensure its fair share contribution toward public services, infrastructure, and community facilities.
POC-3.2 Park incentives: Encourage developers to include open space and recreational amenities such as outdoor play areas, rooftop gardens, and family gathering spaces, in new multifamily developments	**Consistent:** The Project incorporates approximately 16,937 square feet of common open space areas, including landscaped plazas, seating, and pedestrian walkways.
ISF-1.1 NPDES compliance: Ensure compliance with all NPDES requirements for litter control, dumping, pollutants of control, business operations, and new/re- development	**Consistent:** The Project would include the implementation of both flow-through planters and bioretention basins as well as self-retaining landscaped areas on the Project Site. The planters and bioretention basins are sized to meet the stormwater drainage requirements on the Project Site. After the stormwater is collected and treated, the water will flow into a detention chamber at the northern end of the Project Site prior to entering the City's public storm drain system. The Project would be required to implement Low Impact Development measures and comply with Provision C.3 of the Regional Municipal National Pollutant Discharge Elimination System (NPDES) Permit to ensure that post-development runoff does not exceed pre-development conditions
ISF-1.12: Ravenswood stormwater management. All new projects in the Ravenswood TOD Specific Plan Area must follow the stormwater policies established in Goal LU-9: Hydrological Context in the plan. Guidance in the Specific Plan supersedes policies from this General Plan.	**Consistent:** Please refer to the analysis of Project consistency with ISF-1.1

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(ii) *2013 Specific Plan Consistency*

As identified above, the Project Site is in the 4C zoning district of the 2013 Specific Plan area. The 4C zoning district permits multifamily dwellings, which are defined as residential structures that contain three or more dwelling units within the 4C zoning district, residential uses are only allowed on upper floors, and only non-residential uses are allowed on ground floors. The Project therefore requests a concession to override this land use restriction under the SDBL, allowing the Project to include both retail and residential development on the ground floor. The requirements for the 4C zoning district and the Project's compliance with those requirements are included in Table 3, *Project Compliance with 2013 Specific Plan Requirements*, below.

Table 3: Project Compliance with 2013 Specific Plan Requirements

2013 Specific Plan Requirement	Project Compliance
Multiple-Family Dwellings: permitted use in the 4 Corners Gateway on upper levels and not permitted on the ground floor.	**Complies with SDBL concession.** With a concession under SDBL, the Project would be able to provide both retail and residential development on the ground floor.
Maximum non-residential FAR: is 1.5.	**Complies.** The non-residential FAR is 0.09.
Maximum residential density: 60 du/acre.	**Complies with density bonus pursuant to SDBL**. With 20% of the base units affordable at the low-income level (80% AMI), the project qualifies for a 35% density bonus under SDBL. The 35% increase in intensity allows up to 116.1 dwelling units per acre. This allows 168.4 units on the 1.45-acre project site**.**
Maximum height: six stories above grade, plus an additional 15 feet for equipment and elevator penthouses	**Complies.** The Project would be six stories (up to 75 feet from grade).
Minimum ground floor height: 16 feet floor-to-floor	**Complies.** The Project's minimum ground floor height is 17 feet floor-to-floor.
Minimum front setback: six feet dedicated to landscaping or publicly accessible sidewalk	**Complies.** The Project includes an approximately 10-foot front setback, but sidewalks provided in the public right-of-way.
Minimum side setback: None required	**Complies.** None required.
Minimum exterior side setback: 10 feet setback along University Avenue.	**Complies.** The Project would include a 10-foot exterior side setback along University Avenue.
Minimum rear: 30 feet	**Complies with SDBL waiver.** With a waiver under SDBL, the Project would be permitted to provide no rear setback.

Maximum setback along Bay Road and University Avenue: at least 65% of building built to within 16 feet of property line.	**Complies.** The Project's building would be built within 16 feet of property line.
Minimum parking - residential: one space per dwelling unit for one-bedrooms and studios; 0.5 additional spaces for each additional bedroom.	**Complies.** The Project would provide 193 spaces for the 168 units, including an additional 0.5 spaces for the 52 two-bedroom units for a total of 218 parking spaces, which exceeds the requirement.
Minimum parking - non-residential: one space per 400 square feet	**Complies.** The Project includes 5,555 square feet of non-residential, retail space. As such, the Project would require 14 spaces, but 38 are proposed, which exceeds the requirement.
Bicycle parking: for the residential uses, one Class I bicycle parking space per three units and one Class II parking space per 15 units are required. For the non-residential uses, one Class 1 bicycle parking space per 30 employees and one Class II per 6,000 square feet of retail are required.	**Complies.** For the residential uses, the Project would be required to provide 56 Class I and 12 Class II bicycle parking spaces but would provide 63 Class I and 12 Class II bicycle parking spaces, meeting this requirement. For the non-residential uses, one Class I and one Class II bicycle parking spaces are required for the Project's retail uses, which is what the Project proposes. In total, the Project would provide 77 bicycle parking spaces.
Parking location: parking structures or surface parking lots cannot be within front or exterior side setbacks	**Complies.** All parking is located within a five-story, structured garage behind the building, ensuring that parking does not dominate the street frontage or interrupt pedestrian circulation.
Loading areas: loading areas located in the rear or interior side yard areas	**Not applicable.** Not required for retail spaces less than 10,000 square feet.
Access: one pedestrian access point per 300 linear feet off street frontage from the street to parking lots in the rear of buildings. A maximum of two curb cuts per street frontage may be provided	**Complies.** There are three total pedestrian access points, one along Bay Road and two along University Avenue.

As shown above, the Project would comply with the requirements of the 4 Corners Gateway zoning district. Additionally, as shown in Table 4, *Project Consistency with Applicable Policies of the 2013 Specific Plan*, the Project would also be consistent with the applicable 2013 Specific Plan policies.

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Table 4: Project Consistency with Applicable Policies of the 2013 Specific Plan

Objective/Policy	Analysis of Project Consistency
Policy LU-1.1: Provide a variety of housing types, including mixed-use buildings with apartments or condominiums; standalone multifamily housing; townhomes; small-lot single-family homes; and affordable housing.	**Consistent.** The Project would construct 168 for-rent units within a mixed-use development, of which 25 units would be affordable at the "low income" level. The Project would include a number of design elements that would help provide diversity in appearance along the Project's frontages and introduce complementary styles into the surrounding neighborhood.
Policy LU-2.1- On all parcels with frontage on the intersection of University Avenue and Bay Road, encourage new development that exhibits a high quality and character, and that supports this intersection's identity as the heart of East Palo Alto.	**Consistent.** The Project site is bound by University Avenue to the east and Bay Road to the south. With the Project's requested waivers and concessions under the SDBL, the Project complies with the 2013 Specific Plan's key development standards, including density, height, setbacks, parking, bicycle parking, access, and loading requirements, and maintains a high-quality, pedestrian-oriented frontage consistent with the corridor's intended character. The architectural features utilize high-quality materials and design including corten steel panels, wood panels, glazed brick tiles, perforated metal screening, and vertical wood screening. The Project would also include common open space and pedestrian walkways.
Policy LU-2.3: Ensure that all development in the Plan Area along University Avenue and Bay Road adheres to the Specific Plan's design standards and guidelines.	**Consistent.** Please refer to the analysis of Project consistency with Policy LU-2.1.
Policy LU-2.5: Require active ground-floor uses in mixed-use buildings.	**Consistent.** The Project includes 5,555 square feet of ground floor retail space, providing active ground floor uses within a mixed-use building.
Policy LU-4.5: Require landscaping and ground cover as a component of all projects to prevent soil erosion.	**Consistent.** The Project includes a comprehensive landscape plan that provides ground cover and planted areas throughout the site, which will prevent soil erosion. Landscaping on the Project site includes six tree varieties, 12 shrub varieties, 12 perennial and grass varieties, and three vine varieties.

Policy LU-4.7: Ensure that all new development adheres to this Specific Plan's development standards, as well as its design standards and guidelines.	**Consistent.** Please refer to the analysis of Project consistency with Policy LU-2.1
Policy LU-4.10 Development should provide the minimum number of parking spaces necessary to avoid excessive parking lots, which impair community character. Ensure that building forms face onto streets and sidewalks to enhance the pedestrian environment and that parking areas are concentrated toward the inner core of parcels.	**Consistent.** A total of 193 residential parking spaces is required, and 218 residential parking spaces are proposed. Similarly, 14 non-residential parking spaces are required, and 38 non-residential parking spaces are proposed by the Project. All parking areas are internal to the site and are located behind the building frontages, which face onto University Avenue and Bay Road with active residential entries and landscaping that promote walkability. Pedestrian access points are provided at intervals not exceeding 300 linear feet along the street frontage, connecting sidewalks to the rear parking areas, and each frontage includes no more than two curb cuts to maintain sidewalk continuity. A minimum six-foot-wide setback zone is dedicated to landscaping or sidewalk improvements, and the Project complies with the required 19-foot front setback, ensuring a consistent and pedestrian-friendly streetscape.
Policy LU-7.1: For all new development, or substantial renovation or redevelopment (greater than 20 percent of assessed valuation) of sites in Subareas II and III (as defined by Figure 4.8-3 in the Specific Plan EIR), in the 4 Corners area, or on the south side of Bay Road, require a Phase I Environmental Site Assessment (ESA), and, if recommended by the Phase I ESA, a Phase II ESA to include soil and groundwater sampling and analysis. Share the results of the Phase I/II ESA with appropriate regulatory agencies to enable an appropriate remediation plan is to be developed. The remediation plan may include soil and groundwater cleanup, engineering controls such as vapor barriers or venting systems, and institutional controls such as deed restrictions or activity use restrictions.	**Consistent.** A Phase I Environmental Site Assessment (ESA) was prepared by WSP USA inc. on December 4, 2025, for the Project; see **Appendix C: Phase I ESA**. The Phase I ESA did not reveal evidence of potential environmental concerns, and no further investigation was warranted at the time.
Policy LU-9.1: Ensure that new development in the Specific Plan area maximizes the amount of area available for groundwater recharge by	**Consistent.** The Project would include both flow-through planters and bioretention basins, as well as self-retaining landscaped areas on the Project site. The planters and

requiring features such as roof catchment systems, irrigated landscaping, and permeable pavements (where feasible), or other means to enhance on-site infiltration of stormwater runoff or landscape irrigation water. Ensure all applicable projects under the Specific Plan comply with Provision C.3 of the Regional Municipal NPDES Permit and incorporate Low Impact Development measures to ensure that runoff is not increased.	bioretention basins would be sized to meet the stormwater drainage requirements on the Project Site. After the stormwater is collected and treated, the water would flow into a detention chamber at the northern end of the Project Site prior to entering the City's public storm drain system. The Project would be required to implement Low Impact Development measures and comply with Provision C.3 of the Regional Municipal NPDES Permit to ensure that post-development runoff does not exceed pre-development conditions.
Policy UTIL-5.1: Ensure that new development does not adversely affect the Ravenswood Open Space Preserve and Palo Alto Baylands Natural Preserve**.**	**Consistent.** Project is located outside the boundaries of the Ravenswood Open Space Preserve and the Palo Alto Baylands Natural Preserve, and it does not encroach on any environmentally sensitive areas. Additionally, the Project adheres to all applicable design standards and development guidelines, ensuring that it would not adversely affect the ecological functions, visual character, or public access of these preserves.

As supported by the tables above, the Project would be consistent with the General Plan and 2013 Specific Plan land use, density, and design requirements as well as the applicable land use policies, designed to support the City's overall vision for land use development.

(iii) Permitted Uses

The Project Site is zoned as "4 Corners Gateway (4C)". The 4C zoning district is addressed in the City's Development Code, Section 18.18, which identifies Specific Plan zones including zoning districts of the Ravenswood Specific Plan. The 4C zoning district is intended to create a vibrant downtown at University Avenue and Bay Road with multi-story mixed-use buildings featuring ground-floor retail or community spaces and upper-floor residential units. The 4C zoning district is also consistent with the MUH land use designation of the General Plan. With approval of the requested SDBL waivers and concessions, the proposed Project would be consistent with adopted land use and zoning. Therefore, the Project would be consistent with this criterion.

(iv) Local Coastal Program

Local Coastal Programs (LCPs) are required under the California Coastal Act for cities and counties that have jurisdiction within a *coastal zone*, as defined in Division 20 (commencing with Section 30000) of the PRC. The nearest Coastal Zone is the San Mateo Costal Zone, located approximately 12 miles west of the Project Site. As such, the Project Site is not located within a coastal zone and is not subject to an LCP. Therefore, the Project would be consistent with this criterion.

(e) The Project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of 65583.2 of the CGC. Section 65583.2(c)(3)(B) establishes the following densities:

The Project would be located within San Mateo County, which is part of the San Francisco-Oakland-Berkeley, California Metropolitan Statistical Area and the San Franciso-Redwood City-South San Francisco Metropolitan Division as classified by the United States Office of Management and Budget (OMB).[3] As such, San Mateo County is considered a metropolitan county under Section 65583 of the CGC, which is associated with sites of 30 DU per acre. Therefore, because the Project would have a density of 116 DU per acre, it would be greater than the suburban jurisdiction density requirement (15 DU per acre). Therefore, the Project would be consistent with this criterion.

[3] United States Bureau of Labor Statistics. Available at: https://www.bls.gov/sae/additional-resources/metropolitan-and-necta-divisions-published-by-ces.htm. Accessed November 2025.

(f) The Project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the CGC. Pursuant to CGC Section 65913.4(a)(6), the development is not located on a site that is in any of the following:

Table 5, *Project Consistency with CGC 659413.4(a)(6)*, below, provides a consistency analysis between the project and the applicable provisions of this requirement.

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Table 5: Project Consistency with CGC 659413.4(a)(6)

Site Location	Analysis of Project Consistency
The development is not located on a site that is in any of the following:	
(a) Coastal Zones. A coastal zone, as defined in Division 20 (commencing with Section 30000) of the PRC.	The nearest Coastal Zone is the San Mateo Costal Zone located approximately 12 miles west of the Project Site. As such, the Project would not be in a coastal zone.[4]
(b) Protected Farmland. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program (FMMP) of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	Based on the California Department of Conservation's FMMP, the Project site is designated as Urban and Built-up Land.[5] As such, the Project is not located on Prime Farmland or Farmland of Statewide Importance.
(c) Wetlands. Wetlands, as defined in the United States Fish and Wildlife Service (USFWS) Manual, Part 660 FW 2 (June 21, 1993).	Based on the USFWS National Wetlands Inventory Mapping Tool, there are no wetlands on the Project Site.[6] Therefore, the Project would not be developed on a wetland.
(d) Very High Fire Hazard Severity Zone. Within a very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection (CAL FIRE) pursuant to Section 51178, or within a	Based on the CAL FIRE Fire Hazard Severity Zones Viewer, the Project Site is not located in a CAL FIRE-designated State Responsibility Area (SRA) or Local Responsibility Area (LRA).[7] The nearest FHSZ is an LRA designated as a Moderate

[4] California Coastal Commission, Coastal Zone Boundary: San Mateo County. Available at: https://www.coastal.ca.gov/maps/czb/. Accessed November 2025.

[5] California Department of Conservation (DOC), California Important Farmland Finder. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed November 2025.

[6] United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper. Available at https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper. Accessed November 2025.

[7] California Department of Forestry and Fire Protection, FHSZ Viewer. Available at: https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008. Accessed November 2025.

high or very high fire hazard severity zone (FHSZ) as indicated on maps adopted by CAL FIRE pursuant to Section 4202 of the PRC. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.	FHSZ located approximately four miles southeast of the Project Site. Therefore, the Project would not be developed within a very high FHSZ.
(e) Hazardous Waste Site. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code, unless the DTSC has cleared the site for residential use or mixed uses***.***	The Project Site is not located on any of the lists which have been compiled pursuant to CGC Section 65962.5.[8,9] Additionally, review of the California State Water Resources Control Board (SWRCB) GeoTracker database and the DTSC Cortese database did not identify any sites on or adjacent to the Project Site. Therefore, the Project would not be developed on a hazardous waste site that is listed pursuant to Section 65962.5 and would be consistent with this criterion.
(f) Earthquake Fault Zone. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	Based on the California Geologic Survey (CGS) Alquist-Priolo Site Investigation Application, the nearest potentially active fault is the Woodside Quadrangle, which is an Alquist-Priolo Earthquake Fault Zone, located approximately 9.3 miles east of the Project Site.[10] Therefore, the Project would not be developed within a delineated earthquake fault zone.

[8] California State Water Resources Board, Geotracker. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=5730+uplander+way. Accessed November 2025.

[9] United Stated Department of Toxic Substances Control (DTSC), EnviroStor. Available at: https://www.envirostor.dtsc.ca.gov/public/map/. Accessed November 2025.

[10] California Geologic Survey, Alquist-Priolo Site Investigation Reports, https://maps.conservation.ca.gov/cgs/informationwarehouse/apreports/. Accessed November 2025.

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(g) Special Flood Hazard. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA.	The Project Site and immediate surrounding areas are designated as Flood Zone Z, which is designated for areas of minimal flood hazard by FEMA.[11] Therefore, the Project would not be developed within a special flood hazard area subject to inundation by a one percent annual change flood.
(h) ***Regulatory Floodway.*** Within a regulatory floodway as determined by FEMA in any official maps published by the FEMA, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.	The Project Site and immediate surrounding areas are not located within a known floodway. The nearest known regulatory floodway is located approximately 15 miles southeast of the Project site. [13]
(i) ***Adopted Natural Community Conservation Plan.*** Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	No portions of the City are located within the boundaries of a Natural Community Conservation Plan (NCCP), Habitat Conservation Plan Programs (HCP) or other approved local, regional, or State habitat conservation plans.[12] Therefore, the Project would not be located on land identified for conservation.
(j) Critical Habitat. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050)	The potential for the presence of critical habitat for listed and endangered species was assessed using the USFWS Informational for Planning and Consultation (IPaC) map tool and reports and the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB).[13] The Project Site does not overlap with any of the critical habitats for the species listed in the

[11] Federal Emergency Management Agency, National Flood Hazard Layer, Flood Insurance Rate Maps https://msc.fema.gov/portal/search?AddressQuery=2400%20university%20ave%20east%20palo%20alto%20 Accessed November 2025.

[12] CDFW, NCCP Plan Map, 2023, https://wildlife.ca.gov/conservation/planning/nccp/plans, Accessed November 2025.

[13] U.S. Fish and Wildlife Service, IPaC database, https://ipac.ecosphere.fws.gov/location/MQBD2Z5P2VEAPINFKQDHY454T4/resources. Accessed November 2025.

of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	databases. As the Project Site does not overlap with critical habitat for the species protected in the regulatory framework identified for this criterion, there is a low probability that the Project would interfere with these species' habitats and activities. The IPaC mapping tool indicated that migratory birds have the potential to occur on-site near or on the Project Site. However, construction of the Project would be subject to compliance with the Migratory Bird Treaty Act to reduce potential impacts to migratory birds. Therefore, the Project would not be developed within habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the regulations listed above. Additionally, as concluded in the Burrowing Owl Habitat Assessment (see **Appendix D: Burrowing Owl Habitat Assessment**), the Project site does not provide suitable habitat for burrowing owls.
(k) Land under conservation easement.	The Project is not located on land under a conservation easement.

Therefore, the Project would satisfy the requirement specified in paragraph (6) of subdivision (a) of Section 65913.4 of the CGC.

(l) The Project does not require demolition of a historic structure.

There are no structures present on the Project Site, which would require demolition. Based on the National Register of Historic Places, there are no known historical/cultural resources listed (or eligible for listing) located on or adjacent to the Project Site.[14] Additionally, there are no known historical structures identified by the California Register of Historic Resources (CRHR) on or adjacent to the Project Site.[15] The Project Site is not located within the City's designated historic districts. [16] Therefore, the Project would not require demolition of a historic structure. The Project would meet these criteria.

(m) The Project does not include any transient lodging.

The Project would develop 168 DUs as part of a for-rent mixed-use development and would not provide transient lodging. Therefore, the Project would meet this criterion.

(n) Consultation with Native American Tribes Pursuant to PRC Section 21080.66(b)

Under this statutory exemption, the City, as the Lead Agency, is required to provide formal notification via certified mail or email to each California Native American Tribe that is traditionally and culturally affiliated with the Project site. The tribal consultation requirements applicable to the statutory exemption differ from those required under Assembly Bill 52 with respect to timing and procedural requirements. Accordingly, the City is required to coordinate with the applicable Native American Tribes to ensure that the consultation requirements of Public Resources Code Section 21080.66 are implemented appropriately.

The Lead Agency received a request from the Applicant for an AB 130 CEQA Exemption on October 14, 2025. Notices of Invitation for Consultation were provided to tribes traditionally and culturally affiliated with the Project site on October 24, 2025, including the Muwekma Ohlone Tribe of the San Francisco Bay Area, the Tamien Nation, and the Indian Canyon Band of Costanoan Ohlone People.

[14] United States Department of the Interior, National Register of Historic Places. Available at: https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466. Accessed November 2025.

[15] California Register of Historic Places, https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=41. Accessed November 2025.

[16] City of East Palo Alto, 2013 Ravenswood / 4 Corners TOD Specific Plan EIR. Accessed November 2025.

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Muwekma Ohlone Tribe of the San Francisco Bay Area

A request for consultation was received from the Tribe on October 25, 2025, and consultation was initiated on October 28, 2025. Consultation concluded on December 27, 2025. A meeting could not be scheduled within the permitted consultation timelines, and the Applicant declined an additional extension request.

Tamien Nation

A request for consultation was received on November 4, 2025, and consultation was initiated on November 18, 2025. Consultation occurred on December 12, 2025, and concluded on January 2, 2026.

Indian Canyon Band of Costanoan Ohlone People

A request for consultation was received on November 18, 2025, and consultation was initiated on December 4, 2025. Consultation concluded on January 18, 2026, following non-responsiveness to follow-up emails and phone calls after requesting consultation.

The outcomes of Tribal consultation require the implementation of Tribal Monitoring and Tribal Cultural Resources measures, as outlined in **Appendix E: Tribal Monitoring and Tribal Cultural Resources**, which shall be fully implemented and enforced as conditions of project approval.

(o) Hazards and Hazardous Materials Pursuant to PRC Section 21080.66(c)(1)

A Phase I Environmental Site Assessment (ESA) was prepared by WSP USA Inc. on December 4, 2025, for the Project; see **Appendix C: Phase I ESA.** The Phase I ESA did not identify any Recognized Environmental Conditions or Controlled Recognized Environmental Conditions requiring further investigation. One Historical Recognized Environmental Condition associated with a former dry-cleaning operation was identified and determined to have naturally attenuated to levels suitable for unrestricted use, with no evidence of soil vapor impacts. Accordingly, no Phase II investigation was recommended. Based on these findings, the Project would not expose people or structures to a significant risk involving hazardous materials and would meet the requirements of PRC Section 21080.66(c)(1).

(p) Environmental Hazard and Air Filtration Standards Pursuant to PRC Section 21080.66(c)(2)

PRC Section 21080.66(c)(2) mandates building specifications for projects within 500 feet of a freeway. The Project Site is bound by University Avenue to the west and Bay Road to the south. The City's General Plan identifies University Avenue and Bay Road as major arterials, which are generally designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking and are not considered freeways. The nearest freeway is located

approximately 3,767 feet (0.7-mile) from the Project Site and is identified as State Route 101. Therefore, this criterion does not apply.

(q) Labor Requirements Pursuant to PRC Section 21080.66(d)

PRC Section 21080.66(d) imposes labor requirements only on housing development projects that are 100 percent affordable and exceed 85 feet in height above grade. The Project would have a maximum building height of approximately 75 feet, which is below the 85-foot threshold, and the Project is not a 100 percent affordable housing development. Because the Project does not meet the eligibility criteria that would trigger the labor requirements under PRC Section 21080.66(d), these labor requirements do not apply.

5.0 CONCLUSION

As is evidenced by the discussions presented above, the Project would meet all the criteria listed by PRC Section 21080.66. Because the Project satisfies all eligibility criteria for the new statutory exemption for housing development projects, no further environmental review is required under CEQA.

Figures:

Figure 1: Regional Location Map

Figure 2: Local Vicinity Map

Appendices:

Appendix A: PRC Section 21080.66

Appendix B: CGC Section 65913.4

Appendix C: Phase I ESA

Appendix D: Burrowing Owl Habitat Assessment

Appendix E: Tribal Monitoring and Tribal Cultural Resources

The appendices described above can be accessed through the City's webpage on the

University & Bay at 4 Corners – Mixed-Use Project

(https://www.cityofepa.org/planning/project/four-corners-townhome-project-dr25-004-pre24-003-1675-bay-road)

EXHIBIT B

CITY OF EAST PALO ALTO

PLANNING COMMISSION

DESIGN REVIEW AND TENTATIVE MAP
DR25-007 – MIXED USE PROJECT
REQUIRED FINDINGS FOR APPROVAL

The Review Authority may approve, conditionally approve, or deny the Design Review and Tentative Map only after first making all of the following findings.

SITE PLAN AND DESIGN REVIEW FINDINGS

The proposed development is consistent with the General Plan and any applicable specific plan and is in compliance with all applicable provisions of the Development Code and all other City ordinances and regulations;

The proposed development is consistent with the following General Plan and 2013 Ravenswood / 4 Corners TOD Specific Plan goals and policies:

General Plan Goals and Policies

Housing

Goal LU-3. Expand the number, types and diversity of housing within East Palo Alto.

3.1 Infill housing. Encourage new infill housing in residential and mixed use areas of the City in order to expand the amount and diversity of housing.

3.2 Balanced housing. Over time, establish a balance of market rate and affordable housing in East Palo Alto. To achieve this policy, encourage both market rate and affordable housing.

Goal LU-4. Expand multi-family housing.

4.1 Diversity of building types. Encourage a diversity of building types and styles in areas designated for multi-family housing. These building types should range from duplex/triplex/fourplex to courtyard housing to multi-family housing developments. The diversity of building types will respond to the diversity of the City of East Palo Alto's population and the desire to create interesting and varied neighborhoods.

4.2 Intensification. Require that development projects maximize the number of residential units in the redevelopment of parcels in areas designated for Medium Density, High Density and Urban Residential.

4.3 Building orientation. Wherever feasible, orient multi-family buildings to face streets, public spaces or shared private spaces.

Analysis

The proposed Four Corners Mixed-Use Project advances Goal LU-3 by introducing a 168 new residential units on an underutilized infill site within a designated mixed-use area. The project adds a mix of studio, junior one-bedroom, one-bedroom, and two-bedroom units, thereby expanding the range of housing types available in the City and supporting a more diverse housing stock. The development is located in a transit-oriented, urbanized setting at the northeastern corner of University Avenue and Bay Road with existing infrastructure, consistent with Policy 3.1's emphasis on infill housing as a means of increasing housing supply without expanding the City's footprint.

The project also supports Policy 3.2 by contributing to the City's overall housing production through a mixed-use, multi-family development that includes both market-rate housing and low-income affordable units in compliance with State Density Bonus Law and local inclusionary requirements. By delivering new housing at 116 units per acre, the project helps advance a balanced housing supply over time while supporting Citywide housing goals.

The project is consistent with Goal LU-4 by developing a 168-unit multi-family residential building with approximately 5,500 square feet of retail in an area designated for higher-intensity residential and mixed-use development. Consistent with Policy 4.1, the project introduces a contemporary podium-style building organized around a central courtyard, adding to the diversity of residential building types within the Ravenswood Business District / 4 Corners Specific Plan area which includes single family residence, townhomes, and lower density multi-family housing.

In accordance with Policy 4.2, the project maximizes residential unit yield on the site through efficient building design, structured parking, and utilization of allowable height and density standards, including applicable State density bonus provisions.

This approach ensures that the redevelopment of a prominent infill parcel achieves a high level of residential intensification consistent with General Plan objectives for high-density and urban residential areas.

Consistent with Policy 4.3, the building is oriented to address University Avenue and Bay Road with active ground-floor uses, residential entries, and transparent façades, while upper-story residential units are organized around a shared internal courtyard that functions as a common open space. This orientation reinforces the public realm, promotes pedestrian activity, and provides shared private space for residents, thereby supporting both urban design and livability goals.

Infrastructure and Public Safety

Goal ISF-1. Manage stormwater safely, efficiently, and sustainably.

1.2 On-site stormwater management. Encourage development projects to manage stormwater on site to reduce burdens on the City's stormwater system. Whenever possible, stormwater should be infiltrated, evapotranspirated, reused or treated on-site in other ways that improve stormwater quality and reduce flows into the storm drain system.

1.3 Stormwater infrastructure for new development. Require development projects to pay for their share of new stormwater infrastructure or improvements necessitated by that development.

Analysis

The project is consistent with Policy 1.2 because it incorporates multiple on-site stormwater treatment and retention measures, including structural bioretention basins integrated into site landscape areas to capture and filter stormwater runoff and flow-through planters and raised treatment planters located along retail and residential frontages to treat runoff from paved pedestrian and plaza areas among other measures to improve stormwater quality and reduce flows into the storm drain. The project is consistent with Policy 1.3 because it will construct all required on-site stormwater treatment and conveyance infrastructure and implement engineered stormwater treatment facilities (bioretention basins, treatment planters, and self-retaining areas) sized to meet regulatory requirements.

Goal ISF-2. Ensure a sustainable, clean, long-term water supply.

2.6 Water infrastructure for new development. Require development projects to pay for their share of new water infrastructure or improvements

necessitated by that development, including but not limited to water supply, storage, and conservation: and recycled water.

2.7 Water supply for new development. Require new or intensified development to demonstrate that adequate water is available before project approval.

Analysis

The proposed Four Corners Mixed-Use Project is consistent with Goal ISF-2 because it includes technical analysis of potable water demand, identification of existing system connection points, and will be required to construct or fund infrastructure improvements necessary to serve the project. The project will need to demonstrate that the project's water de The project includes project-level water demand and fire flow analysis prepared by the project civil engineer and coordinated with City and utility provider standards to confirm the long-term feasibility of serving the development.

The project is consistent with Policy 2.7 because it includes a project-level water demand analysis demonstrating that water supply and system capacity are available to serve the development. The project is estimated to generate approximately 27,915 gallons per day (approximately 19.4 gallons per minute) of domestic water demand based on 171 residential units which exceeds the proposed 168 residential units.

Goal SN-1. Reduce the risk to people and property from earthquakes and other geologic hazards.

> 1.3 Licensed geologist. Require that a state licensed engineering geologist prepare and/or review development proposals involving grading, unstable soils, and other hazardous conditions. Incorporate recommendations of the geologist into design plans, potentially including building modifications and open space easements.

Analysis

The project is consistent with Goal SN-1 and Policy 1.3 by incorporating recommendations from project-specific geotechnical and soils reports prepared and reviewed by Atlas-Geosphere Consultants on July 29, 2019 and confirmed by Atlas Technical Consultants on December 4, 2025. The project design incorporates grading, foundation, and site design measures to address site-specific soil conditions and seismic considerations, thereby reducing risk to people and property from geologic hazards.

Goal T-3. Create a complete, safe, and comfortable pedestrian network for people of all ages and abilities.

> 3.3 Pedestrian network. Create a safe, comfortable, and convenient pedestrian network that focuses on a) safe travel; b) improving connections between neighborhoods and commercial areas, and across existing barriers; c) providing places to sit or gather, pedestrian-scaled street lighting, and

buffers from moving vehicle traffic; and d) includes amenities that attract people of all ages and abilities.

Analysis

The project is consistent with Policy 3.3 because it incorporates specific design features supporting safe travel, improved connectivity, pedestrian comfort, and inclusive amenities. The project would construct new sidewalk and frontage improvements consistent with City streetscape standards on University Avenue and Bay Road. The pedestrian access points and building entries facing Bay Road, University Avenue, and internal pedestrian paths are clearly defined. The project includes pedestrian scale pole lighting and building-mounted lighting to provide nighttime visibility to sidewalks, pedestrian paths, and building entrances.

Ravenswood / 4 Corners TOD Specific Plan Goals and Policies

Housing

Goal LU-1 A balanced land use pattern that meets community needs for residential, commercial, industrial and public uses.

> Policy LU-1.1 Provide a variety of housing types, including mixed-use buildings with apartments or condominiums; standalone multifamily housing; townhomes; small-lot single-family homes; and affordable housing.

Analysis

The proposed mixed-use project is consistent with Goal LU-1 and Policy LU-1.1 because it introduces a residential housing with neighborhood-serving commercial uses in a location designated for mixed-use, transit-oriented development. The project provides 168-new housing units, approximately 5,500 square feet of ground-floor retail space, and common open space which is primarily accessible through Bay Road, helping meet community needs for housing, services, and employment opportunities while supporting the City's broader land use pattern. The project also activates a long vacant lot at a prominent intersection and supports walkable access to nearby civic uses, like City Hall and the library, and commercial services. The project includes a range of unit types, including studios, junior one-bedroom, one-bedroom, and two-bedroom units, supporting housing diversity and accommodating a variety of household sizes and income levels.

Design

Goal LU-3 Strengthened residential neighborhoods.

Policy LU-3.2 Ensure that new development throughout the Plan Area maintains or improves the character of any adjacent residential neighborhoods.

Goal LU-4 Development projects that improve the quality of life in the Plan Area and draw residents and visitors to Ravenswood/4 Corners.

Policy LU-4.4 Ensure that new development respects existing public view corridors within the Plan Area and also allows for the pro-posed east-west view corridor through Ravenswood north of Bay Road.

Policy LU-4.7 Ensure that all new development adheres to this Specific Plan's development standards, as well as its design standards and guidelines.

Policy LU-4.10 Development should provide the minimum number of parking spaces necessary to avoid excessive parking lots, which impair community character. Ensure that building forms face onto streets and sidewalks to enhance the pedestrian environment and that parking areas are concentrated toward the inner core of parcels.

Analysis

The proposed Mixed-Use Project is consistent with Goal LU-3 because it replaces a vacant parcel with a high-quality mixed-use residential development that provides new housing, active street frontages, and landscaped open space while integrating with the surrounding neighborhood pattern. The project incorporates residential units organized around a central courtyard and common open space, which supports neighborhood livability and creates a transition between public street activity and private residential areas.

The project is consistent with Policy LU-3.2 because it incorporates design, massing, and site planning features that reinforce the character and livability of adjacent residential areas. The internal courtyard provides common open space that creates a quieter residential environment away from street activity. The landscaped setbacks along University Avenue and Bay Road enhance the streetscape and buffer residential uses from roadway activity. The building scale and massing consistent with Specific Plan height and intensity allowances for the area.

Streetscape and Mobility

Goal TRA-6 Attractive streetscapes that contribute to a positive image for East Palo Alto.

Policy TRA-6.1 As development occurs, ensure that developers implement the Streetscape Standards contained in this Specific Plan.

Analysis

The project would construct sidewalks, planting zones, street trees, pedestrian lighting, and incorporate active ground-floor uses consistent with the Specific Plan vision for an urban, pedestrian-oriented corridor. The proposed project includes ground level residential stoops that face towards the street or internal driveways, accent pedestrian paving, sidewalk entries, shade trees, and landscaped planting buffers.

Summary

The proposed Mixed-Use Project is consistent with the General Plan because it supports the City's goals to expand housing supply, promote mixed-use infill development, strengthen residential neighborhoods, and create walkable, transit-supportive urban corridors. The project redevelops a vacant infill parcel with a mixed-use building containing multi-family housing above neighborhood-serving commercial space, contributing to the City's housing diversity and balanced land use pattern. The project also supports General Plan policies related to pedestrian-oriented design, infrastructure capacity, and environmental sustainability through the provision of new streetscape improvements, on-site stormwater treatment features, utility infrastructure upgrades, and pedestrian-focused site planning that enhances connectivity along University Avenue and Bay Road.

The project is also consistent with the 2013 Ravenswood / 4 Corners TOD Specific Plan because it implements the Plan's vision for compact, mixed-use, transit-oriented development that activates the University Avenue-Bay Road corridor. The project incorporates Specific Plan development and design standards through building placement along the street frontage, active ground-floor uses, structured parking located internal to the site, pedestrian paseo connections, plaza and courtyard open space, and City-standard streetscape improvements including sidewalks, street trees, lighting, and landscaping. By providing new housing, retail activity, public-facing open space, and pedestrian-oriented design. The project advances the Specific Plan's objectives to improve quality of life, support economic vitality, and create a vibrant, walkable mixed-use district in the Ravenswood / 4 Corners Specific Plan area.

The proposed development is to be constructed on a suitable site, adequate in shape, size, topography, and other circumstances to accommodate the proposed development;

Analysis

The proposed project site is 1.45 acres and is a regular four-sided polygon that is in shape, size, and physical characteristics to accommodate the proposed 168-unit development. The project located at the northeast corner of University Avenue and Bay Road, is currently vacant and is on a generally flat surface, but is surrounded by existing infrastructure that

supports the neighboring University Village, commercial buildings, City Hall, and library. There are no significant constraints on the site, which was previously occupied by the Nairobi Village. The project site layout would accommodate the six-story building and parking garage and is accessible to fire services and pedestrians from University Avenue and Bay Road. Onsite stormwater treatment features, including the internal courtyard open space, landscaped setbacks, and on-site utility connections help in reducing flows into the City's storm system

The proposed development complies with the applicable standards of review;

Analysis

The proposed development complies with the applicable standards of review established by the City's General Plan, Specific Plan, and Zoning Ordinance. The project meets required development standards related to land use, building height, massing, site planning, circulation, and parking, and is consistent with the applicable design standards and guidelines of the Specific Plan. The proposed architectural design, site layout, and landscape treatment have been evaluated for consistency with adopted policies and standards governing neighborhood compatibility and pedestrian orientation. With implementation of the recommended conditions of approval, the project satisfies all applicable standards of review.

General Plan Evaluation		
Category	**Allowed**	**Mixed-Use Project**
Density	**86 units per acre (max)**	116 units per acre
Intensity (FAR)	**2.5 max**	0.09
Height	100' or 8 stories, whichever is higher (max)	6 stories above grade; 75'
Ground Floor Retail	**35% (required)**	2**0%**

Specific Plan Consistency Evaluation		
Category	**Allowed**	**Mixed-Use Project**
Density	60 dwelling units per acre (max); 120 total units for the project	116 units per acre
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	0.09
Height	6 stories above grade, plus an additional 15' for equipment	6 stories above

Specific Plan Consistency Evaluation		
Category	**Allowed**	**Mixed-Use Project**
Ground Floor Height[1]	16’ (min)	grade; 75'

The proposed development is designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property

Analysis

The proposed development is designed and arranged to protect the public health, safety, and general welfare through compliance with applicable building, fire, and accessibility standards, City policies governing site design and circulation, and Conditions of Approval. The site layout provides clear separation between pedestrian and vehicular areas, adequate emergency access, and internalized parking to reduce potential conflicts and safety hazards. The project would utilize waivers allowed under State Density Bonus Law to allow reductions in setback from the frontage along University Avenue and the rear. However, the front set back is shy of the required 10’ set back by a manner of inches. While the rear setback would be 0’ it would be buffered by the driveway aisles that provide vehicular access to the parking garage. Shade trees also help to provide a buffer along University Avenue and Bay Road.

Tentative Map Findings

The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable specific plan, and this Article.

Analysis

The subdivision creates an approximately 1.45-acre development parcel from a larger approximately 6.06-acre parent parcel, allowing the site to be developed with a mixed-use project containing multi-family residential units and ground-floor commercial uses in a location designated for mixed-use, transit-oriented development. The subdivision configuration supports implementation of General Plan goals related to infill development,

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

housing production, and efficient use of existing urban infrastructure, and aligns with the Specific Plan vision for compact, pedestrian-oriented development along the University Avenue and Bay Road corridors.

The subdivision design and required improvements are also consistent with applicable plans and subdivision standards because they support construction of new public and on-site infrastructure, including utility connections, streetscape frontage improvements, pedestrian circulation, stormwater treatment facilities, and internal access and circulation improvements.

The site is physically suitable for the type and proposed density of development.

Analysis

Though the proposed 116 unit per acre density exceed the 86 unit per acre max allowed under the General Plan, State Density Bonus Law permits certain projects to exceed standards if affordable housing is provided. The project would provide 25 affordable units at the median income level. The project site is physically suitable to accommodate the mixed-use development, given the State Density Bonus Law allowance, the site configuration, and existing infrastructure. The site provides sufficient area to support the number of residential units, building footprints, required parking, internal circulation, and open space in compliance with applicable standards. The site is generally flat and free of physical constraints that would limit development at the proposed density. Existing and planned public infrastructure and access are adequate to serve the intensity of development proposed. Accordingly, the physical characteristics of the site support the type and density of development contemplated by the project.

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Analysis

The proposed subdivision design and associated improvements are not likely to cause substantial environmental damage, as the project is located on an urbanized site that does not contain sensitive biological resources. The project incorporates compliance with applicable environmental regulations, including stormwater management and erosion control measures, to minimize construction- and operation-related impacts. Landscaping and site design are intended to avoid unnecessary disturbance and to incorporate best management practices that protect water quality. With implementation of standard conditions of approval and any required environmental mitigation measures, the project would not substantially or avoidably injure fish or wildlife or their habitat.

The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

Analysis

The design of the subdivision and the proposed improvements are not likely to cause serious public health or safety problems, as the project complies with applicable building, fire, and public works standards. The subdivision layout provides adequate vehicular access, emergency access, and internal circulation, while separating pedestrian and vehicular movements to reduce potential conflicts consistent with City and State

requirements. The project will be served by existing and planned public utilities and infrastructure designed to accommodate the proposed development. With implementation of required conditions of approval and adherence to applicable codes and standards, the project would not create hazards or adverse public health or safety conditions.

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision.

- **This finding may also be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public.**
- **This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.**

Analysis

The design of the subdivision and the proposed improvements are not in conflict with existing easements acquired by the public for access or use of property within the subdivision. The subdivision map identifies and respects all existing utility, access, and drainage easements, and proposed improvements are designed to avoid encroachment into those areas. Where easements are present, building placement and infrastructure improvements maintain required clearances to ensure continued function and access. Accordingly, the subdivision design preserves public easement rights and does not interfere with their intended purpose.

The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements specified by the California Regional Water Quality Control Board.

Analysis

The proposed subdivision will discharge sewage to the community sewer system in a manner that will not result in a violation of requirements established by the California Regional Water Quality Control Board. A sanitary sewer capacity analysis prepared by BKF Engineers estimates the project's wastewater generation at approximately 25,440 gallons per day based on East Palo Alto Sanitary District (EPASD) standard design factors, and identifies existing public sewer mains in Bay Road and Fordham Street available to serve the project

The project will connect to the existing EPASD system in accordance with District standards and subject to EPASD review and approval. With compliance with EPASD requirements and applicable permits, the project's sewer discharge will be adequately accommodated without exceeding system capacity or violating Regional Water Quality Control Board regulations.

The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities. and

Analysis

The design of the subdivision and project site plan provide passive heating and cooling opportunities through building orientation, spacing, and site planning that maximize access to natural light and ventilation. Buildings are arranged to allow solar exposure and cross-ventilation while minimizing excessive heat gain, supported by articulated massing and landscaped open areas. Primary building entrances are oriented University Avenue and Bay Road. Open circulation areas, including internal walkways and courtyards, are designed to facilitate air movement, daylight access, and shaded pedestrian routes, contributing to occupant comfort and reduced reliance on mechanical heating and cooling systems.

The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

Analysis

The proposed subdivision's design, density, land use, and associated improvements conform to the applicable regulations of the City's Development Code and the requirements of all public agencies with jurisdiction over the project. The project complies with zoning and site development standards, and has been reviewed for consistency with applicable Specific Plan regulations and adopted design standards. Infrastructure systems, including stormwater management and sanitary sewer service, have been evaluated and designed in accordance with the standards of the San Mateo Countywide Water Pollution Prevention Program, Menlo Park Fire Protection District, and the East Palo Alto Sanitary District. With approval of the required entitlements and implementation of applicable conditions of approval, the project conforms to applicable City ordinances and the regulations of other responsible agencies.

Exhibit C - Conditions of Approval

University & Bay at 4 Corners

- Mixed-Use Project

DR25-007

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A. General Conditions of Approval

1. Prior to the issuance of any building permits, the property owner and/or developer shall acknowledge in writing all the conditions of approval and must accept these conditions with full awareness of the responsibilities associated with each requirement. The conditions of approval shall be reproduced on the first page of the plan set to the Building Division.

2. Prior to the issuance of Building Permits, the project applicant/developer must obtain all required approvals including the will serve letter and be in compliance with all the conditions of the East Palo Alto Sanitary District.

3. The following Conditions of Approval may be superseded by future State regulations or outside regulatory agency requirements and guidelines. The project must comply with any conditions superseded by State regulations or outside regulatory agency requirements.

4. Prior to issuance of building permits, the property owners shall file with the Director of Community Development, on forms provided by the City, an acknowledgment that they have read, understand and agree to these conditions of approval.

5. All applicable mitigation measures specific to development projects included in the East Palo Alto General Plan Mitigation Monitoring and Reporting Program (MMRP) and the 2013 Ravenswood Business District / 4 Corners Specific Plan shall be implemented.

6. Regulatory and Development Fees

    a) The applicant agrees to pay all applicable regulatory fees in effect at the time of Building Permit and Plan Check application submittal, including but not limited to General Plan Surcharge, Plan Check, Building Permit, etc., as specified by each respective City Ordinance or the City's Master Fee Schedule.

    b) Pursuant to Government Code Section 65589.5(o), the project is subject to development fees, as defined by Government Code Section 65941.1(b)(3)(B)(i), in effect when a complete application was submitted to the City, which are the development fees that were effective on July 1, 2024 and attached to these conditions as **Attachment A**.

B. Standard Conditions of Approval

Air Quality

Construction & Operations

1. The project shall implement the following best management practices to ensure that the project's air quality impacts are less than significant:

    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
    - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    - Post a publicly visible sign with the telephone number and person to contact at the City of East Palo Alto regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

2. The project shall implement the following standard control measure to ensure potential impacts from increased cancer risk and annual PM2.5 concentrations from project construction are minimized. The use of TAC emission controls is a standard measure for urban development throughout the Bay Area that is located in close proximity to sensitive receptors. With these measures the project would have a less than significant impact on air quality:

- All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM10 and PM2.5) if feasible, otherwise:
    - If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve an 85-percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).
    - Use of alternatively fueled equipment with lower NOx emissions that meet the NOx and PM reduction requirements above.
    - Special equipment that cannot meet the above requirements must be approved as exempt by the City after considering reasons for requesting an exemption.
    - Use portable electrical equipment where commercially available and practicable to complete construction. Construction contractors shall utilize electrical grid power instead of diesel generators when (1) grid power is available at the construction site; (2) when construction of temporary power lines is not necessary in order to provide power to portions of the site distant from existing utility lines; (3) when use of portable extension lines is practicable given construction safety and operational limitations; and (4) when use of electrical grid power does not significantly compromise construction schedules.
- Diesel engines, whether for off road equipment or on road vehicles, shall not be left idling for more than two minutes, except as provided in exceptions to the applicable state regulations (e.g., traffic conditions, safe operating conditions). The construction sites shall have posted legible and visible signs in designated queuing areas and at the construction site to clearly notify operators of idling limit.
- Provide line power to the site during the early phases of construction to minimize the use of diesel-powered stationary equipment.
- Utilize low volatile organic compound (VOC) (i.e., ROG emitting) coatings, that are below current BAAQMD requirements (i.e., Regulation 8, Rule 3; Architectural Coatings), for at least 80 percent of all residential and nonresidential interior paints and 80 percent of exterior paints. This includes all architectural coatings applied during both construction and reapplications throughout the project's operational lifetime. At least 80 percent of coatings applied must meet a "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint. For reapplication of coatings during the project's operational lifetime, the Declaration of Covenants, Conditions, and Restrictions shall contain a

stipulation for low VOC coatings to be used. Examples of "super-compliant" coatings are contained in the South Coast Air Quality Management District's website.

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be posted for construction workers at all access points.

Noise and Vibration

37. Construction Noise. The applicant shall implement the following standard noise control measures during project construction to ensure that the construction noise impacts are less than significant:

    - Limit construction activity to weekdays between 7:00 AM and 6:00 PM and Saturdays between 9:00 AM and 5:00 PM, with no construction on Sundays or holidays;
    - Utilize "quiet" models of air compressors and other stationary noise sources where such technology exists;
    - Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;
    - Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;
    - Locate staging areas and construction material areas as far away as possible from adjacent land uses;
    - Prohibit all unnecessary idling of internal combustion engines;
    - Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem are implemented.
    - Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction.

38. Operational Noise. The project would implement the following mitigation measures:

    - Prior to issuance of building permits, project mechanical equipment shall be selected

and designed to reduce impacts on surrounding uses and meet the City's exterior and interior noise level requirements. A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the City's 55 dBA L50 daytime exterior limit and 50 dBA L50 nighttime exterior limit at the nearest residential property lines.

39. The project would implement the following control measures to ensure the project's construction vibration impacts are less than significant:

    - Operating equipment on the construction site shall be placed as far as possible from vibration-sensitive receptors.
    - Smaller equipment shall be used along shared property boundaries to minimize vibration levels below the limits.
    - The use of vibratory rollers or tampers shall be avoided within 20 feet of sensitive uses.
    - Dropping heavy objects or materials within 20 feet of sensitive uses shall be avoided.

Public Works and Utilities

6. Grading Permit. Prior to building permit approval, a grading permit shall be obtained from the Engineering Division with payment of fees per EPAMC 15.48. See the following link for an application. https://www.cityofepa.org/publicworks/page/grading-permit.

7. Encroachment Permit. The developer shall obtain an encroachment permit from the Engineering Division prior to performing any work in the public right-of-way. See the link below for an application. https://www.cityofepa.org/publicworks/page/encroachment-permit.

8. Public Improvements. The developer shall provide public street improvements along the project frontage where existing streets (vehicle and/or pedestrian paths) do not meet current City standards. These improvements may include sidewalk, curb and gutter, driveway approach, and curb ramp and any right-of-way identified in the scaled and dimensioned drawing required under Public Works Department project specific condition #10. See EPAMC 15.04.040.

9. Construction Vehicles, Equipment and Materials. All construction related vehicles, equipment, and materials shall be managed on-site. At no time shall such items be parked or stored in the public right-of-way without an encroachment permit or written

approval by the City Engineer.

10. Traffic Control. Activities that require temporary closures of sidewalks, vehicle and/or bike lanes, or other public paths shall require review and approval by the Engineering Division through an encroachment permit.

11. Construction Best Management Practices. This project is required to implement stormwater best management practices (BMP) as described by the San Mateo Countywide Water Pollution Prevention Program. The following sheet in the link below shall be included in the plans. https://www.flowstobay.org/wp-content/uploads/2020/04/Countywide-Program-BMP-Plan-Sheet-June-2014-Update.pdf.

12. Fences/Walls. No new or existing fence and/or wall shall be permitted outside of the property boundary lines. No new or existing concrete (or similar) wall and/or fence is permitted where there is a public easement. The removal of such existing structures shall be required prior to the issuance of any permits.

13. Water Meters: Water meters shall be purchased by the developer, maintained privately, and stored onsite.

14. Sewer Cleanout. If one does not already exist, the developer shall install a sanitary sewer cleanout at the front property line per East Palo Alto Sanitary District standards.

15. Off-site Improvement Plans. Submit off-site improvement plans separate from the Building on-site improvement plans as the off-site improvement plans are approved through a Public Works Encroachment Permit process.

16. Potholing. An encroachment permit shall be obtained for potholing purposes. The information should be used during design and construction to prevent utility conflicts related to new service laterals, tree installations, and so on.

17. Construction Material and Staging. All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-way or public easements.

18. Upgrade of Existing Public Improvements. As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as backflow preventers, sign posts, etc.), shall be upgraded to current City standards and as required by the Department

of Public Works.

19. Benchmarks. The improvement plans shall be prepared by using City's latest benchmarks (NAVD88) available on City's website.

20. Utility Connection. This project requires connection to all public utilities or private utilities operating under a City or State franchise which provide adequate levels of service, will-serve letters must be obtained before Building Permit Approval.

21. Storm Manhole. Install a storm manhole at the front property line along the new storm lateral.

22. Existing Utility Abandonment Relocation. Developer is responsible for research on all existing utility lines to ensure that there are no conflicts with the project. All existing utility lines (public or private) and/or their appurtenances not serving the project and/or have conflicts with the project, shall be capped, abandoned, removed, relocated and/or disposed of to the satisfaction of the City. Existing public facilities within the street right-of-way shall be abandoned per City's Abandonment Notes and procedures, including abandonment by other utility owners.

23. Modifications to Existing Public Utilities. Developer is required to pay for all changes or modifications, required by the project, to existing City utilities, streets and other public utilities within or adjacent to the project site, including but not limited to utility facilities/conduits/vaults relocation due to grade change in the sidewalk area, caused by the development.

24. Wet Utilities. All wet utilities (water, sanitary sewer, storm drain) on private property shall be privately owned and maintained. The fire and domestic water systems shall be privately owned and maintained beyond the meter.

25. Re-use of Existing City Utility Service Lines. The re-use of deficient City water service lines on the project site is not allowed. Developer's contractor shall replace any deficient facilities as deemed necessary by the Department of Public Works.

26. Sanitary Sewer and Storm Drain Tributary Pattern. This project is required to follow the existing sanitary sewer and storm drain tributary pattern. Any deviations would require additional analysis and subject to approval by the Public Works Department as part of the off-site improvement plan review process. This project shall not cause any negative impact on the drainage pattern for adjacent properties.

27. Stormwater Drainage. The project shall not create any negative impacts to adjacent properties such as cross-lot drainage. The project shall also mitigate any impacts to the

public stormwater system through the installation of rain gardens, bubblers or other infiltration devices, swales, increasing of pervious areas, or other methods. Any excess stormwater beyond a 10-year storm event or the site's retention capacity may be drained to the public right-of-way via sheetflow. This shall be confirmed thru submittal of a hydrologic/hydraulic study and a final Stormwater Control Plan and stormwater sizing calculations. Post-construction flows shall not exceed pre-construction flows, up to the 100-year storm,

28. Utility Meter/Vault. No existing or new utility meters or vaults shall be located within the new driveway approach. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement, if any.

29. Driveway Approaches. Install a new driveway approach along the project frontage to comply with Americans with Disabilities Act (ADA) requirements and City standard details and specifications.

30. Decorative Pavement. Any and all proposed decorative pavement and vertical curb pertaining to on-site development shall not be located within the City right-of-way.

31. Traffic Control Plan. Submit a traffic control plan with the off-site improvement plans for review and approval. The traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.

32. Damage to Existing Public Improvements. Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. All existing traffic detector loops and conduits shall be protected in place during construction. Any damaged detector loops shall be replaced within 7 days at the expense of the developer.

33. Reservation/Abandonment of Easements. Reservation of new and/or abandonment of existing public/private utility easement(s), ingress/egress easement(s) necessary for the project shall be delineated on the map or recorded concurrently with the map with a separate instrument. Subdivision Map Act §66475 and §66499.20-1/2 for public easements) Quitclaim deed is required for abandonment of private easements prior to map recordation. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements.

34. Utility Company Approval. Obtain map approval letters from the utility companies in

regard to any existing or new easements associated with their facilities.

35. Completion of Public Improvements. Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy.

36. Final Map Dedications. Parcel Map must be approved by the City and recorded with the County. The map must include a 5' Public Utility Easement along the project frontage and a 5' Sidewalk Easement along Bay Road. A recent (within six months) title report shall be provided with the map. The parcel map shall be recorded prior to building permit issuance.

37. A Homeowner's Association shall be formed at the time the Final Map is filed. The HOA shall be responsible for maintaining all onsite improvements unless those improvements that are specifically maintained by the City or a private utility company.

38. Streetscape. The developer shall install new sidewalk and curb & gutter along the entire project. Existing pavement shall be repaired as needed, and the pavement shall have a grind and overlay along the project frontage to the street centerline or as determined by the City Engineer based on utility trenching.

39. The new driveway shall be ADA compliant.

40. New streetlights shall be installed on the project frontages.

41. Red Curbs. Red curbs shall not be used to designate parking/stopping restricted zones, except as required for public fire hydrants.
42. Joint Trench. Joint trench plans shall be included in the improvement plan submittal.

43. Water System. Provide an analysis confirming adequate domestic and fire flow and pressure.

44. Sewer Capacity. The developer shall obtain approval from the East Palo Alto Sanitary District (EPASD). Any improvements or cash contributions required to accommodate sewer impacts shall be the sole responsibility of the developer.

45. Root Barrier. Install a continuous root barrier along the new sidewalk per City standard details and specifications.

<u>Stormwater Environmental Division Conditions</u>

Prior to Grading Permit Issuance

46. Applicant shall provide a post-construction stormwater site management plan (Site Plan) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plans for each site design, source control and treatment measure requiring maintenance.

47. Applicant shall pay most current NPDES fees prior to Grading Permit being issued.

48. LID treatment measures to be shown on final improvement or grading plans shall not differ materially from the LID treatment measures presented on the project's Planning Application, without written approval from the Planning Department.

C. Project Specific Conditions of Approval

Planning Division

1. The project shall be developed in substantial compliance with the drawings submitted as part of the East Palo Alto planning application DR25-004 dated November 11, 2025, to be revised pursuant to the conditions of this staff report as may be amended by the Planning Commission. The permit shall be effective 15 days following the date of the decision unless an appeal is filed prior to the effective date.

2. This approval is valid for a period of two (2) years from the effective date, if the applicant/developer has not yet secured building permits and started construction. If the applicant/developer is unable to secure building permits before two years from the effective date, the applicant/developer must submit an application for an extension at least thirty (30) days before expiration in order to extend the term of the permit.

3. Any modifications to the approved plans and related information must be submitted to the Planning Division for review and approval and may be subject to review during a public hearing.

4. The Tentative Map approval shall expire within two (2) years of the effective date of its approval unless the approval is extended pursuant to the provisions in the Subdivision Regulations or unless a Final Map has been approved for recordation

by the City Council.

5. The cover page of the one lot Condominium Tentative Map shall indicate that the Planning Manager has certified that all the conditions of approval of this Tentative Map have been complied with.

6. Prior to the approval of the Final Map, the developer shall enter into a Subdivision Improvement Agreement (SIA) in accordance with the Subdivision Regulation. The developer shall cover all costs associated with the preparation of the subdivision agreement as determined by the Planning Manager and the Public Works Director.

7. A Final Map shall be submitted for review and approval by the City Council. The One-Lot Condominium Tentative Map shall comply with the regulations of the East Palo Alto Subdivision Ordinance, the Subdivision Map Act, and these conditions of approval. The Final Map shall be drawn in substantial compliance with the approved Tentative Map.

8. Prior to the submittal of a building permit, the plans must meet all minimum requirements for the driveway and parking per Menlo Park Fire Protection District and City requirements.

9. All appeals of discretionary decisions required as part of these conditions of approval are required to be appealed to the City Council unless otherwise stated herein or in the Development Code Regulations.

10. Exterior colors, materials, design elements, lighting and landscaping shall be consistent with the plans dated October 15, 2025. Plans submitted for Building Permit issuance are subject to final review and must be approved by the Planning Manager prior to the issuance of a building permit.

11. The lighting plan for the common areas, parking areas, and pedestrian easement walkways shall operate independently from the individual residences. All fixtures shall be located within the common areas and designated easements. Lighting shall be in full compliance with EPAMC Chapter 18.34.110.

12. C.C.&R.'s shall be reviewed by the Planning Division and the City Attorney prior to the submittal of the Final Map. The C.C.&R's and Conditions of Approval shall be recorded in the office of the County Recorder concurrently with the Final Map or prior to Temporary Certificate of Occupancy per the requirements of the State Department of Real Estate.

13. The applicant/developer is responsible for applying for an address assignment with the Building Division for the subdivision and works directly with the Menlo Park Fire Protection District to review potential addresses.

14. Prior to issuance of building permits, the Applicant shall obtain, record, and provide proof of recordation to the City Planning Division an easement allowing portions of any balcony, deck, or architectural projection that encroaches into or over an adjacent parcel or easement area.

Trees and Landscaping

14. Off-site trees, as identified in the plans dated November 11, 2025, shall be preserved in accordance with the recommendations and preservation guidelines identified in the Arborist Report dated August 2025 and prepared by Hort Science Bartlett Consulting.

15. If the applicant does not provide documentation demonstrating removal of the approved tree and planting of the replacement tree prior to issuance of Certificate of Occupancy, the applicant shall be required to deposit a surety in the amount of the Hort Science Bartlett Consulting estimated value of removed tree (Tree 174 - $18,000) in accordance with Section 18.28.080 of the East Palo Alto Municipal Code to guarantee removal and replacement

16. Replacement trees shall comply with the standards and recommendations set forth in the City of East Palo Alto Urban Forest Master Plan related to species diversity. A maximum of twenty percent (20%) of any one general and ten percent (10%) of any one species may be used to meet planting requirements within the city.

17. The applicant shall inform the Planning Division when the replacement trees have been planted. Planting is subject to review and approval by the Planning Division.

18. Off-site tree canopies shall be protected to the extent possible. If pruning is necessary, it shall be done in accordance with standards identified in the in the Arborist Report dated August 2025 and prepared by Hort Science Bartlett Consulting. Pruning shall not extend beyond the subject property lines without the notification of and written consent from the property owner of the offsite tree.

19. All contractors hired to remove trees or to perform on the project shall possess an active business license with the City of East Palo Alto.

20. The applicant/developer or his or her contractor shall contact the City by phone or email at least 48 hours prior to the removal of the existing trees.

21. Tree and debris removal shall only occur between the hours of 8:00 a.m. and 5:00 p.m. on weekdays, or between 9:30 a.m. and 5:00 p.m. on Saturdays.

22. Approval from the Engineering Division (650-853-3119) is required for any encroachment into the public right-of-way or for partial road closures required for the removal of the trees.

23. All tree stumps shall be removed by digging the stump out and grinding a minimum of 16" below grade.

24. The applicant shall hold harmless the City, its officers, agents, and employees from any liability or claims for damages due to the injury of any person, loss of life, or damage to property caused by, or arising out of activities authorized by these approvals. The applicant shall employ legal counsel approved by the City and/or indemnify the City for the cost of legal counsel and legal services.

25. Project landscaping shall comply with the City of East Palo Alto and State regulations for water-efficient landscaping.

26. The private and dedicated open space and trees shall be preserved and maintained by the owner/occupant and Homeowner's Association, as appropriate, per the approved plans of this report. If there are any modifications to the current trees and landscaping or if the tree needs to be replaced by something comparable, the applicant/developer will need to get approvals from the Planning Division in order to be permitted to do so. The approval may require, but is not limited to, separate permit fees, arborist reports, and other necessary documents. For common hardscapes areas, the use of previous pavers such as grasscrete or similar types of pavers shall be implemented to expand the open space on site.

Building Division

27. A digital copy of the plans must be submitted for building review; including the digital submittal of all relevant supporting documents; structural calculations, energy compliance forms, soil reports etc.

28. The Plans submitted for building review must be designed to the 2025 California Building Codes. Projects submitted after January 1, 2029, will have to be designed to the 2028 California Building Codes.

29. Please imprint the Conditions of Approval on the plans submitted for building permits.

30. Please imprint on the submitted plans, the Construction Best Management Practices. To access the standard plan, please visit: http://www.flowstobay.org/construction.

31. The applicant shall properly complete and incorporate the 2019 CAL Green Residential Mandatory Measures on the plans submitted for building permits. The link to access the form: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/443.

32. Properly complete and submit the EPA Special Inspection form for any proposed work requiring special inspections as per CBC 1705. Link to access form: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/458.

33. Provide a note on the plans submitted for building permits: "At a minimum, 65% of the project waste stream shall be recycled; prior to final project approval, a receipt shall be provided to the building inspector to verify 65% recycling has occurred. Self-hauling is prohibited in the City of East Palo Alto; an authorized hauler shall be utilized.

34. "All construction and demolition debris shall be contained on-site (not in the public right-of-way) in constantly covered bins, which include adequate service."

35. Please note on plan: The City of East Palo Alto Municipal Code Section 15.04.125 limits construction activity to the following hours:
    a. Monday through Friday: 7:00 AM to 6:00 PM
    b. Saturday: 9:00 AM to 5:00 PM
    c. Sundays and national holidays: No activity allowed.

City Attorney

36. To the maximum extent permitted by law, the applicant (or its successor in interest) shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of East Palo Alto, its City Council, Planning Commission, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all claims, actions, or proceedings against Indemnitees to attack, set aside, void or annul an approval by Indemnitees relating to this project. This indemnification shall include, but is not limited to, all damages, losses, and expenses (including, without limitation, legal costs and attorney's fees) that may be awarded to the prevailing party arising out of or in connection with an approval by the Indemnitees relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in the defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding and the applicant (or its successor in interest) shall reimburse the City for its reasonable legal costs and attorneys' fees.

Housing Division

Actions Prior to Issuance of a Building Permit. Prior to approval of Building Permits, the applicant is responsible for the following:

37. An executed Inclusionary Housing Agreement with the City of East Palo Alto codifying the project's inclusionary obligation, pursuant to Section 18.37.090(B) of the Development Code of the City of East Palo Alto, which shall be recorded against the residential development prior to the approval of any final or parcel map or issuance of a building permit, whichever comes first.

Actions Required for Housing Division's Clearance of Final Inspection and Issuance of Certificate of Occupancy

38. No Final Inspection Approval, Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units will be issued until all requirements of the Inclusionary Housing obligations pursuant to Chapter 18.37 of the Development Code of the City of East Palo Alto are met.

Police Department

Addressing

39. When there are multiple structures, an address monument and/or complex map should be erected which incorporates an elevated view of the complex buildings and addresses. It would be illuminated during the hours of darkness and positioned to be readily readable from main vehicular or pedestrian access points.

40. Each individual building and unit should be clearly marked with the appropriate building number and address and should be positioned to be easily viewed from vehicular and pedestrian pathways throughout the complex. Main building numbers should be a minimum height of 12-inches.

Lighting

41. Adequate lighting of parking lots and associated carports, driveways, circulation areas, aisles, passageways, recesses and grounds contiguous to buildings should have enough lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and to provide a safe and secure environment for all persons, property and vehicles on site.

Landscaping

42. Landscaping should be situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the fence and property lines and under vulnerable windows.

Garage and Parking Lot

43. "No Trespassing/Loitering" signs are recommended to be posted at the entrances of parking lots and located in other appropriate places. Signs should be at least 2'by1' in overall size, with white background and black 2" lettering.

    a. §9.08.010 of the East Palo Alto Municipal Code should be included as a reference on the no loitering signs.

    b. All entrances to parking areas should be posted with the appropriate signs per 22658(a) of the California Vehicle Code to assist in the removal of vehicles at the owner/manager's request.

Fencing/Access Control

44. Adequate pedestrian and vehicular access control to the development can mitigate many potentially problematic safety issues about surveillance and unwanted entry. It can also help alleviate the need for full-time security in larger developments, notwithstanding factors such as site location, projected growth contiguous to the development, prior crimes in the area, etc.. It can be recessed enough so the development will not take on the appearance of a "fortress" but not so far away from the opening that a possible entrapment/ambush area is created. To further enhance safety a digital keypad entry system is recommended for apartment residence access, (over keycards, scanners, etc). This type of entry provides quick and unhampered emergency personnel access to the interior of the development in the event of a critical incident or medical emergency. This is because emergency personnel en route to an event can confidentially access the entry code via a mobile computer.

    a. When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link, should be installed to establish territoriality and defensible space, while maintaining natural surveillance.

Line of Sight/Natural Surveillance

45. If they exist, common use facility rooms such as conference, laundry, TV rooms, etc. should have doors that contain transparent material for surveillance. Designing a

window contiguous to the door would serve the same purpose. Designing doors to these types of rooms so that they can be locked open during hours of use is another recommendation.

a. Wide angled peepholes should be incorporated into all dwelling front doors and to all solid doors where visual scrutiny to the door from public or private space is compromised.

b. Stairwells and elevator lobbies should be of open design whenever structurally possible.

c. It is highly recommended to have an elevator shaft that can be transparent, making occupants of the cab visible from the outside.

d. Convex mirrors should be installed in elevator cabs and at stairwell landings.

e. Trash enclosures should not hinder needed surveillance.

f. Other line of sight obstructions including recessed doorways, alcoves, etc. should be avoided on building exterior walls and interior hallways.

Public Works Department

46. Provide a scaled and dimensioned drawing to confirm that the proposed street improvements fit within the existing right of way. Improvements include a second southbound left turn lane on University Avenue at Bay Road and a second westbound left turn lane on Bay Road at University. Improvements shall also include a new eastbound left turn lane on Bay Road at the project entrance. The left turn lane median island break and the Bay Road driveway shall be designed to physically prevent left turns out of the driveway. The eastbound left turn lane shall be designed to conform to the aforementioned scaled and dimensioned drawing and shall be constructed in a manner that accommodates the additional westbound left turn lane. If parking needs to be removed on the south side of Bay Road to accommodate the Developer's proposed improvements, a separate request to remove parking shall be submitted to the City Council for their consideration. If the City Council declines to approve the parking removal, the Developer must submit updated plans that do not remove parking subject to review and approval by the City Engineer.

47. Improvements shall include installation of a traffic signal at the University Avenue entrance opposite the County property driveway. The improvements shall include modification of the County driveway to accommodate the signal phasing/ timing,

48. The removal of the off-site tree is subject to East Palo Alto Municipal Code Section 12.16.080. The applicant shall obtain a permit for removal from the public works director prior to building permit issuance.

49. Provide a solid waste management/ collection plan and forward to Recology for review. Show location of trash dumpster enclosures or interior trash collection areas, and location of container staging for pickup.

50. Improvement and grading plans shall conform to the *Geotechnical Desktop Review, Four Corners Townhomes and Mulit-Use Apartments,* by Atlas-Geosphere Consultant, dated December 4, 2025.

51. Provide an updated Expected Sanitary Sewer Load analysis that incorporates the peaking factor into the sewer calculations to determine peak flow impacts on the internal sewer system and the existing downstream system.

52. Provide a sewer capacity analysis of the downstream system (using peak flows from the project, with any required upgrades determined by the City following review of the capacity analysis.

53. The existing conditions survey and the title report show the townhome and mixed use developments located on a single parcel. A parcel map will need to be filed to separate the phases, or the first phase will need to include the second phase as a parcel for future development. Access and utility easement in favor of the Mixed-Use parcel shall be dedicated over the Townhome parcel.

54. Prior to approval of improvement plans or final map, or issuance of any permits, a plan shall be submitted showing how the project will have access and utilities in the event it precedes development of the Townhome project. The plan will provide circulation improvements and emergency vehicle access in conformance with Sheets G004 and G005 of the Entitlement Set. Uitlities shall be in conformance with Sheets C5.0, C5.1, and C6.0, and shall include adequate offsite drainage improvements to convey flows across the Townhome project to a connection to the existing system. Detention shall be provided in the form of the permanent detention basin in the Townhome project or a smaller temporary facility.

55. Prior to approval of improvement plans or final map, or issuance of any permits, the existing access easement in favor of the City shall be quitclaimed.

Menlo Park Fire Protection District

Access: Aerial Ladder Access to be established along University Ave fronting subject property, the aerial ladder placement appears to meet the prescriptive distance requirements outlined in CFC Appendix D105. The following are general Access requirements that apply to subject project and shall be addressed as part of the

Building Permit Review:

56. CFC Section D105.4 (2022 edition) - Obstructions. Overhead Electrical Obstruction – Overhead Electrical Utility power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

57. All Emergency Vehicle Access (EV A) Roadways shall be "Publicly Recorded with the County of San Mateo Recorder's Office".

58. Access Point - An approved access is required for all new buildings and shall reach to a point (Access Point) within 150-feet of all exterior areas of each building. See also the 2022 CFC, Appendix C OCCUPANCY TYPE: The purpose for which a building or part thereof is used or intended to be used.

59. Fire apparatus roadways, including public and private streets and in some cases, driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000-pound fire apparatus and shall be provided with an all-weather driving surface. Private roadways shall have a minimum width of 26 feet and a clear height of 13 feet 6 inches. Roadways shall be designed to accommodate the weight of the fire apparatus and the minimum turning radii of 36 feet for fire apparatus. Dead end roads in excess of 150 feet in length shall be provided with a turn-a-round.

60. Fire Control Room -An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall meet the following requirements:
    a. Fire control rooms shall contain only fire system control valves, fire alarm control panels and other related fire system equipment.
    b. The location of the fire control room shall be approved by the fire code official.
    c. Fire control rooms shall have minimum dimensions of five feet by seven feet.
    d. Fire control rooms shall be constructed with a one-hour fire rating.
    e. Fire control rooms shall be provided with an exterior access door approved by the fire code official.
    f. Durable signage shall be provided on the exterior side of the access door.
    g. Storage of materials in fire control rooms is prohibited.

61. NOTE ON FIELD PLAN: All curbing located within the complex that has not been assigned as onsite parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with MPFD standard for "Designation and Marking of Fire Lane" Provide a complete no parking-fire lane striping plan with no parking signage in accordance to MPFD standard on subsequent submittal:
    a. Required no parking signage installed at an approved location at entrances.

62. NOTE ON FIELD PLAN: Fire apparatus roadways, including public or private streets or roads used for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site:
63. a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2022.

Aerial Ladder Truck Fire Access Roadways

64. CFC Section D105.2 (edition 2022)- Width. Aerial Ladder Truck Fire Access Roadways shall have a minimum unobstructed width of26-feet, exclusive of shoulders, In the immediate vicinity of the building or portion thereof.

65. CFC Section D105.3 (2022 edition) -Proximity to Building. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of26 feet (7925 mm) in width, and shall be positioned parallel to at-least one entire side of the building, and the fire lane shall be located within a minimum of 15-feet (4572 mm) and a maximum of 30-feet (9144 mm) from the building. The side of the building on which the aerial ladder truck is positioned shall be approved by the fire code official. CFC 2022, Appendix D 105:
    a. Fire District staging areas to be determined for Aerial Ladder Truck Minimum and Maximum climbing angles, if a climbing angle is less than 50 degrees the roadway shall be adjusted to comply to the charging condition listed above. Note Aerial Ladder requires minimum 4' setback on any side to allow for outriggers.
    b. Aerial Ladder Access shall meet CFC requirements as per MPFD Fire Marshal's discretion.

Water Supply

66. Applicant to provide fire flow information through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2019, Sec. 507.5.1 Appendix B Section 105.2 & able 105.1:

Fire Flow for building is as follows per CFC Appendix B Table B 105.1 (2):

a. a. Total Building Area.
    i. Building - 271 ,886 sq ft
       Type IA Construction - 5,750 gpm
       Type IIIA Construction - 6,000 gpm
b. Percentage of Building- Building fire flow.
    i. Type IA = l 19.776/271 ,886 x 100 = 44.0%
    ii. Type IIIA = 152,110/271.886 x 100 = 55.9%
c. c. Therefore - Building total Fire Flow.
    i. 0.440 (2,530) + 0.559 (3,354) = 5,884 gpm / 2 = 2,942 gpm @20 psi residual pressure with a flow duration of 3 hours.

67. 3 Public hydrant will be required, pursuant to CFC Section Appendix C Table Cl 02.1. All hydrants to comply to the following:

    a. All fire hydrants shall be wet barrel standard steamer type with 1-4 1/2" (114.3 mm) and 2-2 1/2" (63.5 mm) outlets. MPFPD CFC Sec. 507.5.1 Appendix C.
    b. Public Fire Hydrant shall be located within 50-foot distance from fire suppression systems – Fire Department Connection (FDC) located along a fire apparatus access roadway. Location of FDC shall be approved by MPFD Fire Marshal.
    c. Specific location for fire hydrants may be positioned as part of Building Permit Review.

68. Fire hydrants and fire appliances (fire department connections and post indicator valves) shall be clearly accessible and free from obstruction.

D. Tribal Monitoring and Tribal Cultural Resources

Tribal Monitoring

1. The Tamien Nation shall designate the monitor.

2. The tribal monitor shall comply with applicant's site access and workplace safety requirements.

3. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.

During Construction or Upon the Discovery of Tribal Cultural Resources

4. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.

5. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9.

6. A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site.

7. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.

8. The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe. If remains or suspected burial grounds are encountered:
    a. All work within a 50 foot radius from the remains or suspected burial grounds shall be temporarily stopped and the area shall be secured.
    b. The San Mateo County Coroner shall be notified to evaluate the discovery.
    c. If remains are Native American, the California Native American Heritage Commission (NAHC) shall be notified and the Project Archaeologist shall request for the NAHC to designate a Most Likely Descendant (MLD).
    d. The applicant and MLD shall make all reasonable efforts to enter into a treatment agreement incorporating NAHC best practices to address the methods, measures and conditions for tribal cultural resources discovered.
    e. A final report shall be prepared in consultation with the MLD and approved by the City prior to presumption of work.

Tribal Knowledge, Avoidance and memorialization

9. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

10. The applicant shall work with the Tamien Nation to acknowledge and memorialize the inhabitants of the area past and present, onsite, with content, placement, and interpretation subject to the Tamien Nation's review. The acknowledgement shall strive to recognize people who have indigenous ancestry to the land. The Tamien Nation shall review and provide comments for consideration in writing via email within 21 days of receipt of the proposed acknowledgement and memorialization. If comments are not provided to the applicant within 21 days, the acknowledgement and memorialization shall be deemed to have no comments.

FOUR CORNERS MIXED-USE

ENTITLEMENT SET

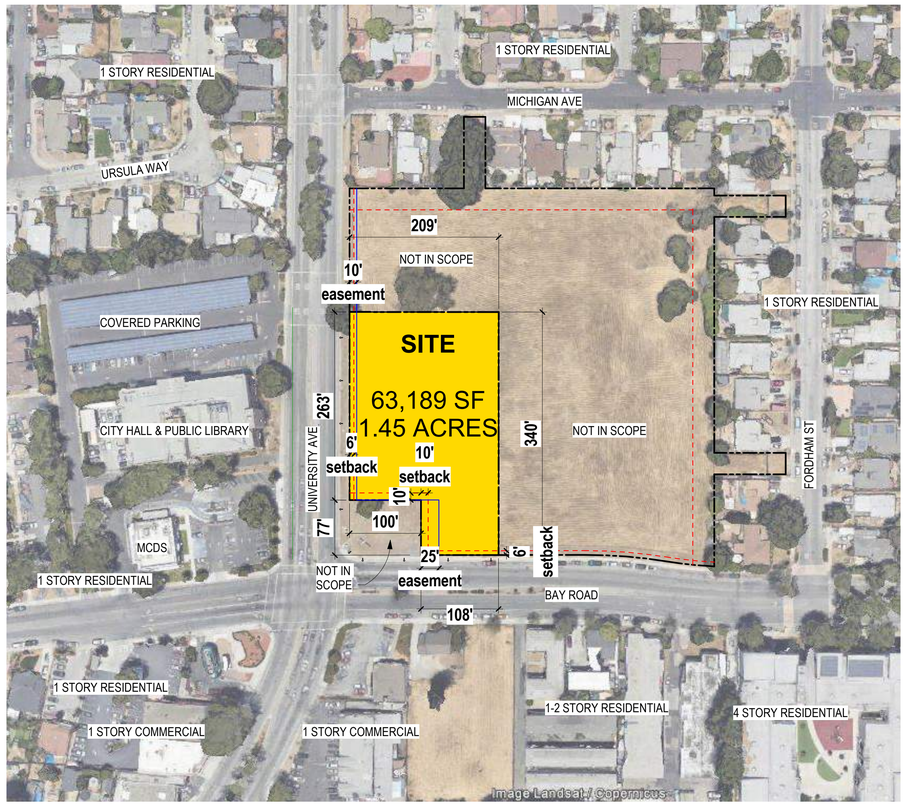


AERIAL VIEW AT THE CORNER OF UNIVERSITY AVENUE AND BAY ROAD

PROJECT DESCRIPTION

THE FOUR CORNERS MIXED-USE PROJECT IS LOCATED AT 2400 UNIVERSITY AVE, EAST PALO ALTO. A CITY OWNED CORNER PARCEL AT UNIVERSITY AND BAY IS NOT PART OF THE PROJECT SITE. THE PROJECT FRONTS ONTO UNIVERSITY AVE & BAY ROAD, WITH THE MAJORITY OF FRONTAGE ALONG UNIVERSITY. THE PROJECT CONSISTS OF ONE MIXED-USE RESIDENTIAL BUILDING AND A WRAP-GARAGE STRUCTURE INCLUDING 168 UNITS. THE PROJECT FEATURES LANDSCAPED SETBACKS, A PUBLIC LANDSCAPED COURTYARD OPEN SPACE, AND AN ACTIVE GROUND FLOOR INCLUDING USES SUCH AS APPROXIMATELY 5,000 SF OF RETAIL AND 8,400 SF OF RESIDENTIAL COMMON AREAS. THE GARAGE STRUCTURE IS WRAPPED ON THREE SIDES BY RESIDENTIAL USES AND CONTAINS APPROXIMATELY 256 SPACES.

VICINITY MAP: REQUIRED SETBACKS



1" = 100'-0"

VICINITY MAP-SITE | 1

PROJECT SITE

ADDRESS
2400 UNIVERSITY AVE, EAST PALO ALTO, CA 94303

PARCEL APN
#063111250

ZONING
FOUR CORNERS MIXED-USE

TOTAL SITE AREA:
63,189 SF = 1.45 ACRES

PROJECT DATA

BUILDING TYPE:
(5) LEVELS OF TYPE IIIA OVER (1) LEVEL TYPE IA

UNIT COUNT

UNIT TYPE	COUNT	AREA RANGE	%
1BR	42	620-700 SF	25.0
2BR	52	880-1117 SF	31.0
JR1BR	58	500-700 SF	34.5
STUDIO	16	405-520 SF	9.5
	168		

*FOR AFFORDABILITY AMOUNTS PLEASE SEE THE INCLUSIONARY HOUSING COMPLIANCE STATEMENT

RESIDENT PARKING SCHEDULE

PARKING TYPE	COUNT
ADA GARAGE	9
COMPACT GARAGE	85
STANDARD GARAGE	124
	218

RETAIL PARKING SCHEDULE

PARKING TYPE	COUNT
ADA VAN TUCK UNDER	1
COMPACT GARAGE	14
STANDARD GARAGE	20
STANDARD TUCK UNDER	3
	38

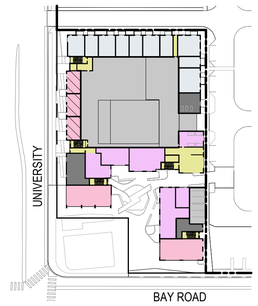
TOTAL PARKING: 256 STALLS

PROJECT AREA

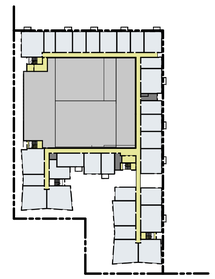
AREA SCHEDULE (GSF)	
CIRCULATION	29947 SF
COMMON	8410 SF
GARAGE	112794 SF
RESIDENTIAL	124111 SF
RETAIL	5555 SF
SERVICE	5397 SF
	286214 SF

AREA LEGEND

- CIRCULATION
- RESIDENTIAL - COMMON
- GARAGE
- RESIDENTIAL
- RETAIL/FLEX LOFTS
- MECHANICAL SERVICE (IE ELECTRICAL RM ETC) + TRASH ROOM



FLOOR PLAN - LEVEL 1 AREA LEGEND



FLOOR PLAN - LEVEL 2 AREA LEGEND

PROJECT DIRECTORY

DEVELOPER:

SAND HILL PROPERTY COMPANY
2600 EL CAMINO REAL, SUITE 410
PALO ALTO, CALIFORNIA, 94306
T. 650.772.4319
ATTN: MICHAEL KRAMER
mkramer@shpco.com

ARCHITECT:

DAVID BAKER ARCHITECTS
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SAN FRANCISCO, CA 94107
T. 415.896.6700
ATTN: DANIEL SIMONS
danielsimons@dbarchitect.com

LANDSCAPE ARCHITECT:

THE GUZZARDO PARTNERSHIP
PIER 9, SUITE 115
SAN FRANCISCO, CA 94110
T. 415.433.4672
ATTN: MORGAN BURKE
mburke@tgp-inc.com

CIVIL ENGINEER:

BKF
150 CALIFORNIA ST, SUITE 600
SAN FRANCISCO, CA 94111
T. 415.930.7900
ATTN: JACOB NGUYEN
jnguyen@bkf.com

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FOUR CORNERS MIXED-USE

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

SAND HILL PROPERTY COMPANY

License Stamp

Issuances

Description	Date
ENTITLEMENT SET	05/20/2025

Revisions

Rev.	Description	Date
1	ENTITLEMENT SET	08/01/2025
2	ENTITLEMENT SET	10/15/2025

Set Title

ENTITLEMENT SET

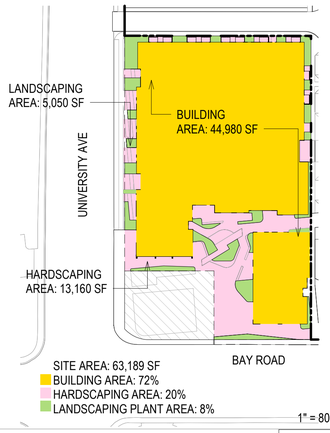
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TITLESHEET

Sheet No.

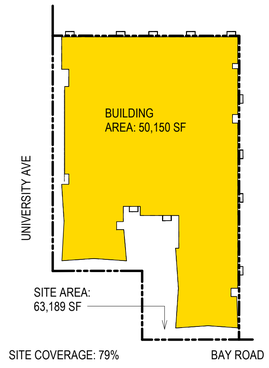
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Date 2025-10-15
Project No. 22237



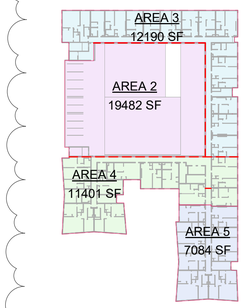
1" = 80'-0"

FLOOR PLAN - LEVEL 1 LANDSCAPE | 8



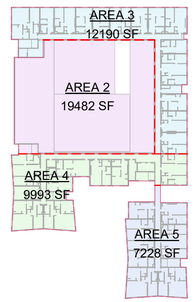
1" = 80'-0"

FLOOR PLAN - SITE COVERAGE | 7



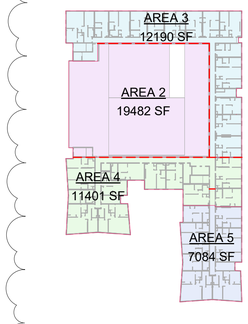
1" = 80'-0"

LEVELS 4-6 | 6



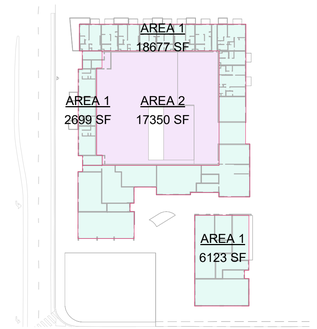
1" = 80'-0"

LEVEL 2 | 4



1" = 80'-0"

LEVEL 3 | 5



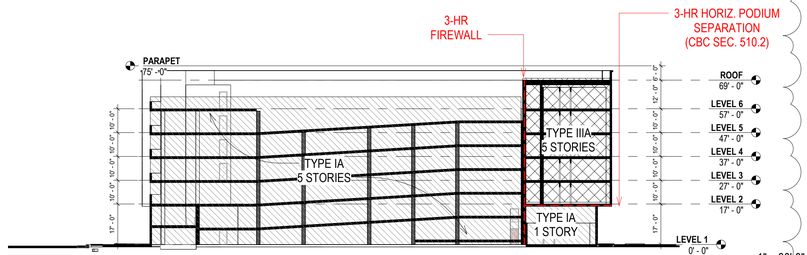
1" = 80'-0"

LEVEL 1 | 3



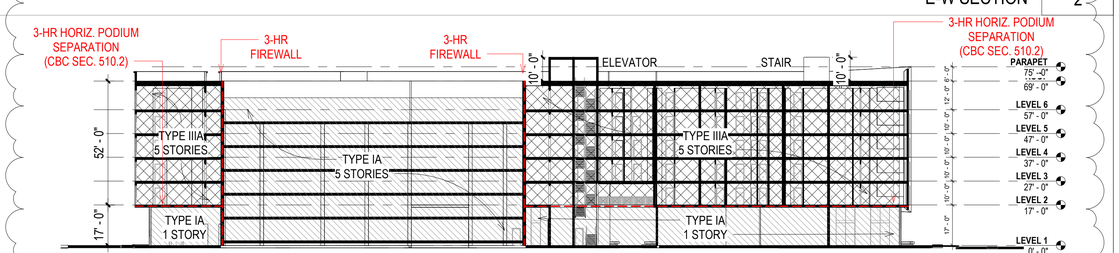
1" = 80'-0"

FLOOR PLAN - LEVEL 1 TREES DIAGRAM | 9



1" = 30'-0"

E-W SECTION | 2



1" = 30'-0"

N-S SECTION | 1

AREA CALCULATIONS:

ALLOWABLE AREA OF EACH STORY OF A SINGLE-OCCUPANCY, MULTISTORY BUILDING FROM EQUATION 5-2 (CBC 506.2.1):
Aa = At + (ns x if)

TOTAL ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING MORE THAN THREE STORIES ABOVE GRADE PLANE:
EQUATION 5-2 (CBC 506.2.1):
Aa = [At + (NS x If)] x Sa

SEE PLAN DIAGRAMS ON THIS SHEET FOR COMPLIANCE OF ALLOWABLE AREA PER STORY

BUILDING AREA

BUILDING AREA 1 (TYPE I-A):
ALLOWABLE BUILDING AREA IS UNLIMITED

TOTAL AREA: AREA 1 | 27499 SF

ALLOWABLE BUILDING AREA IS UNLIMITED FOR TYPE I-A CONSTRUCTION, THEREFORE **COMPLIES**

BUILDING AREA 2 (TYPE I-A):
ALLOWABLE BUILDING AREA IS UNLIMITED

TOTAL AREA: AREA 2 | 95277 SF

ALLOWABLE BUILDING AREA IS UNLIMITED FOR TYPE I-A CONSTRUCTION, THEREFORE **COMPLIES**

BUILDING AREA 3 (TYPE III-A):
ALLOWABLE AREA OF PER STORY: At + (ns x if) = Aa; 24,000 + (24,000 x.5) = 36,000 SF
TOTAL ALLOWABLE AREA: [At + (NS x If)] x Sa = Aa; [24,000 + (24,000 x 0.5)] x 2 = 72,000 SF

TOTAL AREA: AREA 3 | 48759 SF

BUILDING AREA 3: < 72,000 SF THEREFORE **COMPLIES**

BUILDING AREA 4 (TYPE III-A):
ALLOWABLE AREA OF PER STORY: At + (ns x if) = Aa; 24,000 + (24,000 x.5) = 36,000 SF
TOTAL ALLOWABLE AREA: [At + (NS x If)] x Sa = Aa; [24,000 + (24,000 x 0.5)] x 2 = 72,000 SF

TOTAL AREA: AREA 4 | 67788 SF

BUILDING AREA 4: < 72,000 SF THEREFORE **COMPLIES**

BUILDING AREA 5 (TYPE III-A):
ALLOWABLE AREA OF PER STORY: At + (ns x if) = Aa; 24,000 + (24,000 x.5) = 36,000 SF
TOTAL ALLOWABLE AREA: [At + (NS x If)] x Sa = Aa; [24,000 + (24,000 x 0.5)] x 2 = 72,000 SF

TOTAL AREA: AREA 5 | 35563 SF

BUILDING AREA 5: < 72,000 SF THEREFORE **COMPLIES**

THE HORIZONTAL ASSEMBLY AT LEVEL 2 SEPARATES THE TYPE IA PORTION OF THE BUILDING FROM THE TYPE IIIA BUILDING ABOVE WITH A 3-HOUR FIRE RESISTANCE RATING IN ACCORDANCE WITH CBC SECTION 510.2.

ABOVE THE HORIZONTAL SEPARATION, FIREWALLS WITH A FIRE RESISTANCE RATING OF NOT LESS THAN 3-HR SEPARATE THE BUILDING INTO DISTINCT AND SEPARATE BUILDING AREAS PER CBC 503.1 AND BETWEEN SEPARATE USES PER TABLE 706.4.

PER CBC SECTION 706.1, FIRE WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBC SECTIONS 706.2 THROUGH 706.11.

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PROJECT DATA AND BUILDING AREAS

Sheet No.

G002

Date 2025-10-15
Project No. 22237

REFERENCE: EAST PALO ALTO, CALIFORNIA MUNICIPAL CODE ; CHAPTER 6 ZONES, ALLOWABLE USES AND DEVELOPMENT STANDARDS
CITY OF EAST PALO ALTO GENERAL PLAN; RAVENSWOOD/4 CORNERS TOD SPECIFIC PLAN

CALIFORNIA GOVERNMENT CODE, SECTION 65915

ITEM	REQUIREMENT	REFERENCE	PROPOSED	STATUS
GENERAL PLAN LAND USE DESIGNATION	MIXED-USE HIGH (MUH)	EPA GENERAL PLAN (4-8)		COMPLIES
SPECIFIC PLAN	RAVENSWOOD/4 CORNERS TOD 2013 SPECIFIC PLAN	CH. 1 OF 2013 SPECIFIC PLAN		COMPLIES
ZONING USE DISTRICT	4C	EPA MUNICIPAL CODE - TITLE 18 DEVELOPMENT CODE		COMPLIES
USES PERMITTED	MULTI-FAMILY HOUSING ON UPPER FLOORS ONLY; AT LEAST 35% OF THE GROUND FLOOR SPACE OF EACH STRUCTURE SHALL BE RETAIL	EPA GENERAL PLAN (4-8)	MULTI-FAMILY HOUSING ON UPPER FLOORS; UNITS ON GROUND FLOOR ONLY FACING LOT INTERIOR; 20% OF GROUND FLOOR STRUCTURE RETAIL (EXCL. PARKING)	COMPLIES WITH STATE DENSITY BONUS WAIVER
MAXIMUM FAR (SPECIFIC PLAN)	1.5 FOR NON-RESIDENTIAL AND COMMERCIAL COMPONENTS IN MIXED-USE PROJECTS	CH. 6 OF 2013 SPECIFIC PLAN	.09 FAR = GENERAL RETAIL	COMPLIES
MAXIMUM FAR (GENERAL PLAN)	2.5 FOR NON-RESIDENTIAL	EPA GENERAL PLAN CH.18.12.030 (TABLE 2-4)	.09 FAR = GENERAL RETAIL	COMPLIES
MAXIMUM HEIGHT (SPECIFIC PLAN) (FT)	6 STORIES MAX. ADDITIONAL 15' FOR EQUIPMENT	CH. 6 OF 2013 SPECIFIC PLAN	6 STORIES (75 FT)	COMPLIES
MAXIMUM HEIGHT (GENERAL PLAN) (FT)	8 STORIES MAX OR 100', WHICHEVER GREATER	EPA GENERAL PLAN CH.18.12.030 (TABLE 2-4)	6 STORIES (75 FT)	COMPLIES
MAXIMUM DENSITY (GENERAL PLAN)	86 DU/ACRE	EPA GENERAL PLAN CH.18.12.030 (TABLE 2-4) CA GOV. CODE SEC. 65915(O)(6)	115.9 DU/ACRE	COMPLIES WITH STATE DENSITY BONUS*
STREETWALL ALONG UNIVERSITY & BAY	AT LEAST 65% OF BUILDING SHALL BE BUILT TO WITHIN 16 FEET OF PROPERTY LINE	CH. 6 OF 2013 SPECIFIC PLAN	10 FT (AT PROPERTY LINE)	COMPLIES
MINIMUM FRONT SETBACK (FT)	6' LANDSCAPE OR PUBLIC SIDEWALK	CH. 6 OF 2013 SPECIFIC PLAN	10-13 FT	COMPLIES
SIDE SETBACK (FT)	NONE REQUIRED	CH. 6 OF 2013 SPECIFIC PLAN	0 FT	COMPLIES
EXTERIOR SIDE SETBACK (FT)	10 FT	CH. 6 OF 2013 SPECIFIC PLAN	10 FT	COMPLIES
REAR SETBACK (FT)	30 FT	CH. 6 OF 2013 SPECIFIC PLAN	0 FT	COMPLIES WITH STATE DENSITY BONUS WAIVER
MINIMUM GROUND FLOOR HEIGHT (NON RESIDENTIAL)	16 FT	CH. 6 OF 2013 SPECIFIC PLAN	17 FT	COMPLIES
SIDEWALK WIDTH	10 FT MIN (6 FT WALK, 4 FT PLANTING ZONE)	CH. 7 OF 2013 SPECIFIC PLAN	13 FT INCL. MIN PLANTING ZONE	COMPLIES
OFF-STREET PARKING REQUIREMENTS - RESIDENTIAL	RESIDENTIAL: 1 PER DU (1BR, S) + .5 ADDITONAL SPACES FOR EACH ADDITIONAL BEDROOM	CH. 6 OF 2013 SPECIFIC PLAN	193 REQUIRED, 218 PROVIDED	COMPLIES
OFF-STREET PARKING REQUIREMENTS - NON-RESIDENTIAL	ALL OTHER NON-RESIDENTIAL USES: 1 PER 400 SF FLOOR AREA	CH. 6 OF 2013 SPECIFIC PLAN	GENERAL RETAIL = 5,554 SF 14 SPACES REQUIRED, 38 PROVIDED	COMPLIES
PARKING ACCESS	ONE PEDESTRIAN ACCESS POINT PER 300 FT OF STREET FRONTAGE (LOCATED IN REAR). MAX 2 CURB CUTS PER STREET FRONTAGE	CH. 6 OF 2013 SPECIFIC PLAN	PROVIDED	COMPLIES
BICYCLE PARKING - RESIDENTIAL	RESIDENTIAL: 1 CLASS I PER 3 UNITS + 1 CLASS II PER 15 UNITS	CH. 6 OF 2013 SPECIFIC PLAN	56 CLASS I REQUIRED, 63 PROVIDED 12 CLASS II REQUIRED, 12 PROVIDED	COMPLIES
BICYCLE PARKING - RETAIL	RETAIL: 1 CLASS I PER 30 EMPLOYEES + 1 CLASS II PER 6,000 SF RETAIL	CH. 6 OF 2013 SPECIFIC PLAN	1 CLASS I REQUIRED, 1 PROVIDED 1 CLASS II REQUIRED, 1 PROVIDED	COMPLIES

**"MAXIMUM ALLOWABLE RESIDENTIAL DENSITY" OR "BASE DENSITY" MEANS THE GREATEST NUMBER OF UNITS ALLOWED UNDER THE ZONING ORDINANCE, SPECIFIC PLAN, OR LAND USE ELEMENT OF THE GENERAL PLAN, OR, IF A RANGE OF DENSITY IS PERMITTED, MEANS THE GREATEST NUMBER OF UNITS ALLOWED BY THE SPECIFIC ZONING RANGE, SPECIFIC PLAN, OR LAND USE ELEMENT OF THE GENERAL PLAN APPLICABLE TO THE PROJECT. DENSITY SHALL BE DETERMINED USING DWELLING UNITS PER ACRE. (CA GOV. CODE SEC. 65915(O)(6))*

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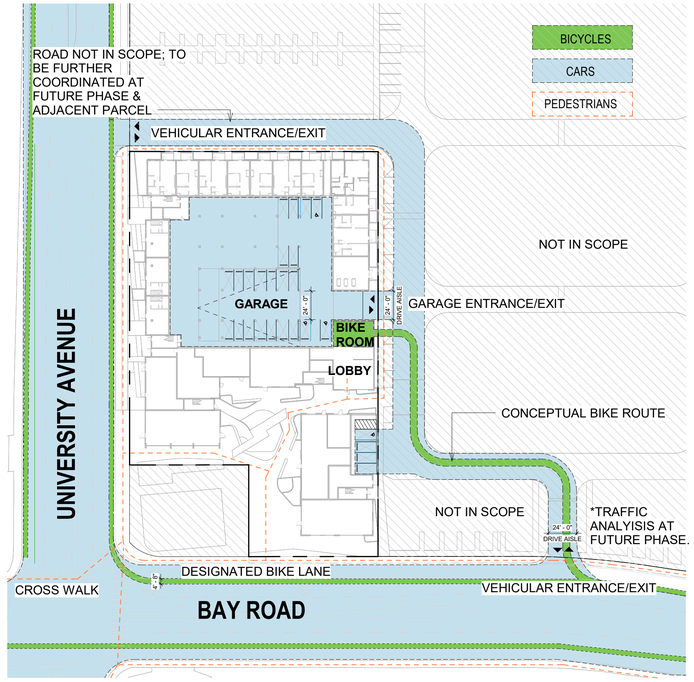
ZONING COMPLIANCE TABLE & DIAGRAMS

Sheet No.

G003

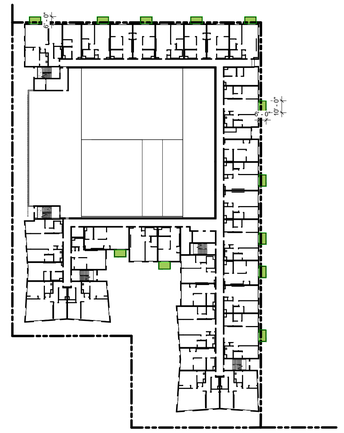
Date 2025-08-01
Project No. 22237

Atachment 2 - DR25-007



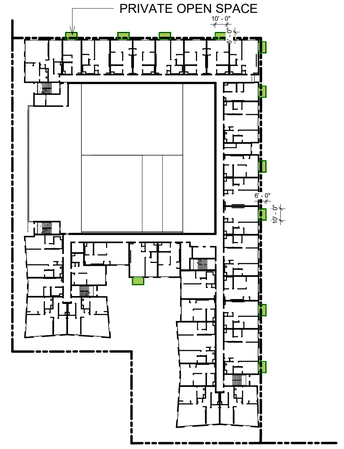
1" = 60'-0"

CIRCULATION DIAGRAM 5



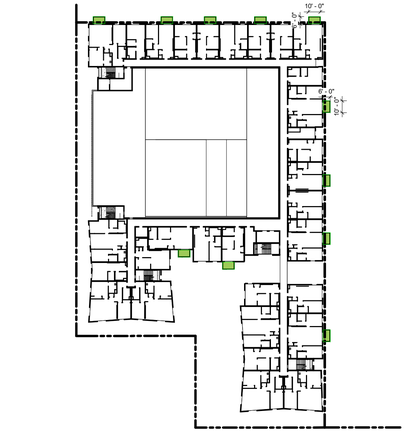
1" = 60'-0"

LEVELS 4 & 6 TYP. 4



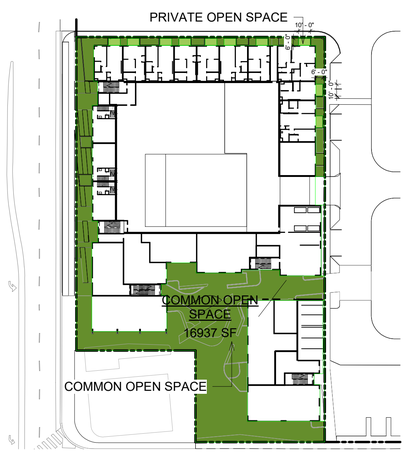
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LEVELS 3 & 5 TYP. 3



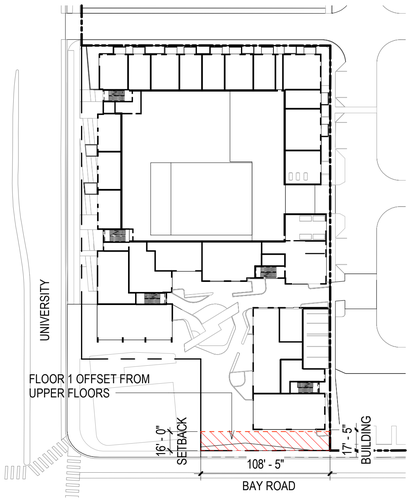
1" = 60'-0"

LEVEL 2 2



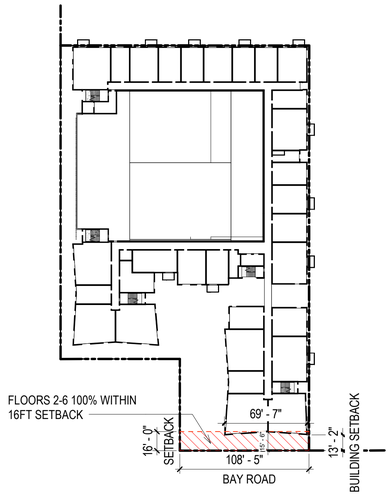
1" = 60'-0"

LEVEL 1 1



1" = 60'-0"

FLOOR PLAN - LEVEL 1 SETBACK 6



1" = 60'-0"

FLOOR PLAN - LEVEL 2 SETBACK 8

OPEN SPACE DEFINITION

Common Open Space. The land area within a residential or nonresidential development not individually owned or dedicated for public use and designed, intended, and reserved exclusively for the shared enjoyment or use by all the residents and their guests. Does not include enclosed spaces/facilities (e.g., community center, meeting rooms, etc.)

Private Open Space. An outdoor or unenclosed area directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests (e.g., balcony, deck, porch, terrace, etc.). Boundaries are evident through the use of fences, gates, hedges, walls, or other similar methods of controlling access and maintaining privacy.

Publicly Accessible / Usable Open Space. An outdoor or unenclosed area within a residential development on the ground, or on a roof, balcony, deck, porch or terrace, designed and accessible for outdoor living, active or passive recreation, pedestrian access, or landscaping. Parking facilities, driveways,utility or service areas and submerged land do not constitute usable open space.

OPEN SPACE - PROVIDED 20306 SF

COMMON

COMMON OPEN SPACE	16937 SF

PRIVATE (INC. BALCONIES)

PRIVATE OPEN SPACE	3368 SF

USABLE/PUBLIC

USABLE PUBLIC	0 SF

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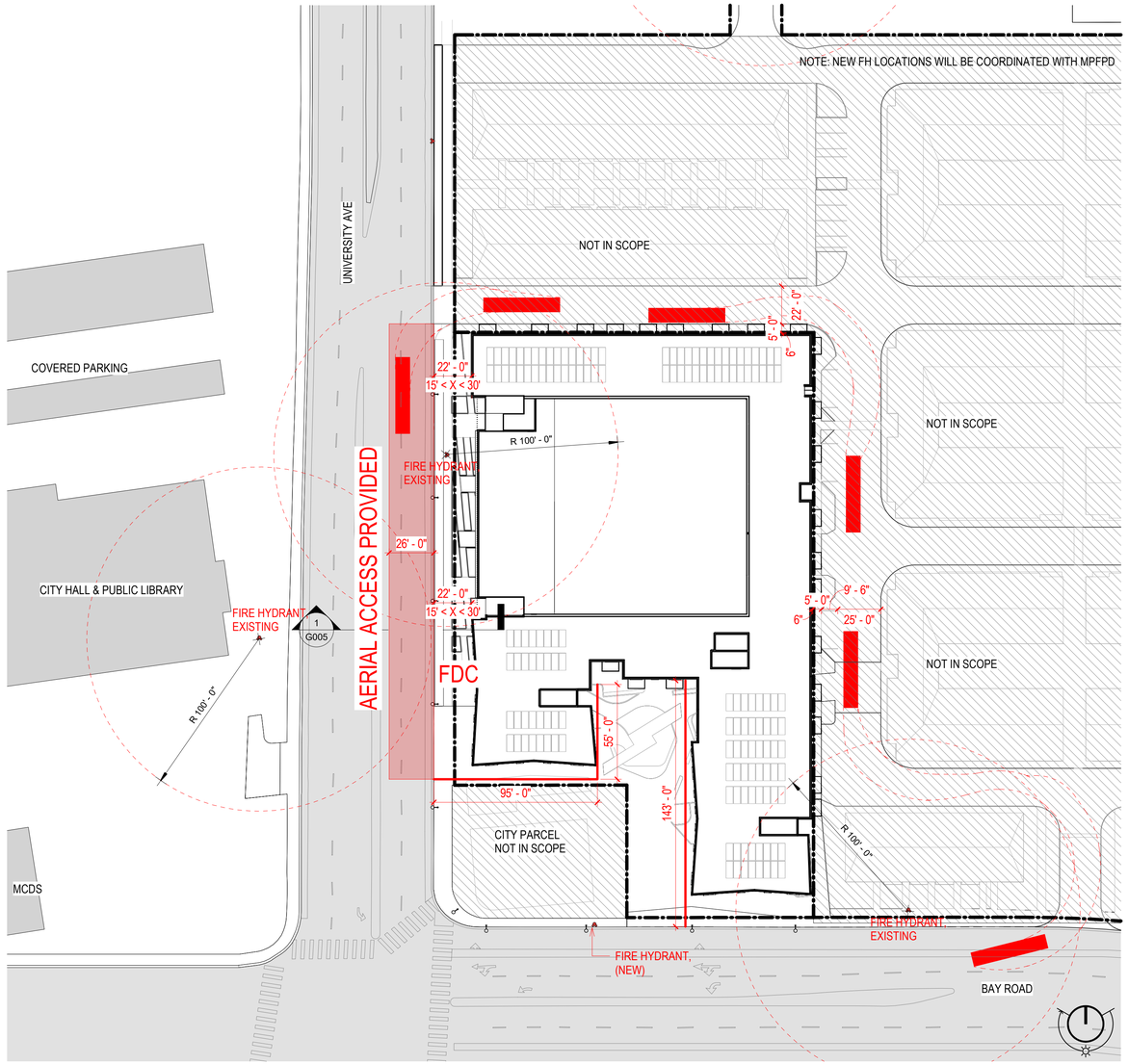
CIRCULATION / OPEN SPACE DIAGRAMS

Sheet No.

G004

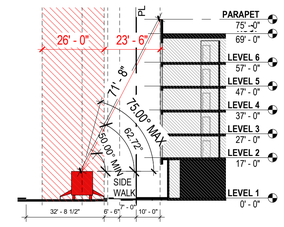
Date 2025-08-01
Project No. 22237

307



1" = 40'-0"

FIRE DIAGRAM 2



**Note: Aerial Ladder Truck Access to the Roof/Parapet; dimensioning and further coordination will be addressed during design development and provided for building permit

1" = 30'-0"

FIRE DIAGRAM - SECTION AT UNIVERSITY 1

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FIRE ACCESS DIAGRAM

Sheet No.

G005

Date 2025-09-15
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1. LOOKING NORTH ON UNIVERSITY AND BAY ROAD AT THE SITE



2. LOOKING AT CITY HALL ON UNIVERSITY AVE FROM THE SITE



3. LOOKING SOUTH ON UNIVERSITY AVE ALONG THE SITE



COOLEY LANDING PARK VIEWS



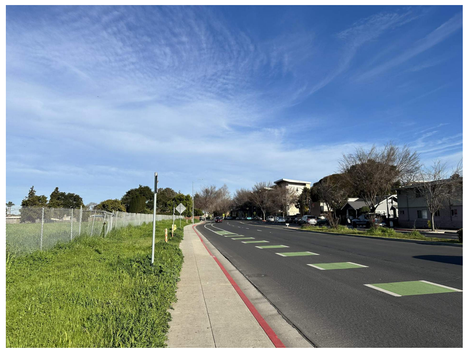
4. LOOKING NORTH TOWARDS UNIVERSITY AVE ON BAY ROAD TOWARDS THE SITE



5. EXISTING SITE CONDITIONS



6. LOOKING WEST ON BAY ROAD TOWARDS THE SITE



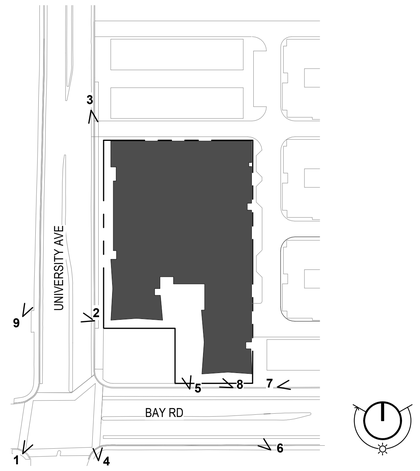
7. LOOKING EAST ON BAY ROAD ALONG THE SITE



8. LOOKING WEST ON BAY ROAD ALONG THE SITE



9. LOOKING NORTH ON UNIVERSITY AVE TOWARDS THE SITE



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CONTEXT

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G100

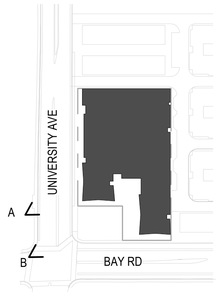
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A. AERIAL VIEW LOOKING NORTH ON UNIVERSITY AVENUE AND BAY ROAD



B. VIEW OF ICON CORNER AT CROSSWALK OF UNIVERSITY AVE AND BAY ROAD



KEY PLAN

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RENDERINGS

Sheet No.

G101

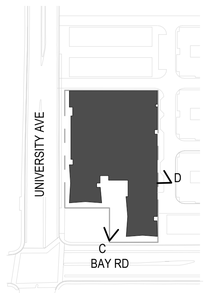
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C. VIEW LOOKING INTO COURTYARD AND PUBLIC SPACE



D. VIEW LOOKING INTO ENTRY PORTAL



KEY PLAN

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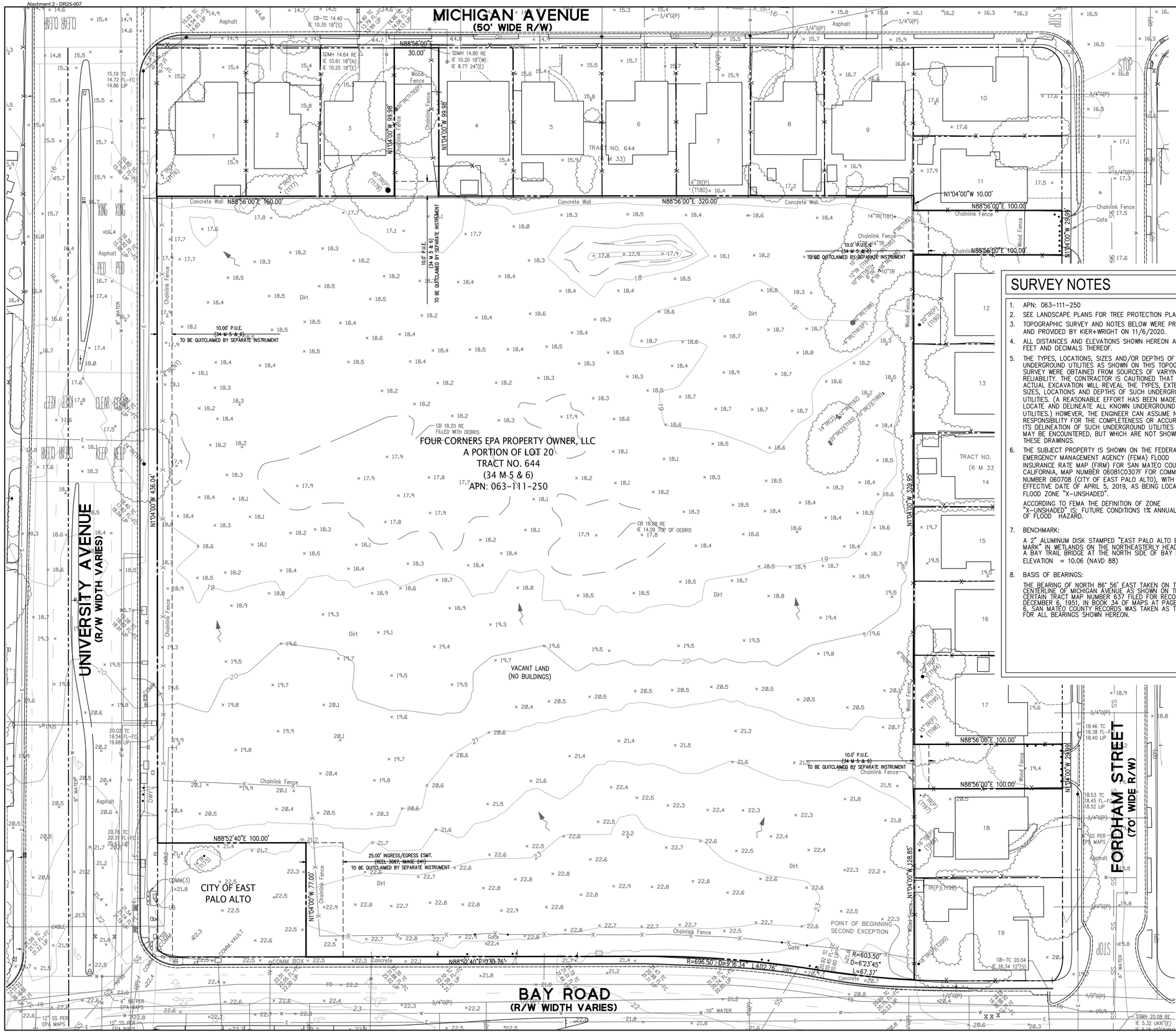
Drawing Title

RENDERINGS

Sheet No.

G102

Date 2025-08-01
Project No. 22237



LICENSED LAND SURVEYOR
JIMMY R. VIGIL
No. 6256
STATE OF CALIFORNIA

SURVEY NOTES

1. APN: 063-111-250
2. SEE LANDSCAPE PLANS FOR TREE PROTECTION PLAN.
3. TOPOGRAPHIC SURVEY AND NOTES BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
4. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0307F FOR COMMUNITY NUMBER 060708 (CITY OF EAST PALO ALTO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED".
   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: FUTURE CONDITIONS 1% ANNUAL CHANCE OF FLOOD HAZARD.
7. BENCHMARK:
   A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD.
   ELEVATION = 10.06 (NAVD 88)
8. BASIS OF BEARINGS:
   THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- OH — OVERHEAD ELECTRIC LINE
- CABLE — UNDERGROUND CABLE
- FO — FIBER OPTIC LINE
- TV — COMMUNICATIONS LINE
- X — FENCE
- BUILDING LINE
- CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- SIGN
- BOLLARD
- STREET LIGHT
- TRAFFIC LIGHT
- COMMUNICATIONS BOX

ABBREVIATIONS

CAB	CABLE
CB	CATCH BASIN
COMM	COMMUNICATIONS
CONC	CONCRETE
(E)	EXISTING
EB	ELECTRIC BOX
ELECT	ELECTRIC
ESMT	EASEMENT
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TRAFFIC BOX
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC STREET LIGHT
WV	WATER VALVE

TRUE NORTH

NORTH

GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

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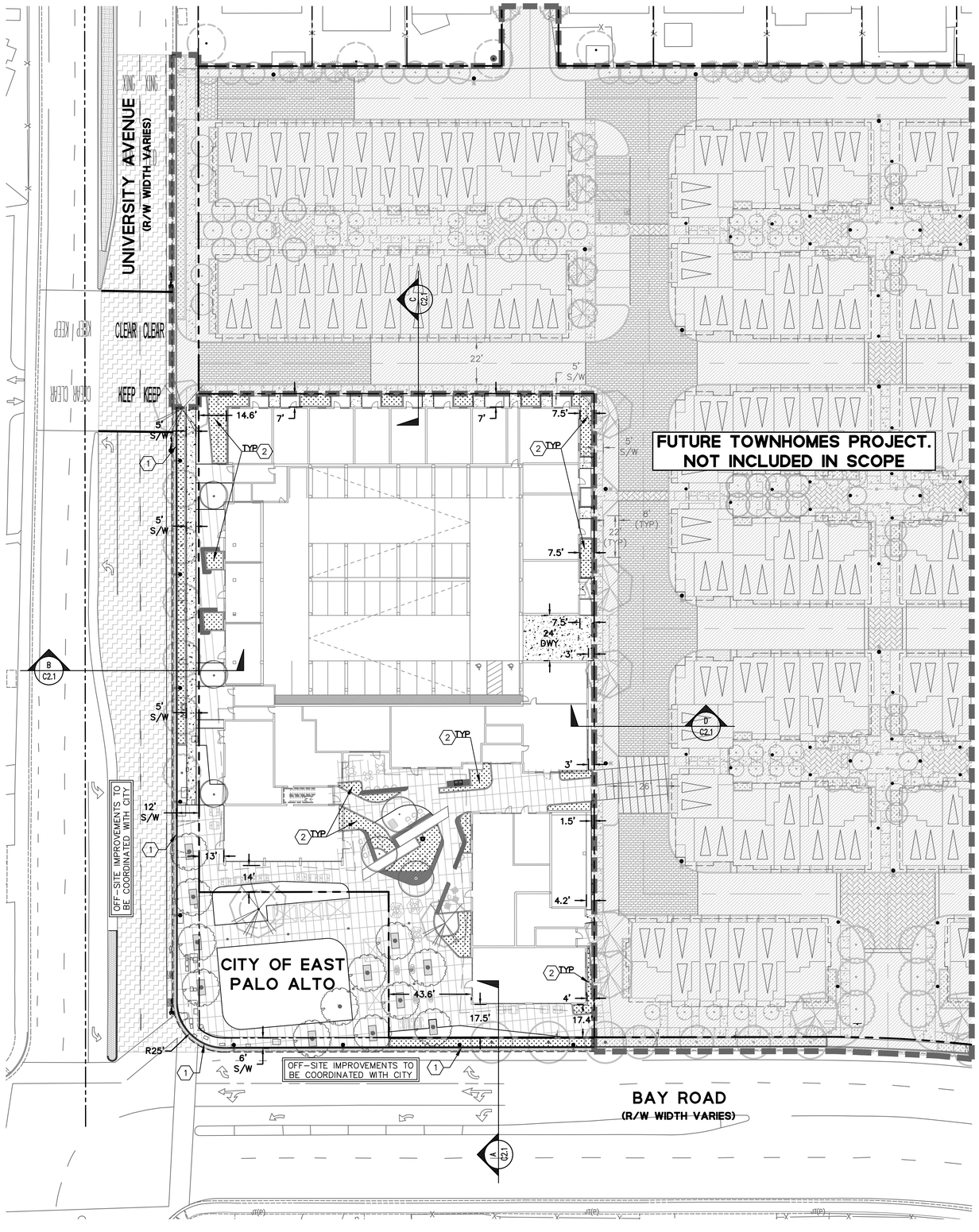
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EXISTING CONDITIONS

Sheet No.
C1.0

Date 2025-08-01
Project No. 22237



SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR RETAINING WALLS, FENCES, RAMPS, HANDRAILS, AND RISERS.
2. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE INFORMATION.
3. SEE ARCHITECTURAL PLANS FOR PARKING ANALYSIS.
4. SEE LANDSCAPE PLANS FOR SURFACE MATERIALS AND PLANTING.
5. CURBS SHOWN ON PLAN ARE TO BE A VERTICAL CURB UNLESS OTHERWISE NOTED.

KEY NOTES

(1) VERTICAL CURB & GUTTER

(2) STORMWATER TREATMENT MEASURE, SEE SHEET C6.0

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BOH	BACK OF HOUSE
C&G	CURB AND GUTTER
(E)	EXISTING
EPA	EAST PALO ALTO
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LS	LANDSCAPE
(N)	NEW
NTS	NOT TO SCALE
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
S/W	SIDEWALK
(TYP)	TYPICAL

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW FLOW-THRU PLANTER/ BIORETENTION BASIN
- NEW CONCRETE SIDEWALK/ DRIVEWAY
- NEW ASPHALT CONCRETE
- NEW DECORATIVE PAVERS (SLD)
- GRIND AND REMOVE MINIMUM 3" OF AC PAVEMENT AND PROVIDE AC OVERLAY TO FINISHED GRADE

TRUE NORTH



GRAPHIC SCALE

30 0 30 60

SCALE: 1"=30'

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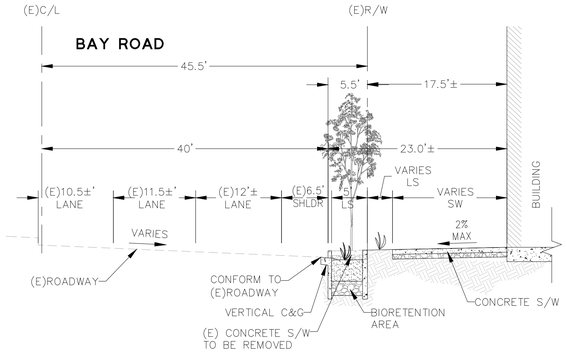
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PRELIMINARY SITE PLAN

Sheet No.

C2.0

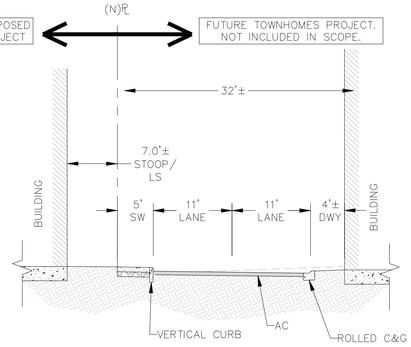
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Project No. 22237



BAY ROAD TYPICAL 1/2 STREET SECTION

A C2.0

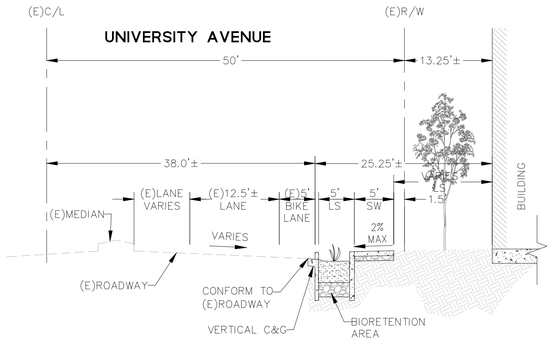
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SECTION

C C2.0

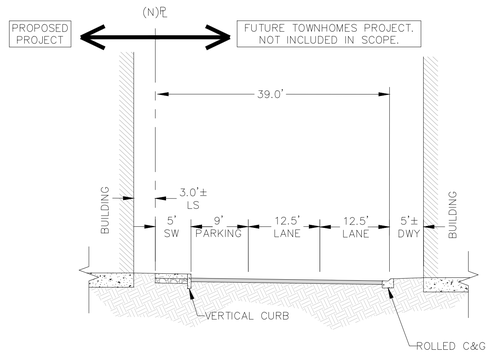
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UNIVERSITY AVENUE TYPICAL 1/2 STREET SECTION

B C2.0

NTS



SECTION

D C2.0

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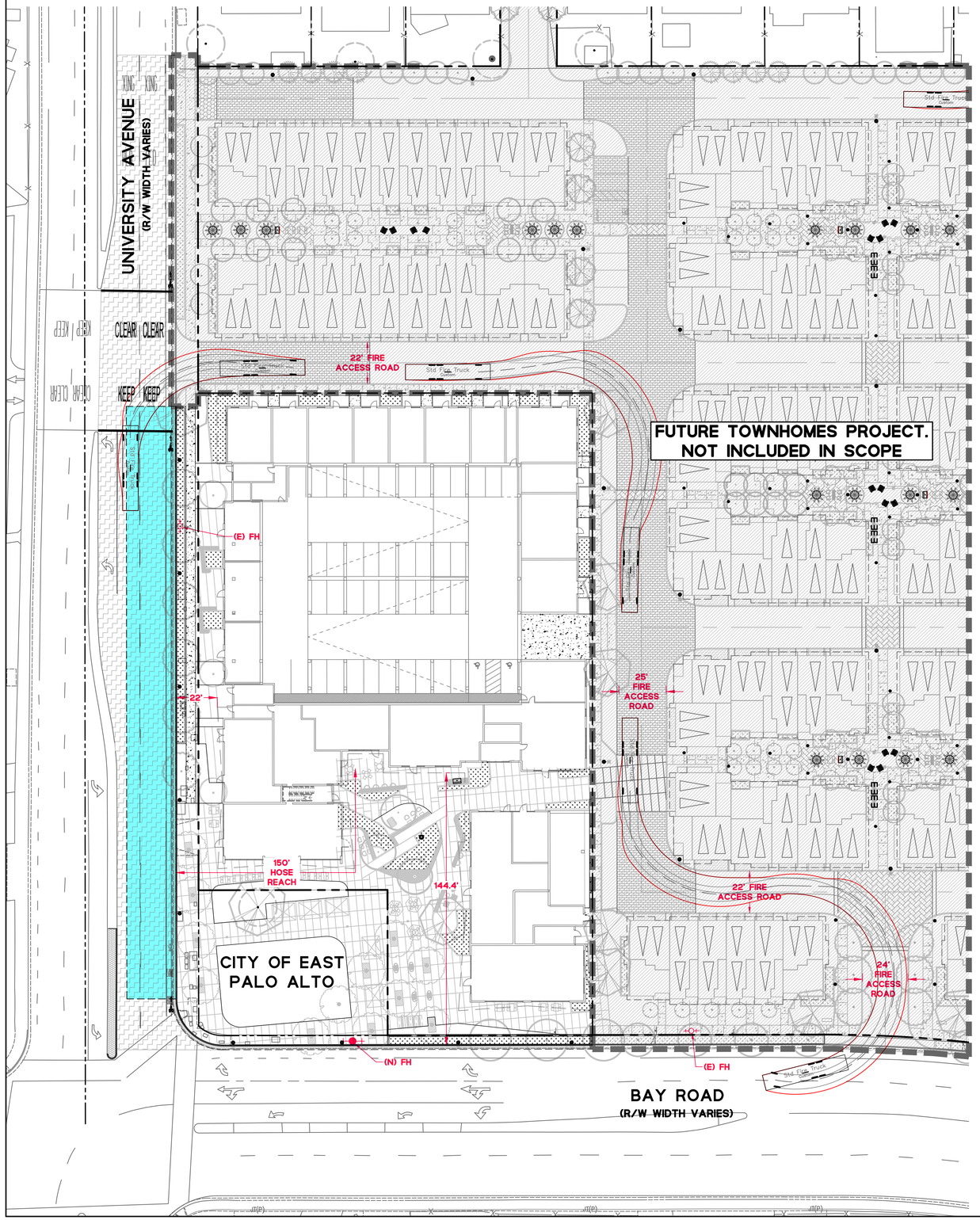
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SITE SECTIONS

Sheet No.

C2.1

Date 2025-08-01
Project No. 22237



Fire Flow Calculations

Total Building Area: 122,776 SF (Type I–A) + 152,110 SF (Type III–A) = 274,886 SF

Percentage of Building: Type I–A 122,776/274,886 x 100 = 44.66%
Type III–A 152,110/274,886 x 100 = 55.34%

Fire Flow: Type I–A at 122,776 SF = 3,750 GPM (1,875 GPM at 50% Reduction)
Type III–A at 152,110 SF = 5,500 GPM (2,750 GPM at 50% Reduction)

Required Fire Flow: (0.4466)(1,875) + (0.5534)(2,750) = 2,359 GPM

Flow Duration: 2 HRS.

Required Hydrants and Spacing

Required Fire Flow: 2,359 GPM

Minimum Number of Hydrant: 3

Average Hydrant Spacing: 450 FT

Maximum Distance From Any Point on Street or Road Frontage to a Hydrant: 225 FT

Reference: 2025 California Fire Code, Title 24, Part 9 – Appendix B Fire–Flow Requirements for Buildings (Table B105.1(2) and Appendix C Fire Hydrant Locations and Distribution (Table C102.1)

FIRE ACCESS PLAN NOTES

1. ON–SITE WIDTH FOR FIRE AERIAL ACCESS SHALL BE 26 FEET. THE SET UP AREAS SHALL BE A MAXIMUM OF 30 FEET FROM THE BUILDINGS AND NO CLOSER THAN 15 FEET TO THE BUILDING.
2. FIRE PUMP SHALL BE PROVIDED FOR ALL HIGH RISE BUILDINGS. THE PUMP SHALL BE RATED TO PUMP 150% OF THE REQUIRED DEMAND.
3. ALL HIGH RISE BUILDINGS SHALL HAVE STAND BY POWER GENERATORS.
4. ALL PUBLIC AND ON–SITE CURBS TO BE PAINTED, LETTERED, AND SIGNED AS FIRE LANES, FIRE ACCESS, AND AERIAL LADDER TRUCK ACCESS FOR RESCUE AND FIREFIGHTING OPERATIONS.
5. SPACING FOR FIRE HYDRANTS IS 300 FEET. THE MINIMUM ACCEPTED MENLO PARK FIRE DISTRICT FIRE FLOW IS 2000 GPM AT 20 PSI RESIDUAL PRESSURE.
6. ALL PUBLIC STREETS WHERE STREET WIDTHS ARE LESS THAN 26 FEET TO HAVE NO PARKING AND RED CURBS, ALL STREETS LESS THAN 32 FEET AND MORE THAN 26 FEET MAY HAVE PARKING ON ONE SIDE AND RED CURBS ON THE OTHER, STREETS 32 FEET OR GREATER MAY HAVE PARKING ON BOTH SIDES.
7. FIRE LANES/EMERGENCY VEHICLE ACCESS TO HAVE RED PAINTED CURBS, CURB LETTERING AND POSTED SIGNS AS REQUIRED BY THE CVC, CFC AND MPFPD.
8. ALL TURNING RADII TO BE CAPABLE OF A SINGLE INLINE VEHICLE OF 42 FEET IN LENGTH MAKING ALL TURNING MANEUVERS.
9. FIRE HYDRANTS AND FIRE APPLIANCES (FIRE DEPARTMENT CONNECTIONS AND POST INDICATOR VALVES) TO BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTION.
10. FIRE HYDRANT TO BE WET BARREL STANDARD STEAMER TYPE WITH ONE 4 ½" AND TWO 2 ½" OUTLETS (MPFPD CFC SEC. 507.5.1 APPENDIX C).
11. DISCHARGE FIRE SPRINKLER TEST WATER TO ONSITE VEGETATED AREAS, OR TO THE SANITARY SEWER SYSTEM SUBJECT TO THE LOCAL SANITARY SEWER AGENCY'S AUTHORITY AND STANDARDS.
12. NEW FH LOCATIONS WILL BE COORDINATED WITH MPFPD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- +O+ FH — EXISTING FIRE HYDRANT
- +●+ FH — NEW FIRE HYDRANT
- FIRE TRUCK AERIAL ACCESS

TRUE NORTH

NORTH

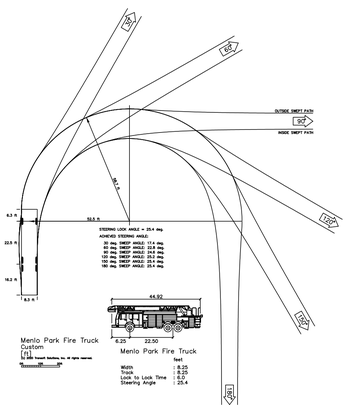
GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

ABBREVIATIONS

BOH	BACK OF HOUSE
CFC	CALIFORNIA FIRE CODE
CVC	CALIFORNIA VEHICLE CODE
(E)	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FA	FIRE ACCESS
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
MIN	MINIMUM
MPFPD	MENLO PARK FIRE PROTECTION DISTRICT
(N)	NEW
STD	STANDARD(S)
(TYP)	TYPICAL

NOTES:
1. MAXIMUM CLIMBING ANGLE IS 75 DEGREES. MINIMUM CLIMBING ANGLE IS 50 DEGREES.
2. SEE SECTIONS ON SHEET NO. G006 FOR MORE DETAILS.

1 – **UNIVERSITY AVE. FIRE STAGING**
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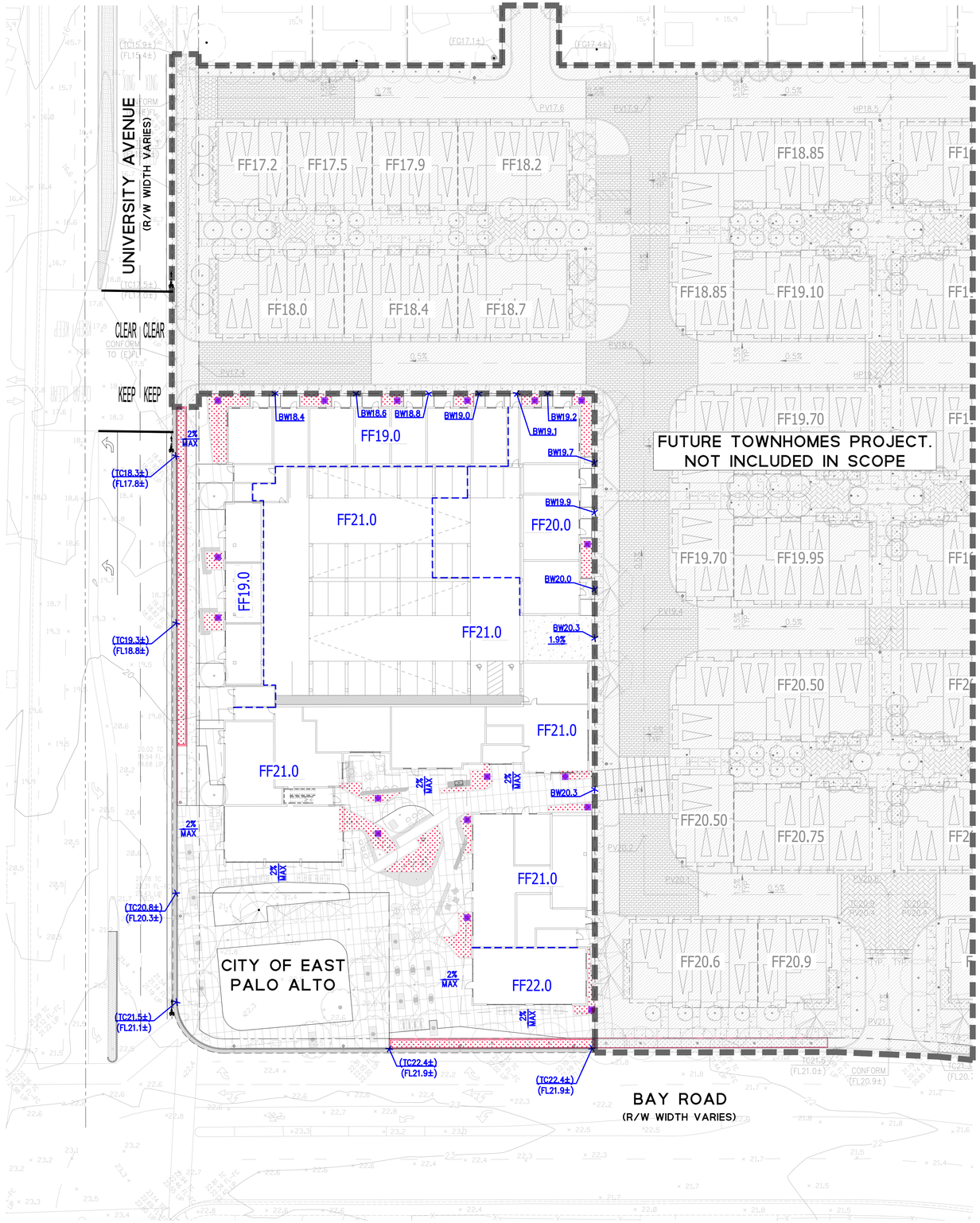
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PRELIMINARY FIRE ACCESS PLAN

Sheet No.

C3.0

Date	2025-08-01
Project No.	22237



GRADING PLAN NOTES

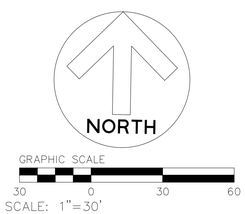
1. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
2. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
4. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
6. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
7. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
9. ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
10. GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
11. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

LEGEND

----------	GRADE BREAK
(1.2%)	(E) SLOPE
0.8%	SLOPE
× 21.7	(E) SPOT ELEVATION
C14.98	SPOT ELEVATION
(PV14.9±)	SPOT ELEVATION, CONFORM TO EXISTING
21	(E) CONTOUR LINE
FF14.0	FINISHED FLOOR ELEVATION
	NEW SD AREA DRAIN
	NEW SD CATCH BASIN
CO	NEW SD CLEANOUT
OFD	NEW SD OVERFLOW DRAIN
	NEW FLOW-THRU PLANTER/ BIORETENTION BASIN

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BSMT	BASEMENT
BW	BACK OF WALK
C	CONCRETE
CC	CURB CUT
COR	CORNER
CY	CUBIC YARDS
(E)	EXISTING
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
GR	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SD	STORM DRAIN
TC	TOP OF CURB



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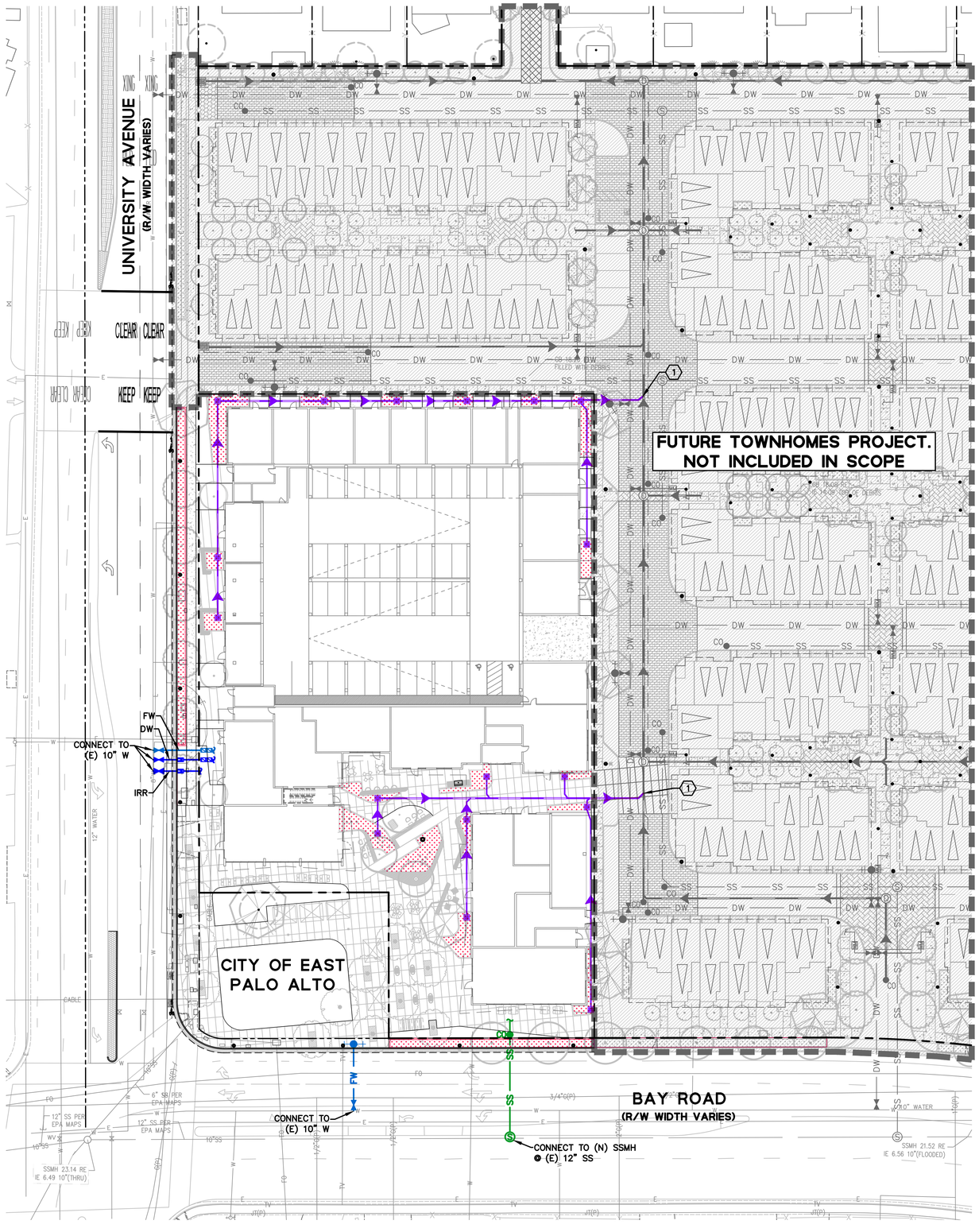
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PRELIMINARY GRADING PLAN

Sheet No.

C4.0

Date 2025-08-01
Project No. 22237



UTILITY PLAN NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
2. NO EXISTING UTILITY SERVICES WILL BE REUSED. ALL EXISTING SERVICES WILL BE REMOVED TO THE PROPERTY LINE AND ABANDONED OR REMOVED PER CITY STANDARDS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
4. JOINT TRENCH PLANS TO BE PROVIDED WITH THE BUILDING PERMIT SUBMITTAL.
5. NEW FIRE WATER SERVICE FOR REFERENCE ONLY. FINAL DESIGN BY FIRE PROTECTION ENGINEER.
6. CONTRACTOR TO VERIFY ALL (E)UTILITY TIE–IN LOCATIONS AND CROSSINGS BY POTHOLING PRIOR TO INSTALLATION.
7. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT–MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
8. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES AND 1 FOOT VERTICAL WATER ABOVE SEWER WHERE LINES CROSS. WATER AND SEWER LINES SHALL NOT CROSS AT LESS THAN 45 DEGREES TO EACH OTHER.
9. UTILITY TRENCHES SHALL USE TRENCH SAND AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS SUCH AS PG&E, CALIFORNIA AMERICAN WATER COMPANY STANDARDS, AND SAN MATEO COUNTY PUBLIC WORKS STANDARDS.
10. THE CITY OF EAST PALO ALTO ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OR CONNECTION FOR INSPECTION OF ANY UTILITIES CONNECTING TO MUNICIPAL FACILITIES.
11. EAST PALO ALTO SANITARY DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OF CONNECTION FOR INSPECTION OF SEWER LINES AND CONNECTIONS. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
12. PACIFIC GAS & ELECTRIC, COMCAST, AT&T, AND ALL OTHER APPROPRIATE UTILITIES COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED INSPECTIONS, OR AS REQUIRED BY SAID UTILITIES. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
13. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF AMERICAN WATER ENTERPRISES AND THE CITY ENGINEER.
14. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO EAST PALO ALTO SUBDIVISION REGULATIONS, SAN MATEO COUNTY STANDARD DETAILS FOR PUBLIC WORKS, CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, GREEN BOOK STANDARD SPECIFICATIONS, AMERICAN WATER COMPANY CODE, EAST PALO ALTO SANITARY DISTRICT SEWER CODE, FIRE CODE, AND OTHER APPLICABLE UTILITY STANDARDS WITHIN THEIR RESPECTIVE JURISDICTIONS.
15. ALL PROPOSED WATER MAINS, MAIN EXTENSIONS, AND SERVICES SHALL BE INSTALLED TO THE STANDARDS OF CALIFORNIA AMERICAN WATER SERVICE. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF THE WATER DEPARTMENT, AND CITY ENGINEER.

LEGEND

- SD — NEW SD LINE, UNTREATED
- SD — NEW SD LINE, TREATED
- NEW SD PERF PIPE
- DIRECTION OF FLOW
- SS — NEW SANITARY SEWER
- DW — NEW DOMESTIC WATER LINE
- IRR — NEW IRRIGATION LINE
- FW — NEW FIRE LINE
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO — NEW SD CLEANOUT
- NEW SD OVERFLOW DRAIN
- NEW SD UNDERGROUND DETENTION CHAMBER
- CO — NEW SANITARY SEWER CLEANOUT
- WM — NEW WATER METER
- WV — NEW WATER VALVE
- BFP — NEW BACK FLOW PREVENTER
- NEW FH
- FDC — NEW FDC
- NEW FLOW–THRU PLANTER/ BIORETENTION BASIN

KEY NOTES

1. STORM LINE TO CONNECT TO IMPROVEMENTS FROM FUTURE TOWN HOMES PROJECT.

ABBREVIATIONS

BFP	BACK FLOW PREVENER
BRB	BIORETENTION BASIN
CO	CLEAN OUT
DI	DRAINAGE INLET
DW	DOMESTIC WATER
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
GM	GAS METER
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
MH	MANHOLE
(N)	NEW
PERF	PERFORATED
S	SLOPE
SD	STORM DRAIN
STD	STANDARD(S)
SS	SEWER SYSTEM
WM	WATER METER
WV	WATER VALVE



SCALE: 1"=30'

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PRELIMINARY UTILITY PLAN

Sheet No.

C5.0

Date	2025-08-01
Project No.	22237

Table 2-1: Water Unit Duty Factors

Use Type	Water Demand Factor	Units
Industrial Warehouse	110	GPD/1,000 SF
Industrial R&D/Lab	375	GPD/1,000 SF
Commercial – Office	110	GPD/1,000 SF
Retail/Restaurant	160	GPD/1,000 SF
Civic/Amenities	110	GPD/1,000 SF
Residential – Single Family	260	GPD/DU
Residential – Multi-family	160	GPD/DU

Table 4-1: EPASD Sewer Generation Rates

Use Type	Sewer Demand Factor	Units
Industrial Warehouse	100	GPD/1,000 SF
Industrial R&D/Lab	340	GPD/1,000 SF
Commercial - Office	100	GPD/1,000 SF
Retail/Restaurant	100	GPD/1,000 SF
Civic/Amenities	100	GPD/1,000 SF
Residential – Single Family	240	GPD/DU
Residential – Multi-family	180	GPD/DU

Reference: Ravenswood Business District Specific Plan Update Utility Impact Study, by Raimi & Associates and City of East Palo Alto, dated June 20,2024

Domestic Water Demand Calculations

Domestic Water Demand for 171 Multi–Family Residential Dwelling Units:

DWD = unit flow rates shown in Table 2–1 multiply by the number of unit

DWD = 160 GPD/DU x 171 DU = 27,360 GPD

The project domestic water demand is 27,360 GPD.

Stormwater Calculations

Q = CIA (Rational Method, Drainage Manual 2023, County Of San Mateo, California)

Q = Peak Rate of Runoff (cubic feet per second)
C = Runoff Coefficient (0.9 for developed and 0.3 for undeveloped area)
I = Average Rainfall Intensity (inches per hour)
A = Drainage Area (acres)

Pre–Construction Flow

Developed Area = 0
Undeveloped Area = 1.45 AC
C = 0.3
I = 1.76 IN/HR (10–YR design storm, 10 MIN. duration per NOAA Atlas 14)
I = 2.80 IN/HR (100–YR design storm, 10 MIN. duration per NOAA Atlas 14)
A = 4.61 AC

Q = (0.3)(1.76)(1.45) = 0.77 CFS (10–YR)
Q = (0.3)(2.80)(1.45) = 1.22 CFS (100–YR)

Post–Construction Flow

Developed Area = 1.45 AC
Undeveloped Area = 0
C = 0.9
I = 1.76 IN/HR (10–YR design storm, 10 MIN. duration per NOAA Atlas 14)
I = 2.80 IN/HR (100–YR design storm, 10 MIN. duration per NOAA Atlas 14)
A = 4.61 AC

Q = (0.9)(1.76)(1.45) = 2.30 CFS (10–YR)
Q = (0.9)(2.80)(1.45) = 3.65 CFS (100–YR)

Table 1-1 Unit Flow Rates for ABWF, GWI, and RDI/I*

A. Average Base Wastewater Flow (ABWF)

Land Use Category	Land Use Designation	Unit (gpd/unit)	Unit Flow Rate (gpd)
Residential			
Single Family	See Table 4-1	Dwelling Unit	220
Multi-Family		Dwelling Unit	160
Transit-Oriented	CC	Dwelling Unit	160
Commercial	CS, CN, CH	Building Sq. Ft.	0.15
Research/Office Park	RO	Building Sq. Ft.	0.10
Light Industrial	LI	Building Sq. Ft.	0.10
Major Institutional	MISP	Building Sq. Ft.	0.15
School	S	Student	15

B. Groundwater Infiltration (GWI) = 500 gpd/acre

C. Rainfall-Dependent I/I (RDI/I) = 1,900 gpd/acre

Reference: City of Palo Alto Wastewater Design Standards

Design Wastewater Flow Calculations

The design flow is based on the greater of the following two formulas:
- (PBWF x 0.75) + GWI + RDI/I
- PBWF + GWI

Peaking Factor = 3.15 x ABWF^(–0.104) (maximum of 4 and minimum of 1)

PBWF = ABWF x Peaking FactorABWF = unit flow rates shown in Table 4–1 multiply by the number of unit
PBWF = peak base wastewater flow
GWI = groundwater infiltration rate shown in Table 1–1
RDI/I = rainfall–dependent infiltration/inflow rate shown in Table 1–1

Reference: City of Palo Alto Wastewater Design Standards.

Wastewater Flow for 171 Multi–Family Residential Dwelling Units on 1.45 acres site:

ABWF = 180 GPD/DU x 171 DU = 30,780 GPD (0.031 MGD)

Peaking Factor = 3.15 x 0.031^(–0.104) = 4.52 (use 4)

PBWF = 30,780 GPD x 4 = 123,120 GPD

GWI = 500 GPD/ACRE x 1.45 ACRE = 725 GPD

RDI/I = 1,900 GPD/ACRE x 1.45 ACRE = 2,755 GPD

Design Flow = (123,120 GPD x 0.75) + 725 GPD + 2,755 GPD = 95,820 GPD
Design Flow = 123,120 GPD + 725 GPD = 123,845 GPD (0.19 CFS)

The project wastewater design flow rate is 123,845 GPD (0.19 CFS).

FOUR CORNERS MIXED-USE

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Rev.	Description	Date
1	ENTITLEMENT SET	08/01/2025

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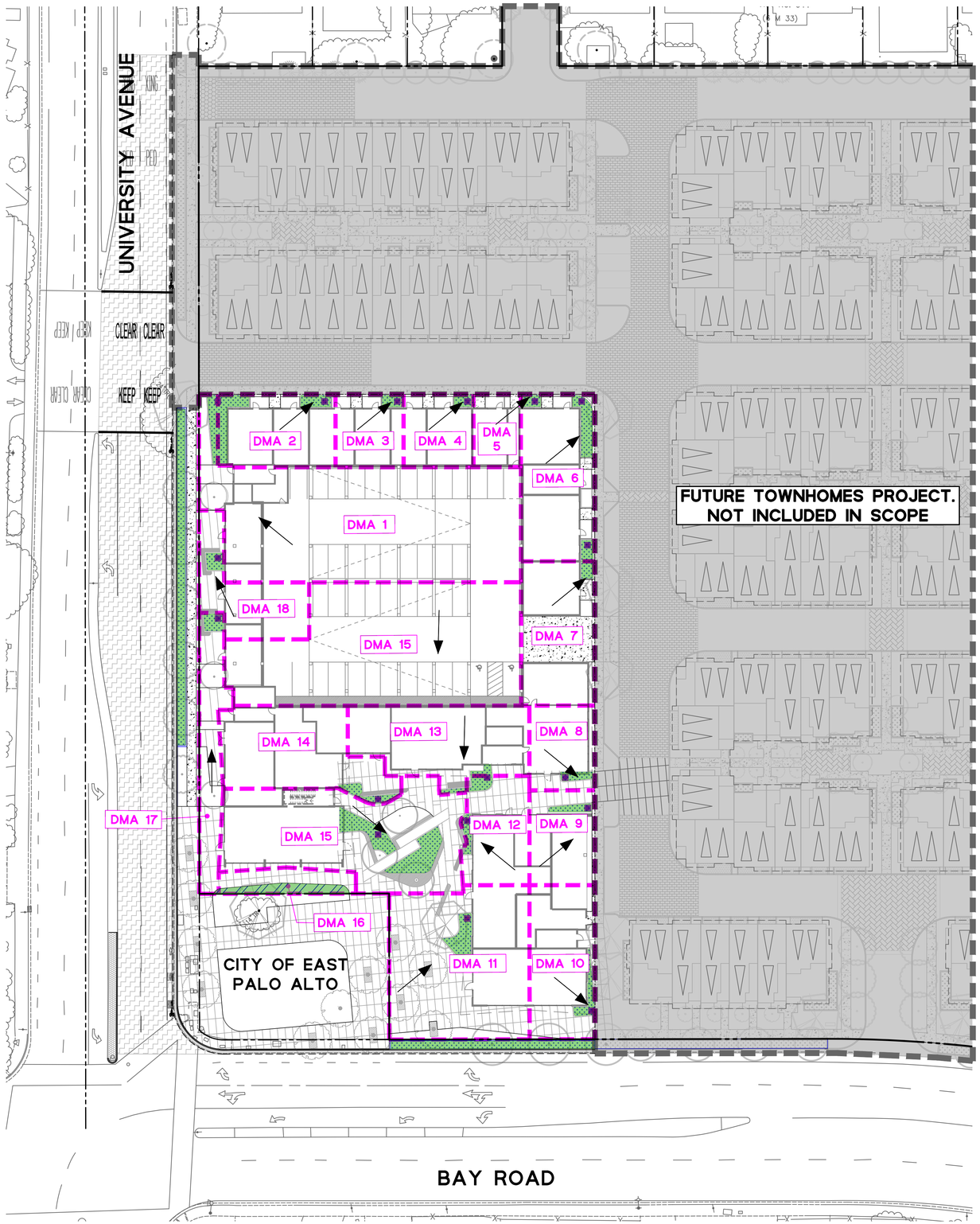
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PRELIMINARY DEMAND CALCULATIONS

Sheet No.

C5.1

Date 2025-08-01
Project No. 22237



TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT AREA (SEE NOTE 2 FOR SIZING)		CONFORMS TO SIZE STANDARDS?
							REQUIRED (SF)	PROVIDED (SF)	
A–1	10,181	602	LS	9,579	ROOF, S/W	STRUCTURAL BIORETENTION	386	398	YES
A–2	2,374	0	N/A	2,374	ROOF	STRUCTURAL BIORETENTION	95	95	YES
A–3	1,378	0	N/A	1,378	ROOF	STRUCTURAL BIORETENTION	55	65	YES
A–4	1,415	0	N/A	1,415	ROOF	STRUCTURAL BIORETENTION	57	59	YES
A–5	957	0	N/A	957	ROOF	STRUCTURAL BIORETENTION	479	6,800	YES
A–6	3,424	75	LS	3,349	ROOF, S/W	STRUCTURAL BIORETENTION	134	206	YES
A–7	2,954	48	LS	2,906	ROOF, S/W	STRUCTURAL BIORETENTION	116	120	YES
A–8	1,540	52	LS	1,488	ROOF, S/W	STRUCTURAL BIORETENTION	60	72	YES
A–9	1,724	56	LS	1,668	ROOF, S/W	STRUCTURAL BIORETENTION	67	79	YES
A–10	2,797	60	LS	2,737	ROOF, S/W	STRUCTURAL BIORETENTION	110	112	YES
A–11	5846	698	LS	5,148	ROOF, S/W	STRUCTURAL BIORETENTION	209	209	YES
A–12	1987	27	LS	1,960	ROOF, S/W	STRUCTURAL BIORETENTION	79	79	YES
A–13	3479	28	LS	3,451	ROOF, S/W	STRUCTURAL BIORETENTION	138	154	YES
A–14	3476	134	LS	3,342	ROOF, S/W	STRUCTURAL BIORETENTION	134	134	YES
A–15	14867	553	LS	14,314	ROOF, S/W	STRUCTURAL BIORETENTION	575	604	YES
A–16	909	314	LS	595	S/W	SELF–RETAINING	298	314	YES
A–17	1823	554	LS	1,269	S/W	STRUCTURAL BIORETENTION	53	79	YES
A–18	2058	79	LS	1,979	S/W	STRUCTURAL BIORETENTION	79	79	YES
TOTAL	63,189	3,280		59,909					

NOTE:

NEW/REPLACED IMPERVIOUS AREA OFFSITE TO BE TREATED PER THE "4% METHOD". TREATMENT AREAS ARE SHOWN ALONG IMPROVED FRONTAGE, MEETING MINIMUM REQUIREMENTS.

STORMWATER MANAGEMENT PLAN NOTES

1. SEE SHEET C6.1 FOR STORMWATER MANAGEMENT NOTES AND DETAILS.
2. FLOW THROUGH PLANTERS AND BIORETENTION BASINS SIZED AT 4% OF THE EFFECTIVE IMPERVIOUS AREA FLOWING INTO THEM. EFFECTIVE IMPERVIOUS AREA IS THE IMPERVIOUS AREA PLUS 10% OF THE PERVIOUS AREA. SELF–RETAINING AREAS SIZED AS ½ THE IMPERVIOUS AREA FLOWING INTO THEM AND ALLOW 3" OF PONDING OR EQUIVALENT STORAGE IN PERVIOUS PAVEMENT BASEROCK SECTION.
3. AFTER TREATMENT, CLEAN WATER IS TO GO INTO DETENTION CHAMBER AT NORTHERN END OF SITE PRIOR TO ENTERING PUBLIC SD SYSTEM. SEE UTILITY PLAN, SHEET C5.0, FOR ROUTING.
4. FRONTAGE AREAS WILL BE TREATED PRIOR TO ENTERING PUBLIC SD SYSTEM; HOWEVER, TREATMENT SPECIFICS WILL BE DETERMINED AS FRONTAGE DETAILS ARE COORDINATED WITH THE CITY.

LEGEND

- NEW SD PERF PIPE
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- NEW SD CLEANOUT
- NEW SD OVERFLOW DRAIN
- NEW FLOW–THRU PLANTER/ BIORETENTION BASIN
- SELF–RETAINING AREA
- DMA 1 — DMA BOUNDARY
- DIRECTION OF FLOW

ABBREVIATIONS

CO	CLEAN OUT
DG	DECOMPOSED GRANITE
DI	DRAINAGE INLET
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
FTP	FLOW–THRU PLANTER
LS	LANDSCAPE
(N)	NEW
OFD	OVERFLOW DRAIN
PERF	PERFORATED
P–PVMT	PERVIOUS PAVEMENT
SD	STORM DRAIN
S/W	SIDEWALK
TM	TREATMENT MEASURE

TRUE NORTH

NORTH

GRAPHIC SCALE

30 0 30 60

SCALE: 1"=30'

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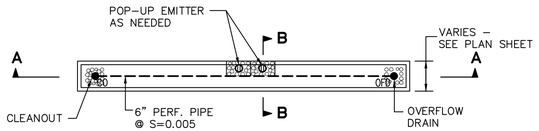
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PRELIMINARY STORMWATER MANAGEMENT PLAN

Sheet No.

C6.0

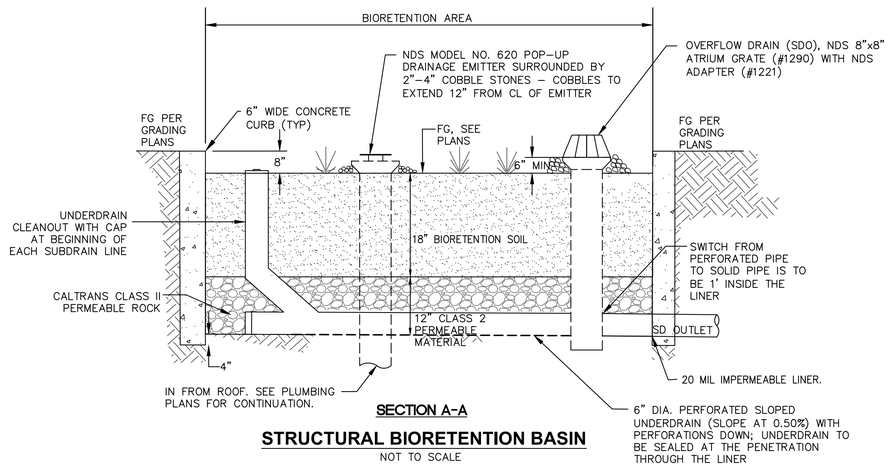
Date 2025-08-01
Project No. 22237



PLAN

TYPICAL FLOW THRU PLANTER/ BIORETENTION BASIN

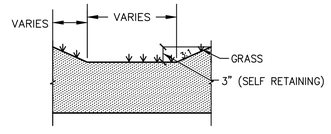
NOT TO SCALE



SECTION A-A

STRUCTURAL BIORETENTION BASIN

NOT TO SCALE



SELF RETAINING AREA

NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES

1. ALL STORMWATER MANAGEMENT FACILITIES MUST MEET THE REQUIREMENTS OF THE SAN MATEO CLEAN WATER PROGRAM'S STORMWATER C.3 GUIDEBOOK.
2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
3. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
4. SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE CONTRA COSTA CLEAN WATER PROGRAM (STORMWATER C.3 GUIDEBOOK). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
6. MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
7. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY
8. THE TOP OF TREATMENT SOIL (TTS) SHALL BE LEVEL TO PROVIDE A MIN. PONDING DEPTH OF 6"
9. ALL SITE GRADING AND DRAINAGE CONVEYANCE MUST CAUSE RUNOFF FROM DRAINAGE MANAGEMENT AREAS (DMA) TO DRAIN TO DESIGNATED RECEIVING FACILITY (I.E., GRADE BREAKS MUST CONFORM TO DMA DELINEATIONS, CURB CUTS MUST EFFECTIVELY DIRECT FLOWS INTO FACILITIES, ETC.).
10. CONTRACTOR MUST MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") FOR ANY FACILITIES AND RELATED DESIGN FEATURES AND MUST PROVIDE SAID DOCUMENTATION TO THE CITY OF FREMONT ENVIRONMENTAL SERVICES DIVISION UPON COMPLETION OF CONSTRUCTION.
11. THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE FACILITIES ARE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE STORMWATER INSPECTOR MAY REQUIRE THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT TO SUBMIT A STATEMENT CERTIFYING THAT THE FACILITIES HAVE BEEN INSTALLED PROPERLY.
12. ALL TREATMENT AREAS MUST BE STAKED & SURVEYED BY A LICENSED SURVEYOR AFTER EXCAVATION BUT PRIOR ANY FURTHER INSTALLATION OF THE BIORETENTION AREAS (INSTALLATION OF CLASS II PERM, ETC.).
13. ALL BIOTREATMENT FACILITIES THAT ARE NOT BEING PLANTED WITH GROUND COVER MUST HAVE 3" OF NON-DYED, NON-MULCH AND NON-RECYCLED MULCH PLACED ON TOP OF THE TREATMENT SOIL LAYER.
14. INSPECTIONS ARE REQUIRED AFTER THE FOLLOWING STAGES OF BIORETENTION/FLOW THROUGH PLANTERS INSTALLATION:
    a. EXCAVATION AND/OR INSTALLATION OF CATCH BASIN, PERFORATED PIPES, LINERS (IF APPLICABLE), AND CLEANOUTS;
    b. SUBMITTAL, APPROVAL, AND INSTALLATION OF CLASS 2 PERMEABLE ROCK;
    c. SUBMITTAL, APPROVAL, AND INSTALLATION OF BIOTREATMENT SOIL; D. PLANTING AND MULCH ADDED;
    d. ALL OTHER APPURTENANT FEATURES (ENERGY DISSIPATION, POP-UP EMITTERS, ETC.) HAVE BEEN INSTALLED.

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PRELIMINARY STORMWATER MANAGEMENT NOTES AND DETAILS

Sheet No.

C6.1

Date	2025-08-01
Project No.	22237

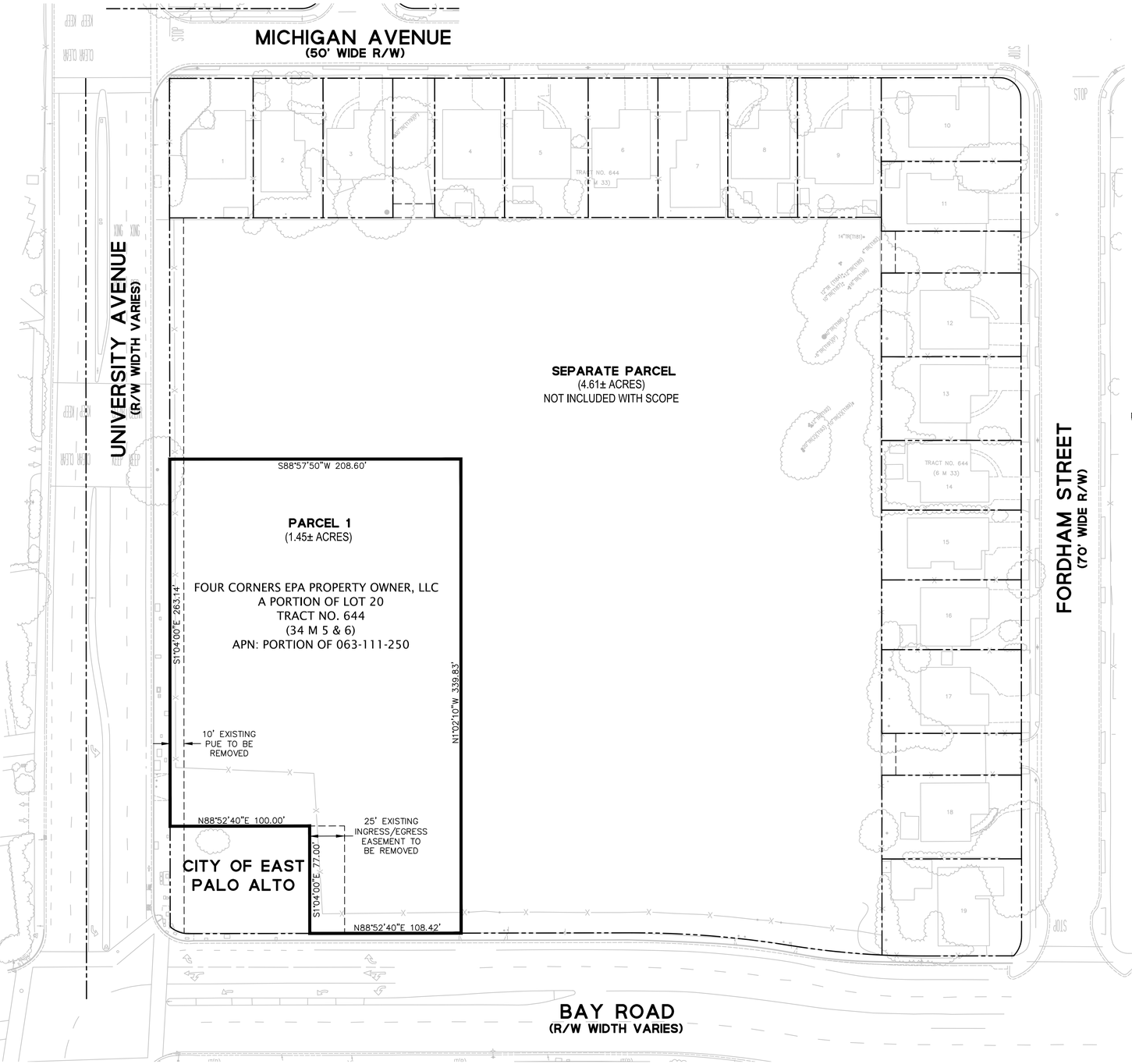
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VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
UNIVERSITY AND BAY

CITY OF EAST PALO ALTO, SAN MATEO COUNTY, CA

1 LOT SUBDIVISION

PARCEL 1 CONSISTS OF UP TO 2 RESIDENTIAL UNITS, UP TO 6 COMMERCIAL UNITS, AND UP TO 2 COMMON SPACE UNITS





VICINITY MAP
NTS

LEGEND

———	PROJECT BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
- - - - -	(E)EASEMENT TO BE QUITCLAIMED

ABBREVIATIONS

DU/AC	DWELLING UNITS PER ACRE
(E)	EXISTING
FAR	FLOOR AREA RATIO
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
(E)	TOTAL
(TYP)	TYPICAL

PROJECT DATA

OWNER AND SUBDIVIDER:	FOUR CORNERS EPA PROPERTY OWNER, LLC C/O SAND HILL PROPERTY COMPANY 2600 EL CAMINO REAL, SUITE 410 PALO ALTO, CA 94306 CONTACT: MICHAEL KRAMER
ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112
APN:	063-111-250
GROSS AREA:	± 6.06 ACRES
PARCEL 1 NET AREA:	± 1.45 ACRES (PORTIONS THEREOF)
(E)LAND USE:	VACANT LAND
PROPOSED LAND USE:	MU- MIXED USE
NUMBER OF (E)LOTS:	1
PROPOSED LOTS:	1
NUMBER OF RESIDENTIAL UNITS:	171
RESIDENTIAL DENSITY:	118 DU/AC
WATER SUPPLY:	VEOLIA
SEWAGE DISPOSAL:	EAST PALO ALTO SANITARY SEWER DISTRICT
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC
COMMUNICATIONS:	AT&T, COMCAST, CENTURYLINK
GARBAGE:	RECOLOGY
FLOOD ZONE:	ZONE X, AREA OF MINIMAL FLOOD HAZARD PER MAP 06081C0307F EFFECTIVE 4/5/2019.

SHEET INDEX

TM-1	TITLE SHEET
TM-2	MAPPING SHEET

PROJECT DESCRIPTION

PROJECT PROPOSES A NEW MIXED-USE DEVELOPMENT CONSISTING OF UP TO 2 RESIDENTIAL UNITS, UP TO 6 COMMERCIAL UNITS, AND UP TO 2 COMMON SPACE UNITS. THE MIXED-USE RESIDENTIAL BUILDING INCLUDES 176 UNITS AND WILL INCLUDE A WRAP-GARAGE STRUCTURE WITH APPROXIMATELY 250 SPACES

GENERAL NOTES

1. TOPOGRAPHIC SURVEY AND NOTES 2 THROUGH 5 BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. BENCHMARK: A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD. ELEVATION = 10.06 (NAVD 88).
5. BASIS OF BEARINGS: THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
6. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
7. BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS AND RELEVANT EASEMENTS ARE SUBJECT TO CHANGE.
8. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

DOUG PETERSEN
No.76759 EXP 12/31/26
BKF ENGINEERS

NORTH

GRAPHIC SCALE 1"=40'
40 0 0 80

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
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SAN JOSE, CA 95112
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VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES
UNIVERSITY AND BAY
TITLE SHEET
EAST PALO ALTO SAN MATEO COUNTY CA

Revisions

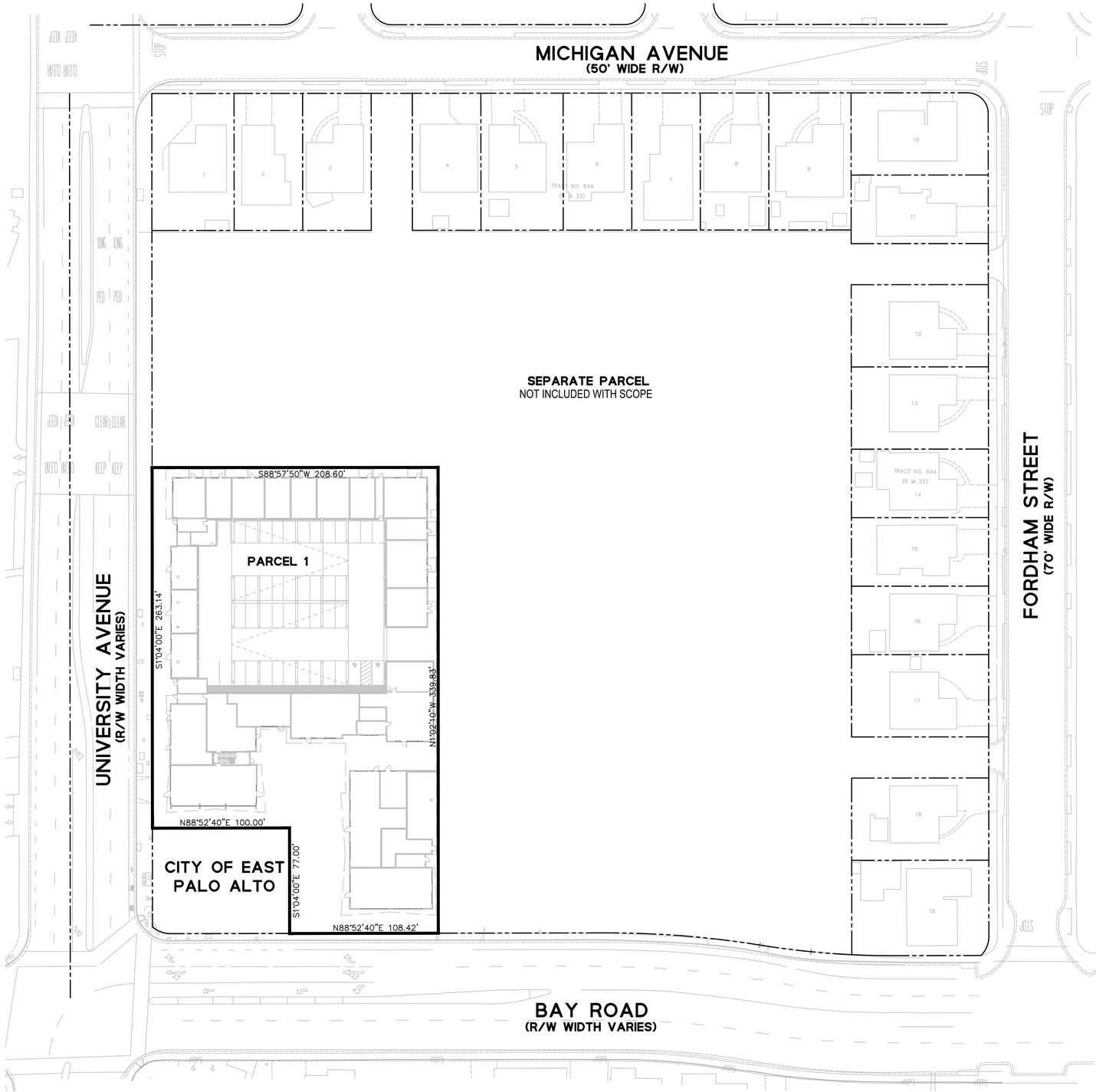
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Date 5/20/2025
Scale AS SHOWN
Design SH
Drawn SH
Approved DP
Job No20201288

Drawing Number:
TM-1
1 OF 2

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\TMAP\SHEETS-MULTI FAMILY\00-FCMF-TMTS.dwg
PLOT DATE: 05-21-25 PLOTTED BY: sherich

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LEGEND

PROJECT/PARCEL BOUNDARY LINE

ADJACENT PROPERTY LINE

ABBREVIATIONS

R/W	RIGHT OF WAY

NOTES

1. SITE IMPROVEMENTS SHOWN IN BACKGROUND ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
2. PUBLIC SIDEWALK EASEMENTS WILL BE SHOWN ONCE SITE FRONTAGE CONFIGURATION IS COORDINATED WITH THE CITY.
3. SEE SHEET 1 FOR ADDITIONAL NOTES.

NORTH

GRAPHIC SCALE 1"=40'

40 0 40 80

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VESTING TENTATIVE MAP - FOR CONDOMINIUM PURPOSES

UNIVERSITY AND BAY

MAPPING SHEET

EAST PALO ALTO SAN MATEO COUNTY CA

No.	Revisions

Date 5/20/2025
Scale AS SHOWN
Design SH
Drawn SH
Approved DP
Job No20201288

Drawing Number:

TM-2

2 OF 2

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\TMAP\SHEETS-MULTI FAMILY\01-FGMF-TMAP.dwg
PLOT DATE: 05-21-25 PLOTTED BY: sherrich



LEGEND:

1 **CITY STANDARD STREETSCAPE**:
PLANTING STRIP W/ STREET TREES, CONCRETE SIDEWALK

2 **CITY PARCEL:**
FUTURE PARK DESIGN IDEA - NOT IN SCOPE

3 **RETAIL FRONTAGE**
ACCENT PAVING,
RAISED PLANTERS FOR STORMWATER TREATMENT,
SEATING

4 **RESIDENTIAL FRONTAGE**
CONCRETE SIDEWALK,
UNITS ACCESS W/ STOOPS,
RAISED PLANTERS FOR STORMWATER TREATMENT

5 **MULTIFAMILY PLAZA PAVING EXTENSION**
PLAZA PAVING CONTINUATION - NOT IN SCOPE

6 **PASEO**
BLDG ACCESS,
PLAZA PAVING,
IN GRADE PLANTING FOR STORMWATER TREATMENT,
ACCENT SEATING ELEMENTS

7 **RESIDENTIAL COMMON SPACE**
LOUNGE AREA,
PLANTING BUFFER (IN GRADE PLANTING FOR STORMWATER TREATMENT),
PLAZA PAVING CONTINUATION

8 **PUBLIC/PRIVATE CENTRAL SPACE**
CENTRAL "BAY SALT MARSH" TREATMENT PLANTER W/ BRIDGE CROSSING, SPECIMEN TREES,
PERIMETER SEATING, ART LIGHTING;
GAME / LOUNGE PLAZA,
PLAZA PAVING,
FENCE + GATES + SLIDING FENCE PANELS SECURITY SYSTEM,
AREA LIGHTING

9 **PUBLIC SHADE PLAZA**
PLAZA PAVING CONTINUATION,
TREE GROVE W/ SEATING,
PEDESTRIAN SCALE POLE LIGHTING,
BIKE PARKING
(4 BIKE RACKS = 8 BIKE PARKING SPACES)

Scale: **1" = 20'-0"**
0 10' 20' 40'

FOUR CORNERS MIXED-USE

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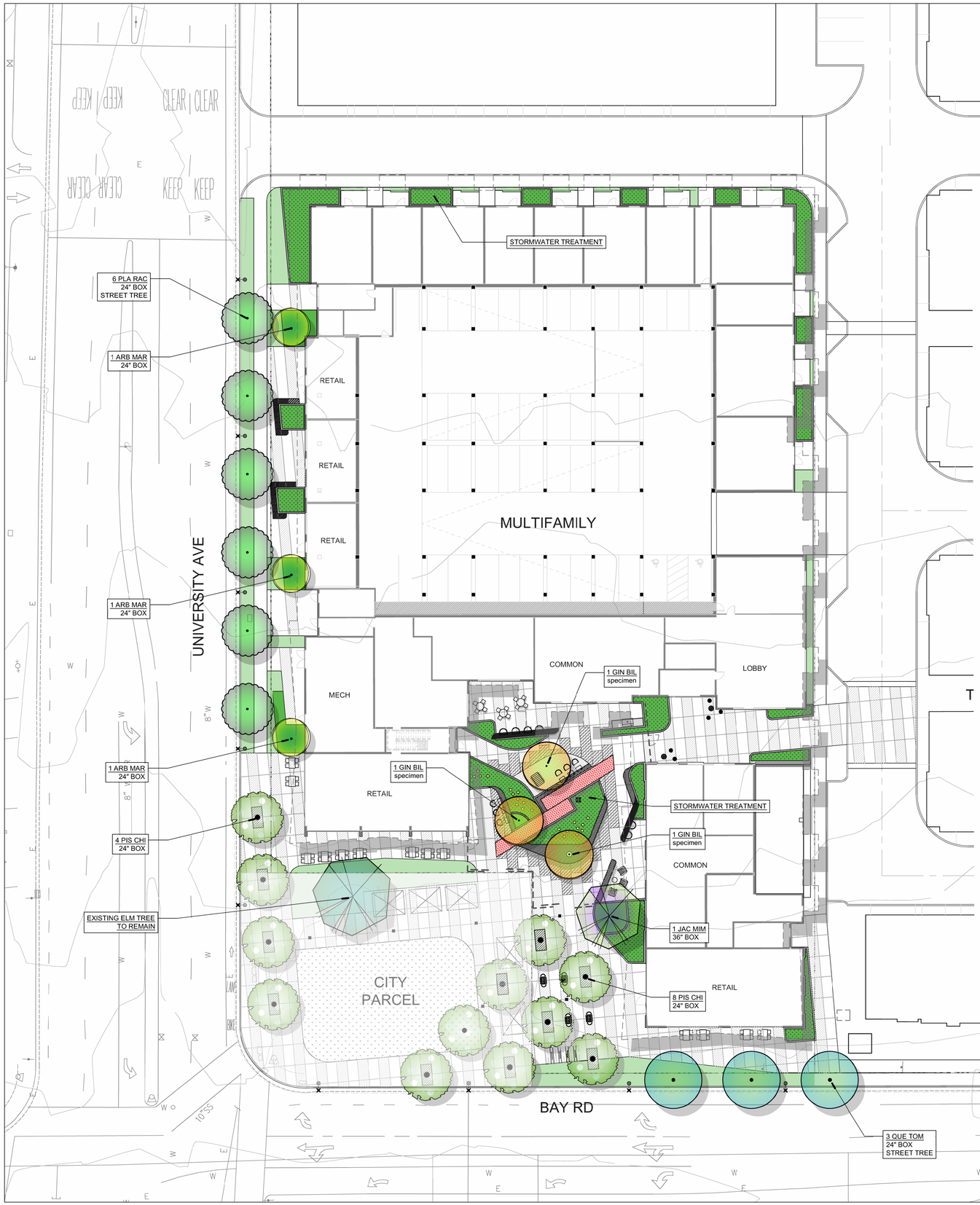
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ILLUSTRATIVE LANDSCAPE PLAN

Sheet No.
L-1.0

Date
Project No.



PLANT PALETTE

TREES	* 24" Box Standards Unless Noted Otherwise on Plans					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	MAX. WIDTH
ARB MAR	*	Arbutus 'Marina'	Strawberry Tree 'Marina'	multi	low	30' dia.
GIN BIL	*	Gingko biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	standard	medium	30' dia.
JAC MIM	*	Jacaranda mimisifolia	Jacaranda	standard	medium	30' dia.
PIS CHI	*	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	standard	low	35' dia.
PLA RAC	*	Platanus racemosa 'Roberts'	Roberts' Western Sycamore	standard	medium	35' dia.
QUE TOM	*	Quercus tomentella	Island Oak	standard	low	30' dia.

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACI	5 gal	Acacia 'Cousin Itt'	Cousin Itt Acacia	24" o.c.	low
AKS	5 gal	Agave 'Kara Stripes'	Kara Stripes Agave	36" o.c.	low
DIE	5 gal	Dietes grandiflora 'Sunstripe'	Yellow Striped Fortnight Lily	30" o.c.	low
OLE	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" o.c.	low
LSG	5 gal	Leucodendron 'Safari Goldstrike'	Yellow Conebush	36" o.c.	low
LJE	5 gal	Leucodendron 'Jester'	Jester Conebush	36" o.c.	low
RIC	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	30" o.c.	low
ROP	5 gal	Rosmarinus officinalis prostrata	Creeping Rosemary	30" O.C.	low
PRQ	5 gal	Phormium 'Rainbow Queen'	New Zealand Flax cvs	36" o.c.	low
PXO	15 gal	Philodendron 'Xanadu'	Philodendron	x	medium
RIB	5 gal	Ribes sanguineum	Red flowering Currant	48" o.c.	low
SAR	5 gal	Sarcococca hookeriana	Sweet Sarcoccoca	36" o.c.	low

PERENNIALS & GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AMI	1 gal	Achillea millefolium 'Moonshine'	Yellow Yarrow	24" o.c.	low
CSP	1 gal	Calandrinia sp. 'Shining Pink'	'Shining Pink' Rock Purslane	12" o.c.	low
CDI	1 gal	Carex divulsa	Berkeley Sedge	12" o.c.	low
CTE	3 gal	Chondropetalum tectorum	Cape Rush	30" o.c.	low
LAV	3 gal	Lavandula x i. 'Provence'	Hedge Lavender	24" o.c.	low
LIB	1 gal	Libertia peregrinans	Orange Libertia	11" o.c.	low
LBB	1 gal	Liriope muscari 'Big Blue'	Lily Turf	18" o.c.	medium
LLT	1 gal	Lomandra longifolia 'Lime Tough'	Matt Rush	18" o.c.	low
LBE	1 gal	Lothus berthelotii	Parrots Beak	x	low
MCA	5 gal	Muhlenbergia cap. 'Regal Mist'	Pink Muhly	36" o.c.	low
MRI	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	low
SBB	5 gal	Salvia 'Bees Bliss'	Mexican Sage	30" o.c.	low

VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	
BCG	5 Gal	Bougainvillea 'California Gold'	Bougainvillea 'California Gold'		low
FIC	5 Gal	Ficus pumila	Creeping Fig		medium
PTR	5 Gal	Parthenocissus tricuspidata	Boston Ivy		low

STORMWATER TREATMENT AREA: 2,643 SQ FT

Scale: **1" = 20'-0"**

0 10' 20' 40'

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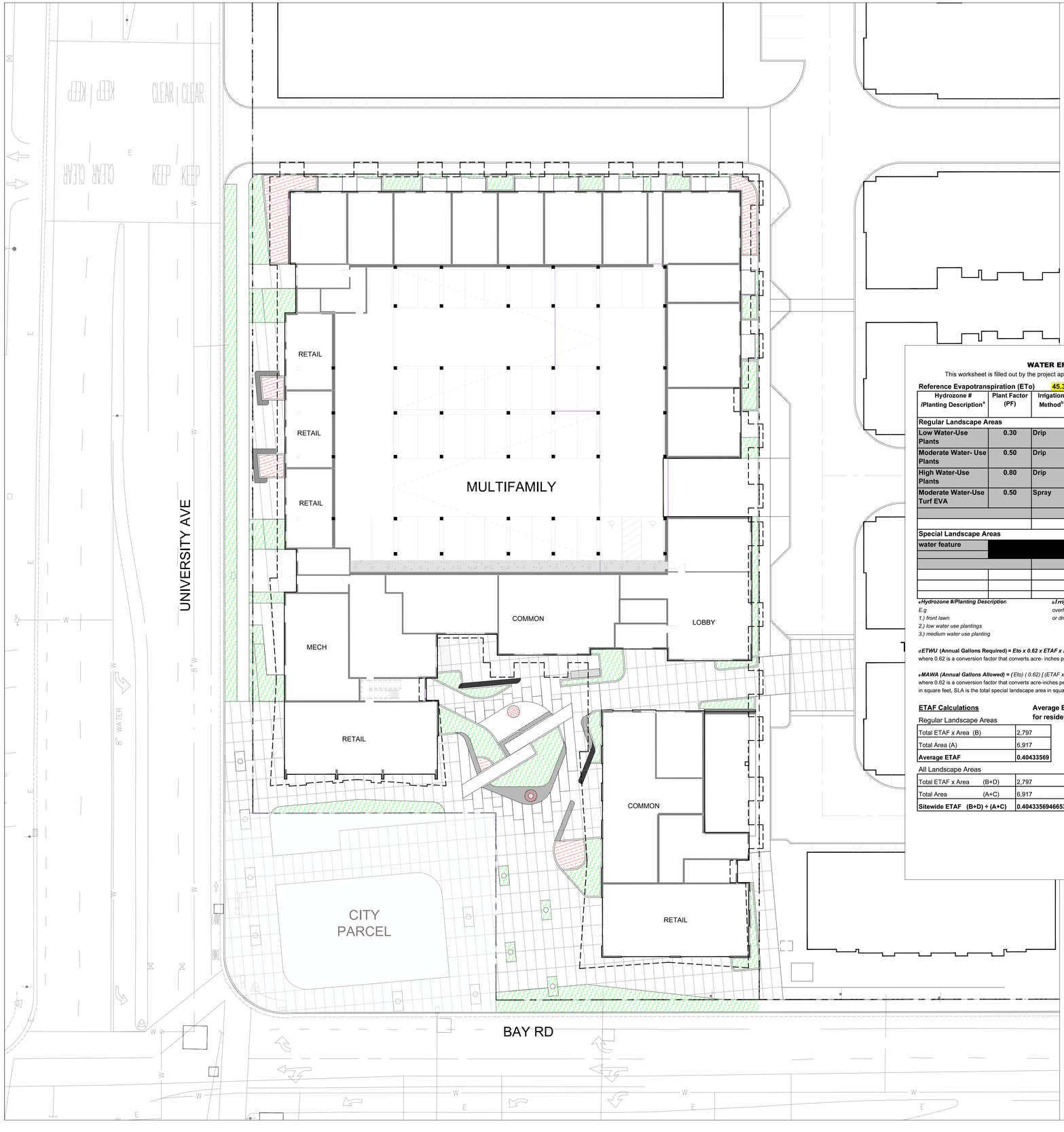
PLANTING PLAN

Sheet No.

L-2.0

Date

Project No.



HYDROZONE LEGEND

KEY	WUCOLS Category	AREA (sf)
	Low Water Use	5967 SF
	Moderate Water Use	950 SF
	High Water Use	0 SF
	Total SITE Landscape Area	6917 SF

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	5,967	2,208	62,008
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	950	589	16,543
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	6,917	2,797	78,551
Special Landscape Areas							
water feature					0		
					(C)	(D)	
				Totals		0	
						ETWU Total	78,551
			Maximum Allowed Water Allowance (MAWA)[e]				87,422

[a] *Hydrozone #/Planting Description* — *E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting*

[b] *Irrigation Method* — *overhead spray or drip*

[c] *Irrigation Efficiency* — *0.75 for spray head 0.81 for drip*

[d] ***ETWU* (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed)*** = *{Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	2,797
Total Area (A)	6,917
Average ETAF	**0.40433569**

All Landscape Areas

Total ETAF x Area	(B+D)	2,797
Total Area	(A+C)	6,917
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.404335694665317**

Scale: **1" = 20'-0"**

0 10' 20' 40'

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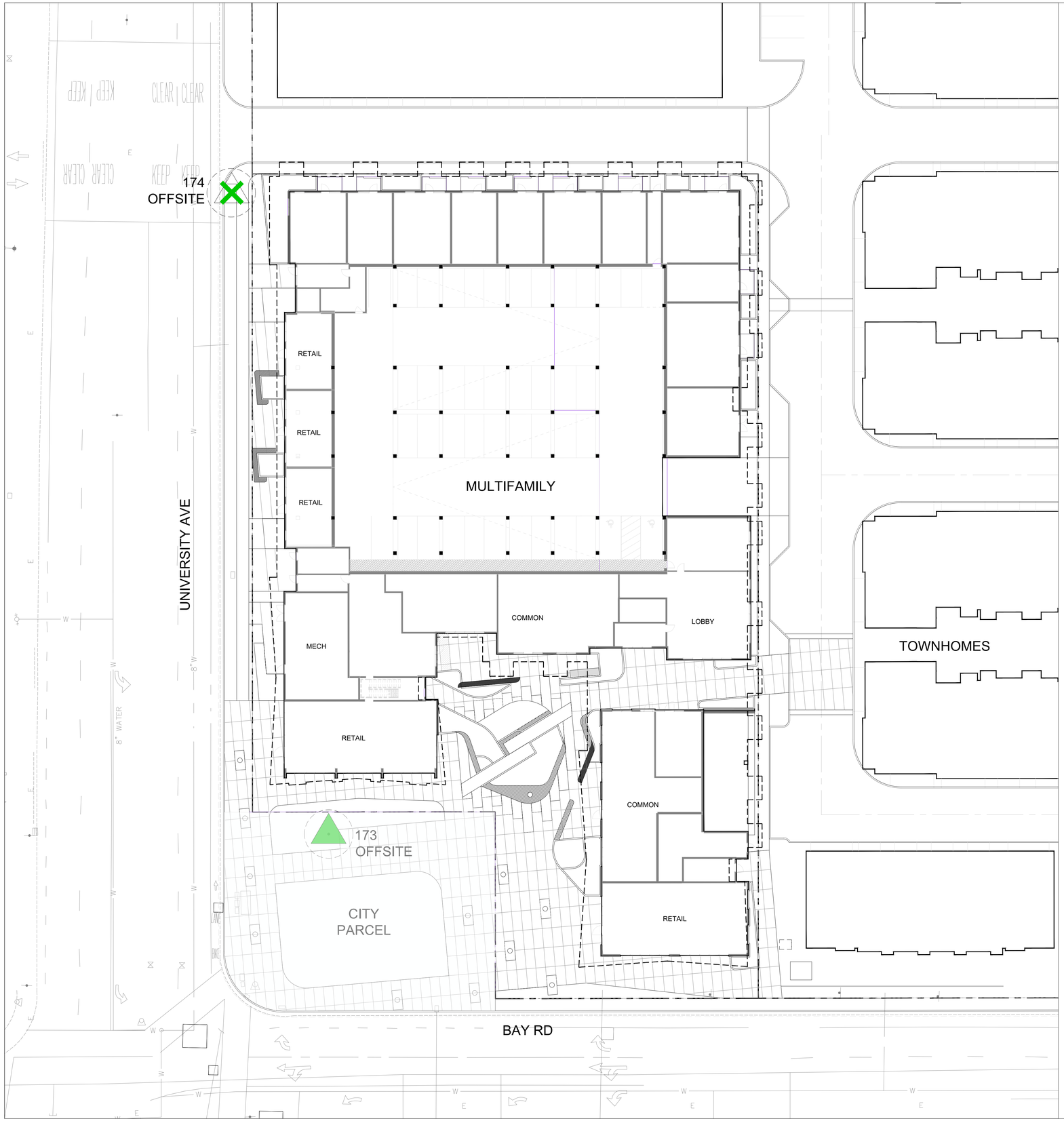
HYDROZONE PLAN

Sheet No.

L-3.0

Date

Project No.



TREE DISPOSITION LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
	0	EXISTING TREES TO REMAIN *Tree protection fencing per Arborist Report & City requirements
	0	EXISTING TREES TO BE REMOVED
	1 *offsite tree	PROTECTED TREES TO REMAIN
	1 *offsite tree	PROTECTED TREES TO BE REMOVED
	0	TREES TO BE RELOCATED
	11	NEW TREES TO BE PLANTED * (min 24" box)
	11	TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION *

NOTE: Existing trees info per Hort Science, Arborist Report dated August, 2020

*SEE SHEET L-2.0 FOR NEW TREES TO BE PLANTED, excluding street trees

PROTECTED TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.

TREE DISPOSITION SUMMARY

TREE SIZE DBH @ 54" MAJOR TRUNK IN MULI-STEM	# OF TREES ON SITE TO BE REMOVED	TREE SIZE REPLACEMENT REQUIREMENT 15 GAL / 24" BOX**
0"-38" Not Protected Species DBH @ 54	0	1:1 mitigation 0 / 0
12"- 38" Protected Species DBH @ 54	1	1:2 mitigation 2 / 1
Over 38" Protected Species DBH @ 54	0	1:4 mitigation 0 / 0
		TOTAL 15 GAL / 24" BOX 2 / 1

** (2) 15 gal = (1) 24" box

Scale: **1" = 20'-0"**

0 10' 20' 40'

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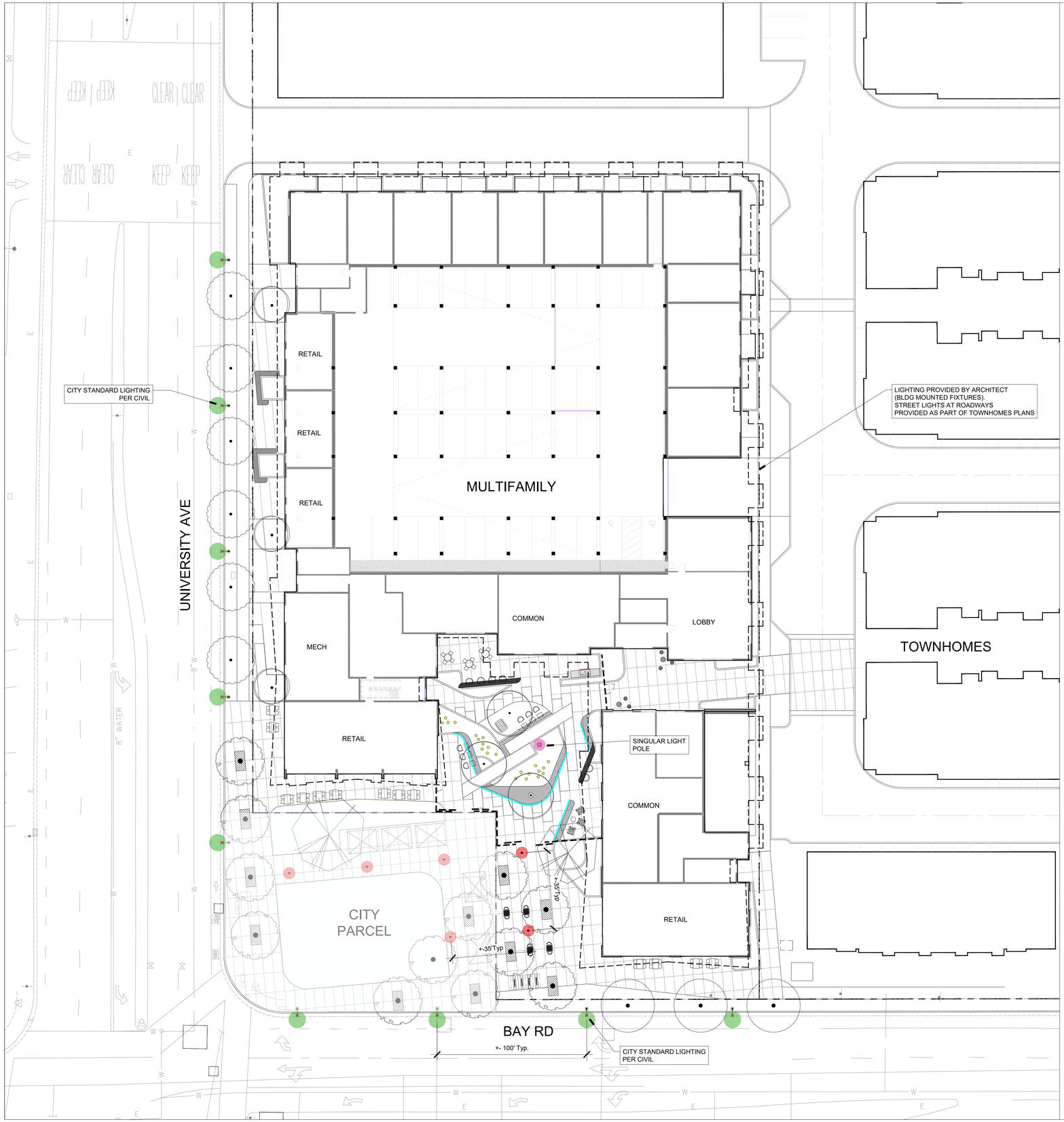
TREE DISPOSITION PLAN

Sheet No.

L-4.0

Date

Project No.



LIGHTING LEGEND

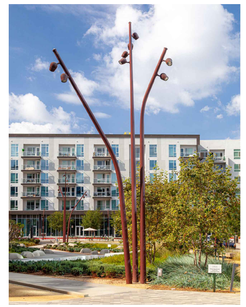
STREET SCALE POLE LIGHT
per EAST PALO ALTO PUBLIC WORKS DEPT

PEDESTRIAN SCALE POLE LIGHT

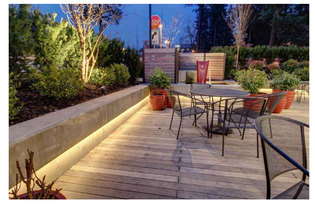


MOMENT POLE LIGHT BY LANDSCAPE FORMS

AREA POLE LIGHT



SEAT WALL COVE LIGHT



REED ACCENT LIGHT



BLDG WALL LIGHT - SEE ARCH BLDG PLANS

NOTE:
Lighting for the project to be at the IES (Illuminating Society or North America) standards and include the details listed below: White light source, Pedestrian Scale, Full cut-off or shoebox design, Unbreakable exterior, Tamperproof Housings, Wall mounted lights/ 10' high. These features increase natural surveillance, support and/ or enhance security camera capabilities, and increase Police Patrol effectiveness.

Scale: **1" = 20'-0"**

0 10' 20' 40'

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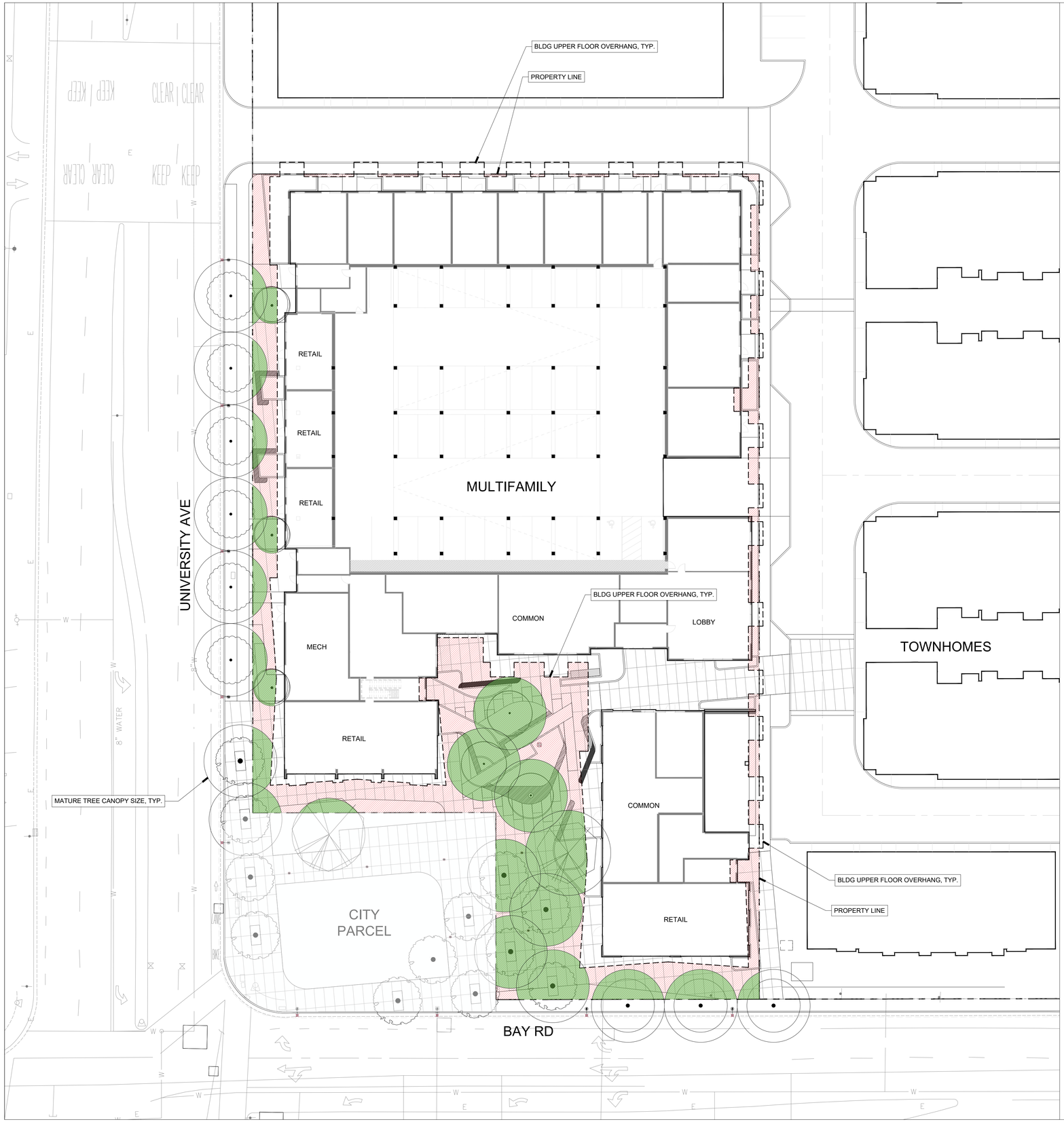
LIGHTING PLAN

Sheet No.

L-5.0

Date

Project No.



TREE SHADE LEGEND

SITE NOT COVERED BY BLDG FOOTPRINT AND UPPER FLOOR OVERHANG
AREA: 12,088 SQ FT

TREE CANOPY COVER OVER THE SITE WITHIN 15 YEARS OF FINAL BUILDING PERMIT ISSUANCE
AREA: 6,232 SQ FT

51.5% TREE COVERAGE

Scale: **1" = 20'-0"**

0 10' 20' 40'

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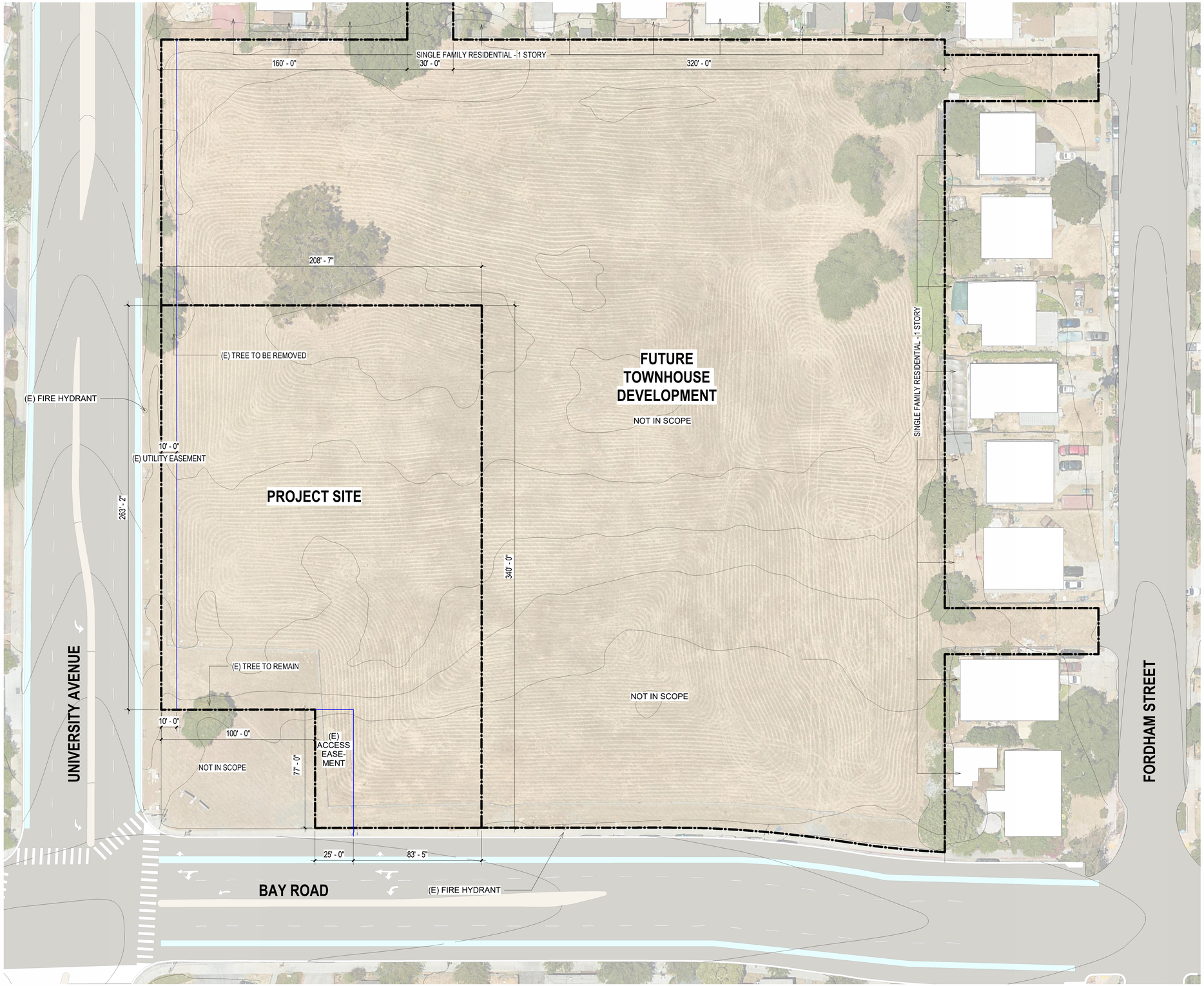
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TREE SHADE DIAGRAM

Sheet No.

L-5.0

Date
Project No.



1" = 30'-0"

SITE PLAN - EXISTING | 1

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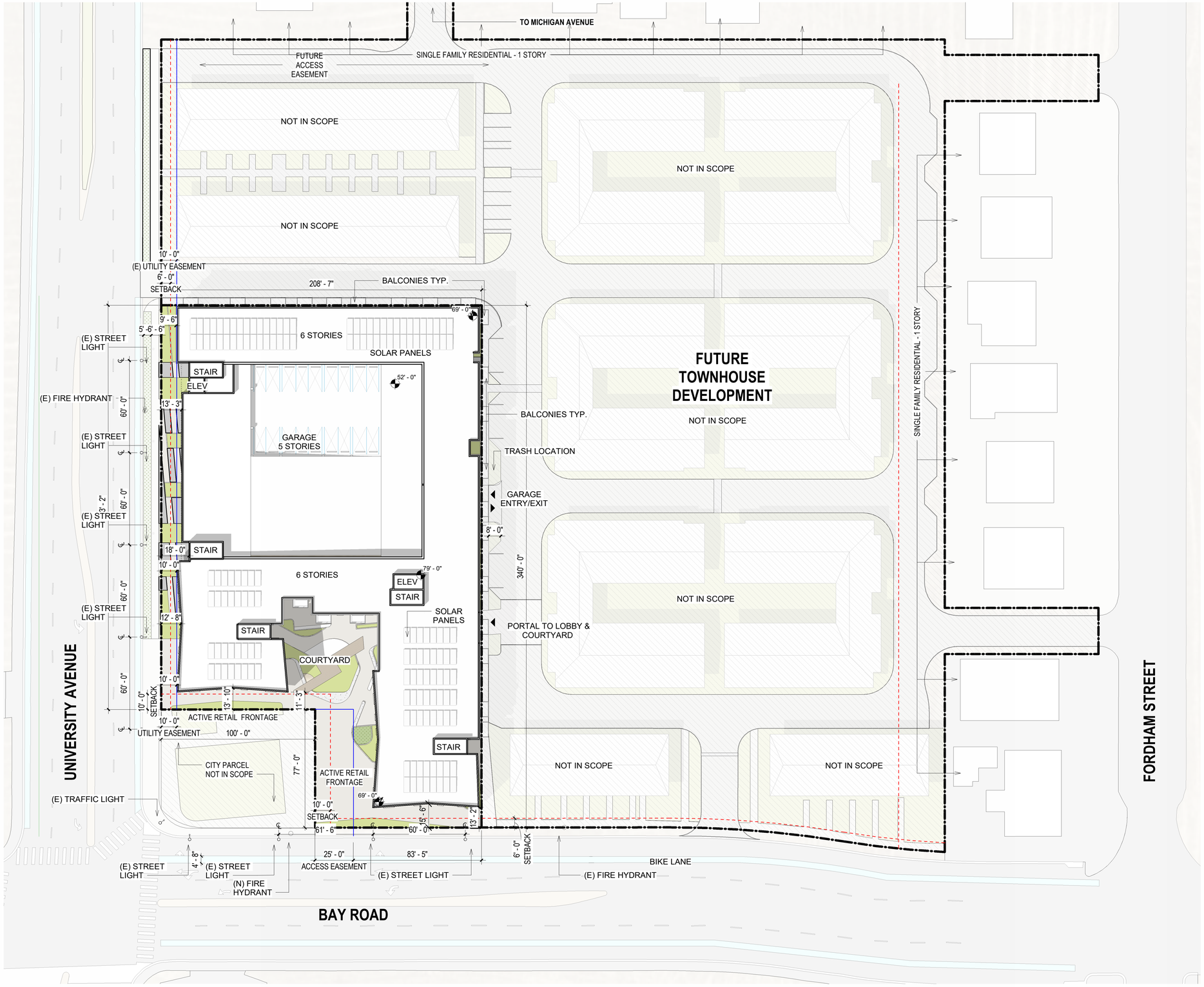
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SITE PLAN - EXISTING

Sheet No.

A100

Date 2025-08-01
Project No. 22237



1" = 30'-0"

SITE PLAN - ROOF | 1

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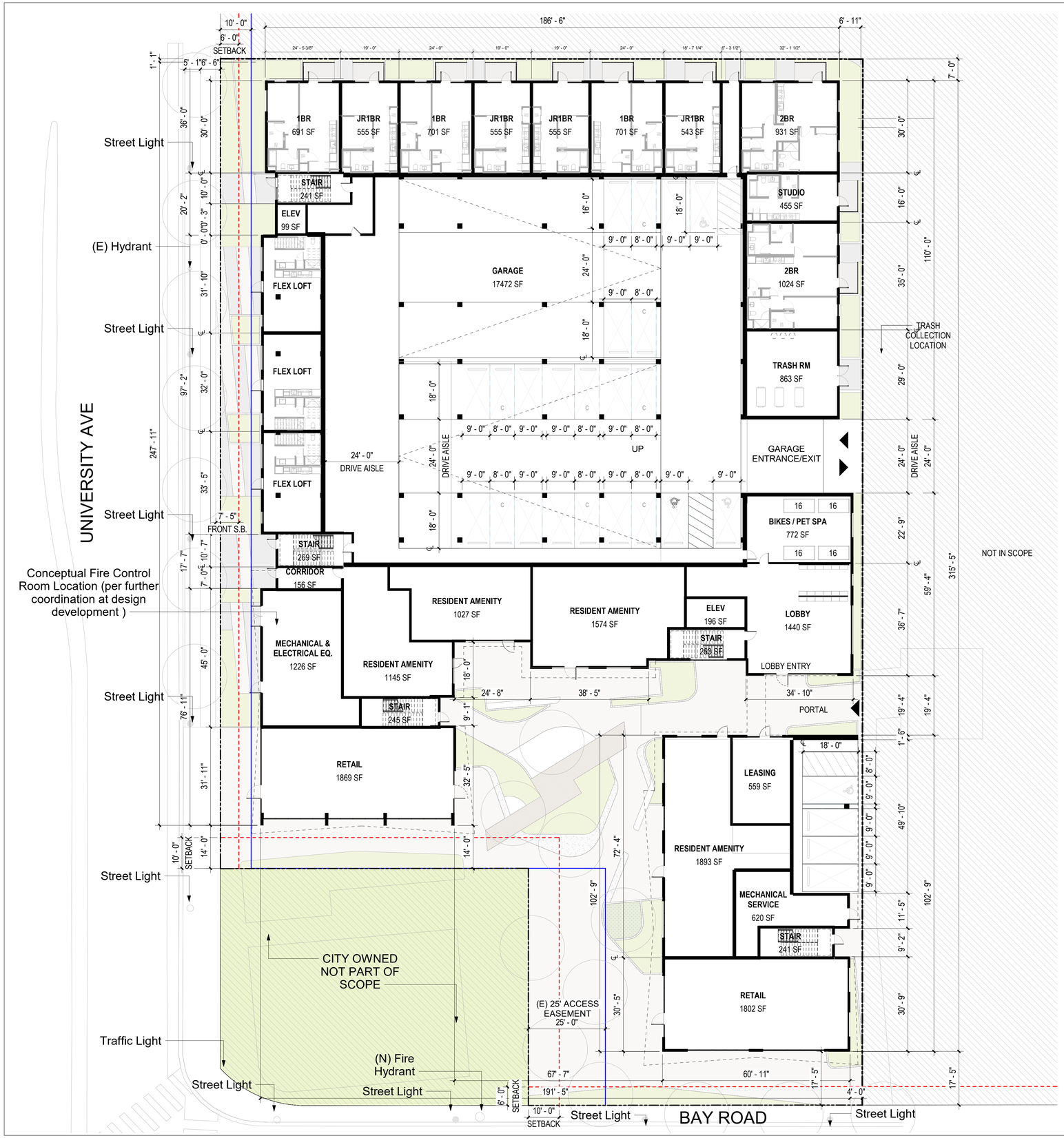
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SITE PLAN - PROPOSED

Sheet No.

A101

Date 2025-08-01
Project No. 22237



**Note:EVA or fire access roadways shall be capable of supporting the imposed weight of a 75,000-pound fire apparatus and shall be provided with an all-weather driving surface. CFC 2022, Appendix D; further coordination will be addressed during design development and provided for building permit

0' 8' 16'
1/16" = 1'-0"

FLOOR PLAN - LEVEL 1 | 1

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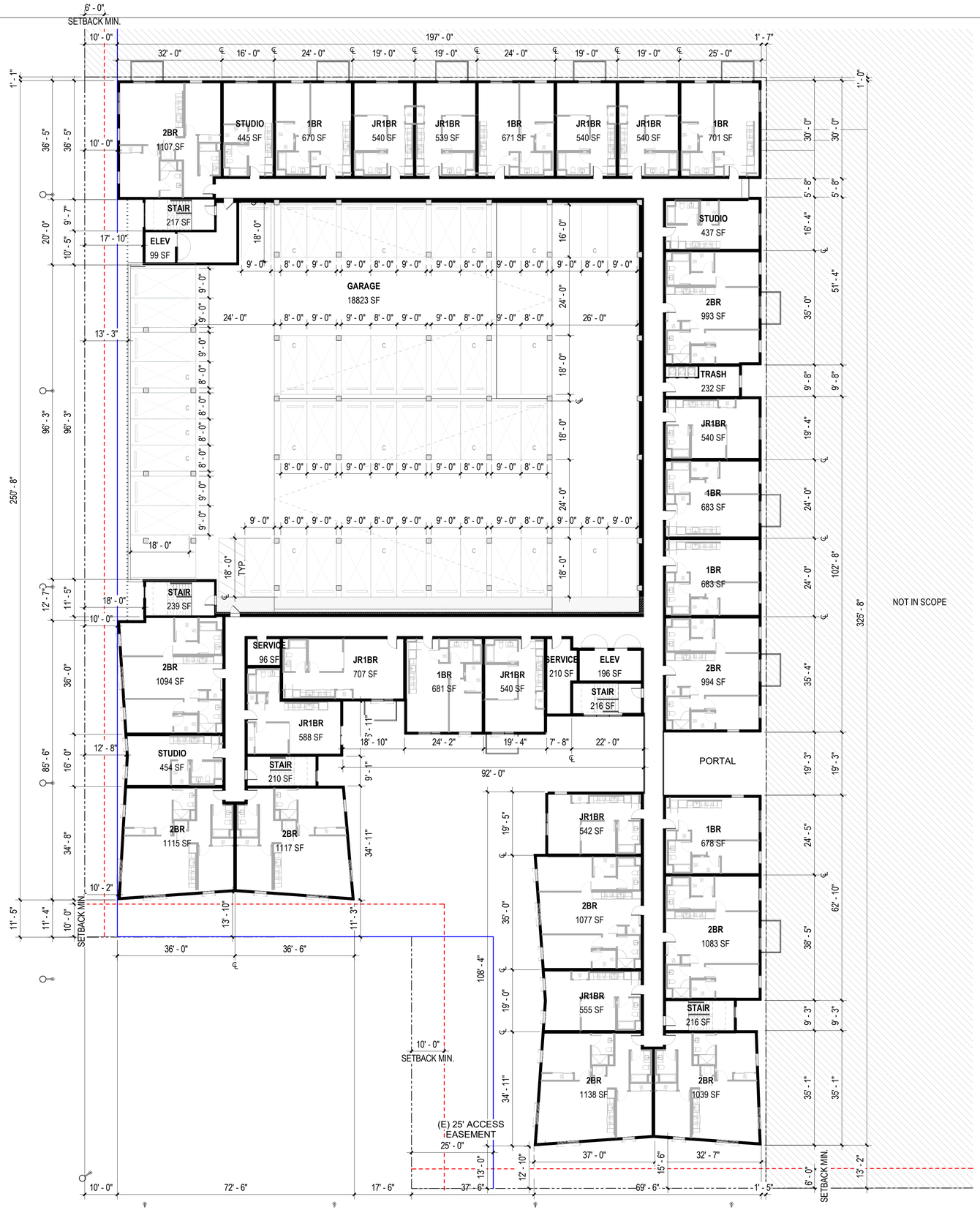
Drawing Title

FLOOR PLAN - LEVEL 1

Sheet No.

A110

Date	2025-09-15
Project No.	22237



FLOOR PLAN - LEVEL 2 | 1

0' 8' 16'
1/16" = 1'-0"

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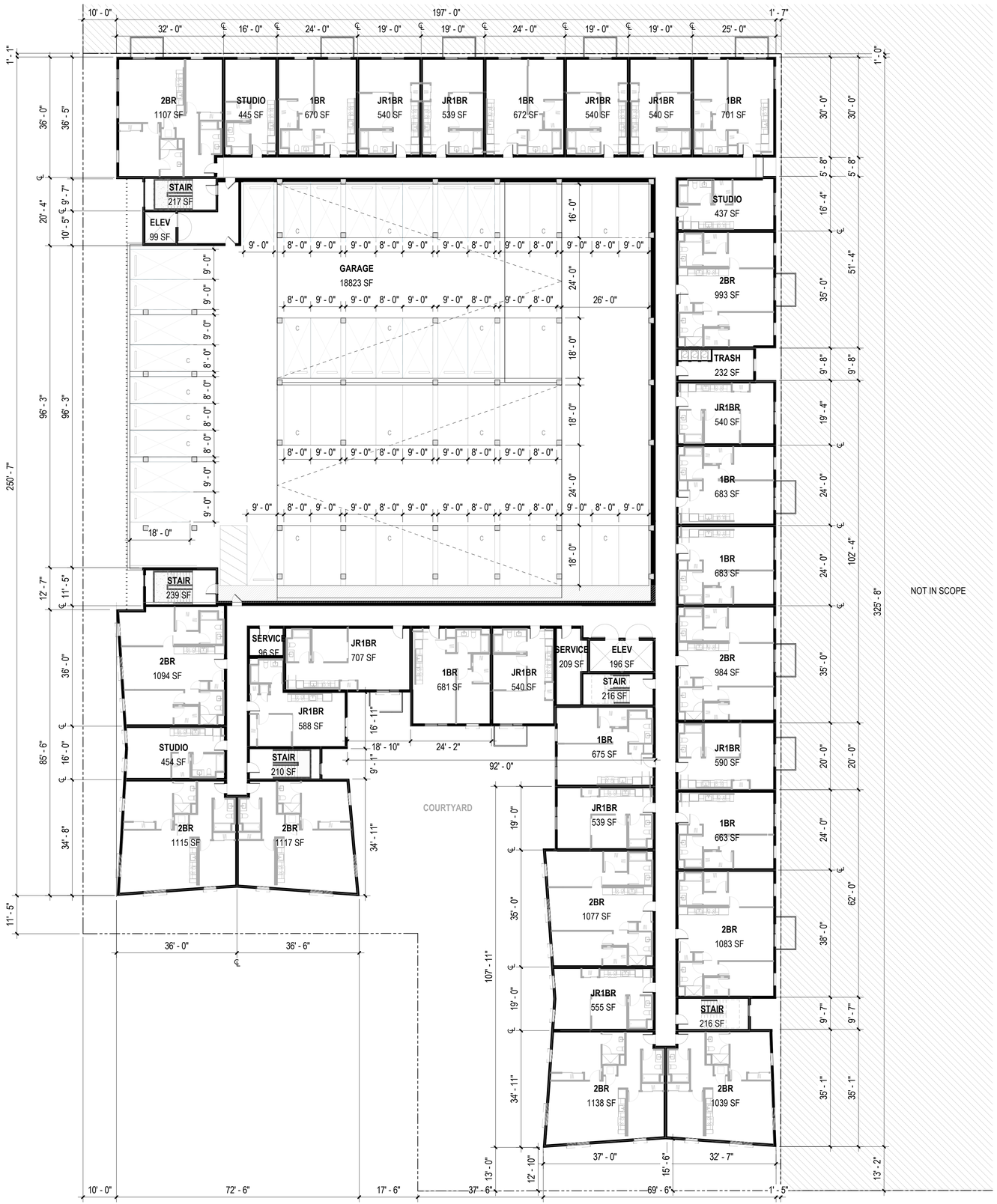
Drawing Title

FLOOR PLAN - LEVEL 2

Sheet No.

A120

Date 2025-08-01
Project No. 22237



FLOOR PLAN - LEVELS 3-6 | 1

0' 8' 16'
1/16" = 1'-0"

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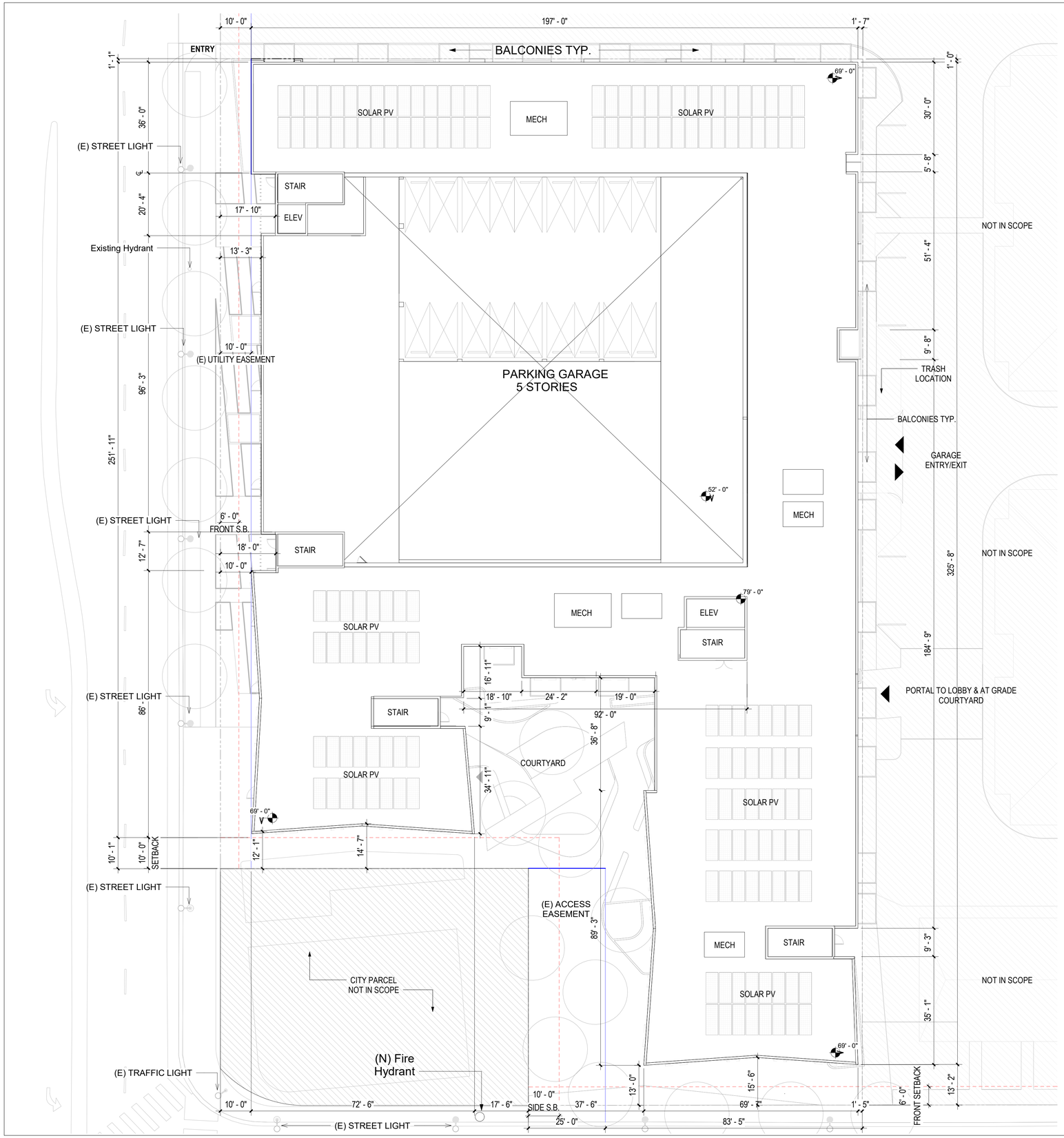
Drawing Title

FLOOR PLAN - LEVELS 3-6

Sheet No.

A130

Date 2025-08-01
Project No. 22237



0' 8' 16'

1/16" = 1'-0"

FLOOR PLAN - ROOF 1

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FLOOR PLAN - ROOF

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A170

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1" = 20'-0"

EAST ELEVATION 2



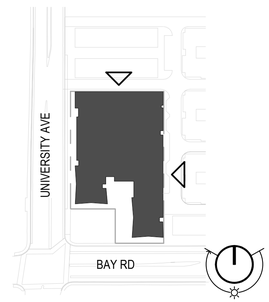
1" = 20'-0"

NORTH ELEVATION 1

EXTERIOR MATERIAL PALETTE:



A. CORTEN STEEL PANELS
B. VERTICAL RANDOM BATTEN SIDING COLOR 1 CLADDING
C. WOOD PANELS
D. VERTICAL RANDOM BATTEN SIDING COLOR 2
E. GLAZED BRICK TILES (COLORS TBD)
F. TEXTURED CONCRETE
G. PERFORATED METAL SCREENING
H. VINYL STOREFRONT
I. VINYL WINDOWS
J. STEEL GUARDRAIL
K. VERTICAL WOOD SCREENING



KEY PLAN

FOUR CORNERS MIXED-USE

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ELEVATIONS - NORTH/EAST

Sheet No.

A200

Date 2025-08-01
Project No. 22237



1" = 20'-0"

WEST ELEVATION - UNIVERSITY AVE 2



1" = 20'-0"

SOUTH ELEVATION - BAY RD 1

EXTERIOR MATERIAL PALETTE:



A. B. C. D. E. F.



G. H. I. J. K.

A. CORTEN STEEL PANELS
B. VERTICAL RANDOM BATTEN SIDING COLOR 1 CLADDING
C. WOOD PANELS
D. VERTICAL RANDOM BATTEN SIDING COLOR 2
E. GLAZED BRICK TILES (COLORS TBD)
F. TEXTURED CONCRETE
G. PERFORATED METAL SCREENING
H. VINYL STOREFRONT
I. VINYL WINDOWS
J. STEEL GUARDRAIL
K. VERTICAL WOOD SCREENING



KEY PLAN

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ELEVATIONS - SOUTH/WEST

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Project No. 22237



1" = 20'-0"

COURTYARD AND PORTAL SOUTH ELEVATION 4



1" = 20'-0"

PORTAL SOUTH ELEVATION 3



1" = 20'-0"

COURTYARD EAST ELEVATION 2



1" = 20'-0"

COURTYARD WEST ELEVATION 1

EXTERIOR MATERIAL PALETTE:

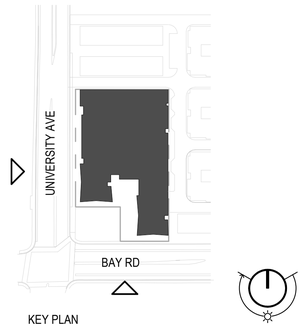


A. B. C. D. E. F.



G. H. I. J. K.

A. CORTEN STEEL PANELS
B. VERTICAL RANDOM BATTEN SIDING COLOR 1 CLADDING
C. WOOD PANELS
D. VERTICAL RANDOM BATTEN SIDING COLOR 2
E. GLAZED BRICK TILES (COLORS TBD)
F. TEXTURED CONCRETE
G. PERFORATED METAL SCREENING
H. VINYL STOREFRONT
I. VINYL WINDOWS
J. STEEL GUARDRAIL
K. VERTICAL WOOD SCREENING



KEY PLAN

FOUR CORNERS MIXED-USE

David Baker Architects
dbarchitect.com
461 Second St, Loft c127
San Francisco, CA 94107
415.896.6700

SAND HILL PROPERTY COMPANY

License Stamp

Issuances

Description	Date
ENTITLEMENT SET	05/20/2025

Revisions

Rev.	Description	Date
1	ENTITLEMENT SET	08/01/2025

Set Title

ENTITLEMENT SET

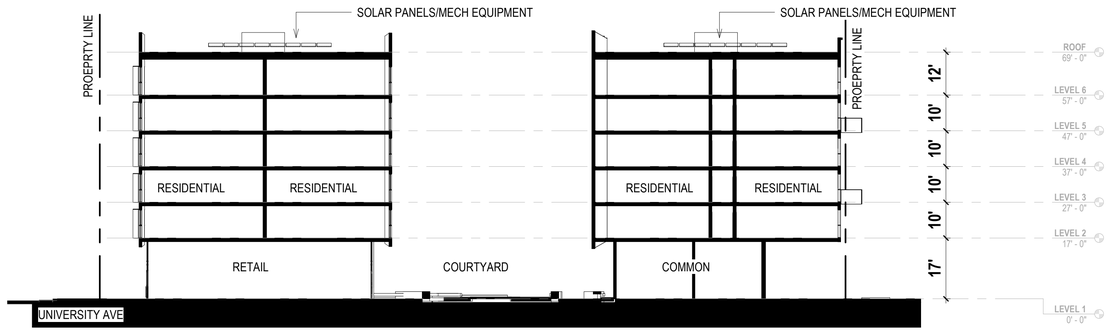
Drawing Title

ELEVATIONS - COURTYARD

Sheet No.

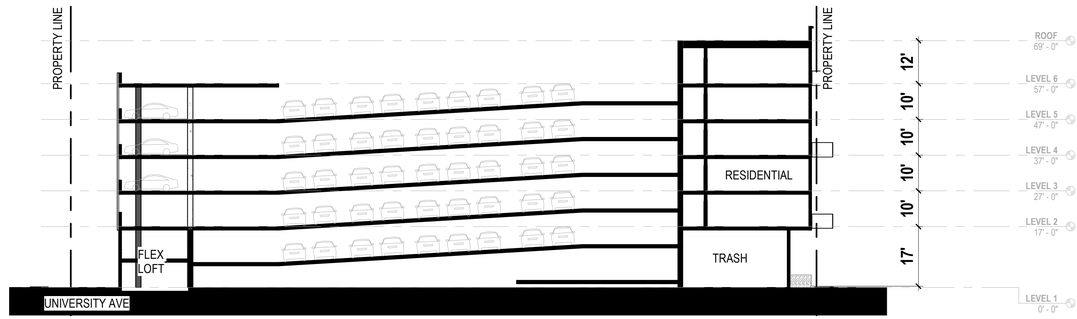
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Date 2025-08-01
Project No. 22237



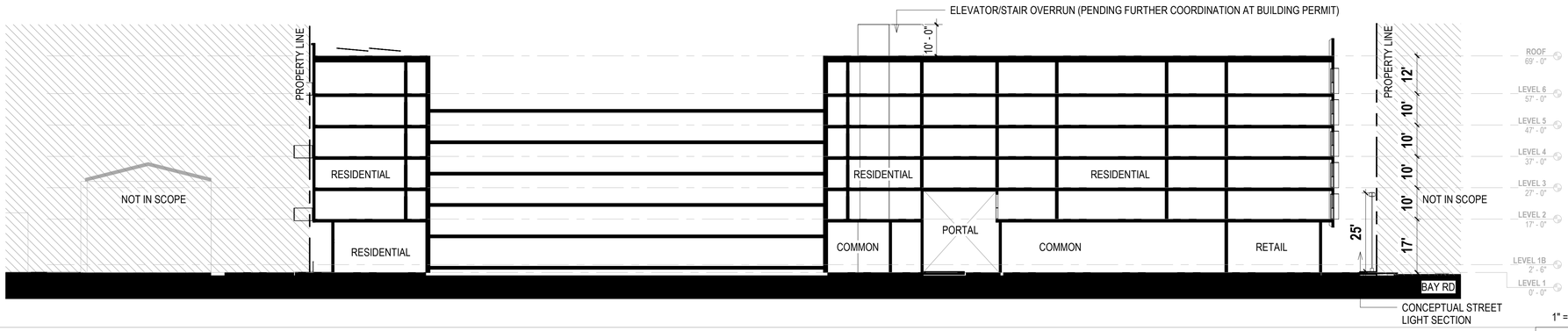
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E/W SECTION - COURTYARD 3



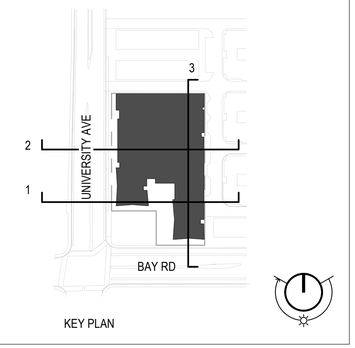
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E/W SECTION - GARAGE 2



1" = 20'-0"

N/S SECTION 1



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License Stamp

Issuances

Description	Date
ENTITLEMENT SET	05/20/2025

Revisions

Rev.	Description	Date
1	ENTITLEMENT SET	08/01/2025

Set Title

ENTITLEMENT SET

Drawing Title

BUILDING SECTIONS

Sheet No.

A300

Date 2025-08-01
Project No. 22237

v

EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE:	February 9, 2026
TO:	Honorable Chair and Members of the Planning Commission
VIA:	Amy Chen, Community and Economic Development Director
BY:	Chris Dacumos, Contract Senior Planner Elena Lee, Planning Manager
SUBJECT:	Proposed Projects at 1675 Bay Road: University and Bay at 4 Corners Townhomes Residential Project University and Bay at 4 Corners Mixed-Use Project

Recommendation

1. Adopt a Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004);
2. Finding that the University and Bay at 4 Corners Townhomes Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66
3. Adopt a Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007); and
4. Finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Promote Housing, Economic and Workforce Development

Public Hearing 8.1 – Townhome Residential Project

***Note.** Staff have prepared one staff report for both projects in order to reduce redundant narrative and to highlight that there is one owner and applicant and one site that would be subdivided to allow for the separate projects. Two items are listed on the Planning Commission Agenda since the applicant submitted two separate projects which requires separate approvals for each project. Additionally, listing the report as separate agenda items allows for easer review and organization of each project's attachments, which can be both technical and lengthy.*

Background

Sand Hill Property Company ("Applicant") submitted applications for two separate projects on one existing parcel located at 1675 Bay Road (Accessor Parcel Number ("APN"): 063-111-250) (Figure 1). The property is within the Ravenswood Business District/4 Corners Specific Plan (RBD) overlay district. The two projects are the Townhomes Residential Project ("Townhomes Project") consisting of 106 for sale units and the Mixed-Use Project consisting of 168 for rent units ("Mixed-Use Project"). This staff report discusses both of the Applicant's projects and requests for Planning Commission approval.

Figure 1: Existing Parcel



Project History

The Applicant submitted Preliminary Application (PRE) 24-003 on November 22, 2024 for the Townhomes Project and Pre-24-004 on December 2, 2024 for the Mixed-Use Project. The applicant sought to vest rights under Government Code Section 65589.5(o)(1), also known as Senate Bill (SB) 330 or the Housing Crisis Act[1]. The rights vested under SB 330 include subjecting the proposed developments only to the ordinances, policies and standards adopted and in effect at the time a complete SB 330 preliminary application was submitted. Both of the Applicant's SB 330 preliminary applications satisfied the City's SB 330 completeness checklist. That means that the two projects are subject to the 2013 Ravenswood /4Corners Transit Oriented Development Specific Plan[2] (2013 Specific Plan) and not the Ravenswood Business District/ 4 Corners Specific Plan[3] which was adopted on December 17, 2024. Additionally, development impact fees applicable to the project are those with the effective date of July 1, 2024.

Additionally, in compliance with the City's Preliminary Application Community Outreach policy, the Applicant:

- Published a website[4] providing general information on the project.

[1] https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330
[2] https://www.ci.east-palo-alto.ca.us/planning/page/archived-2013-ravenswood4-corners-specific-plan-superseded-2024-rbd-update
[3] https://www.ci.east-palo-alto.ca.us/planning/page/ravenswood4-corners-specific-plan-adopted-12172024
[4] www.universityandbay.com

- Provided notice of the project and an invitation to a community meeting to addresses within a 600-foot radius of the project.
- Held a community meeting on February 27, 2025 on both projects at the Lewis & Joan Platt East Palo Alto Family YMCA in which 30 community members attended.
- Presented the project and received feedback to the:
    - Planning Commission on March 24, 2025; and the
    - City Council on April 1, 2025 from 6:30 PM to 8:30 PM The outreach event started with a project introduction and objectives.

The community, Planning Commission, and City Council provided feedback to the applicant on the following topics:

- Inclusionary Housing, including unit type, affordability, and amenities
- Expanding commercial uses
- Parking
- Breaking up massing along University Avenue
- Public/private open space
- Impacts to surrounding areas.

Following the conclusion of the Applicant's community outreach obligations, the Applicant submitted formal applications for each project in May 2025 meeting SB 330 timeline requirements for formal submittal in order to retain the vested rights. The Townhome Project's formal application permit number is Design Review (DR) 25-004 and the permit number for the Mixed-Use Project is DR25-007. The Applicant submitted two requests for alternative compliance with the City's Inclusionary Housing Ordinance in July 2025. On September 2, 2025, the City Council held a public hearing to consider the Applicant's requests. The City Council subsequently adopted resolutions finding the Applicant's two Alternative Compliance Plans met the City's Inclusionary Housing Ordinance requirements.

The Applicant conducted additional outreach on the formal proposed projects on Tuesday, January 27, 2026. The meeting was also held at the YMCA with fifteen attendants. Comments were provided verbally and in writing, centering on the design, activating the site, adding housing, incorporating public art onsite, and parking. With regard to parking, those who attended felt comfortable after receiving more information on the availability of parking onsite.

Project Description

Table 1. Project Data	
Project Element	**Detail/Description**
Applicant / Owner	Sand Hill Property Company / Four Corners EPA Property Owner, LLC
Location	1675 Bay Road

Public Hearing 8.1 – Townhome Residential Project

Table 1. Project Data		
APN	063-111-250	
Size of Existing Site	6.06 acres	
Existing Use	Undeveloped, vacant lot	
Surrounding Uses	North: Existing single-family residential South: Medium family residential, Government West: Commercial, Government, Single family residential East: Existing single-family residential	
General Plan Designation	Mixed Use High	
Existing Zoning	Ravenswood Specific Plan Overlay District - 4 Corners Gateway	
Surrounding Zoning	University Village to the north and east, 4 Corners Gateway to the south and west	
	Townhome Project	**Mixed-Use Project**
Proposed Acreage	4.61	1.45
Total Number of Units	106	168
Number of Affordable Units	11 (10 % of total units)	25 (20% of base units)
Number of Stories / Height (6 stories max)	3 (39')	6 (75')
Maximum Floor Area Ratio (1.5)	Not Applicable	0.09
	Required / Provided	*Required / Provided*
Number of Parking Spaces	211 / 229	168 / 256
Number of Short-Term Bicycle Spaces	8 / 8	12 /13
Number of Long-Term Bicycle Spaces	36 / 106	56 / 64

The applicant is seeking to subdivide the existing vacant parcel (Figure 1) into two separate parcels: one for the Townhome Project (Figure 2) and the other for the Mixed-Use Project (Figure 3).

The Townhome Project (Figure 2) consists of 106 townhome units between approximately 1,200 and 2,000 square feet (sf) of net living area. The bedroom mix includes 2, 3 and 4 bedroom units. Each unit includes a garage with up to two spaces for vehicular parking. Seventeen additional surface parking spaces are provided on site. Each unit also includes 1 long-term bicycle space, with 8 additional short-term spaces provided onsite. Primary frontage is provided via Bay Road, with secondary frontage along University Avenue. Additional site access is provided from Michigan Avenue and Fordham Street. Common open space of approximately 31,000 sf is provided.

Figure 1: Townhome Project Area



The Mixed-Use Project (Figure 3) consists of 168 for rent units between approximately 400 and 1,100 sf of net living area. The bedroom mix includes studios, 1, and 2 bedroom units. Vehicle parking is provided entirely in a central parking garage with the residential units wrapped around. The Mixed-Use Project provides 218 spaces for residential units and 38 spaces for non-residential units. Bicycle parking is composed of 63 long-term spaces for residential units, and one long-term space for non-residential uses; 12 short-term spaces for residential uses and one space for non-residential uses. The Project would provide approximately 17,000 sf of common open space for tenants. The project also proposes to include a pet washing station. Primary access is provided from Bay Road through the Townhome Project. Secondary access is provided from University Avenue. The primary frontage is along University Avenue.

Figure 3: Mixed-Use Project Area



Analysis

The applicant is requesting the Planning Commission's approval of Site Plan and Design Review, Tentative Map, and Tree Removal for both Projects.

General Plan

The project site has a General Plan[5] land use designation of Mixed-Use High (MUH) based on the General Plan provisions in place on the date a complete SB 330 preliminary application was

[5] https://www.cityofepa.org/planning/page/vista-2035-general-plan

submitted. As noted above, Sand Hill has satisfied the SB 330 preliminary application requirements and the MUH density standard in the Vista 2035 General Plan must be used for the mixed use project because the Housing Accountability Act allows developers to utilize either the General Plan or zoning standards to identify the maximum allowable density for base units.

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

For the Mixed-Use Project, given the percentage of affordable housing provided (20% of base units), the project qualifies for a 35% density bonus under SDBL as shown in Table 2. The 35% increase allows up to 116.1 dwelling units per acre.

Table 2. General Plan Evaluation

Category	Allowed	Townhome Project	Mixed Use Project
Density	86 units per acre (max)	23 units per acre	116 units per acre
Intensity (FAR)	2.5 max	Not Applicable	0.09
Height	100’ or 8 stories, whichever is higher (max)	3 stories above grade; 39'	6 stories above grade; 75'
Ground Floor Retail	35% (required)	None Proposed	20%

Zoning

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

Table 3. Specific Plan Consistency Evaluation			
Category	**Allowed**	**Townhome Project**	**Mixed Use Project**
Density	60 dwelling units per acre (max); 120 total units for the project	23 units per acre	116 units per acre
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	Not Applicable	0.09
Height	6 stories above grade, plus an additional 15' for equipment	3 stories above grade; 39'	6 stories above grade; 75'
Ground Floor Height[6]	16' (min)	8'1"	17'

State Density Bonus Law

California's Density Bonus Law[7] (Government Code Section 65915) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan and zoning. 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 via waivers and/or concessions.

Alongside the State Density Bonus, requirements of the City's Inclusionary Housing Ordinance (IHO) would need to be met. As noted above, the City Council approved Alternative Compliance Plans for each of the projects. More details regarding the IHO can be found on the City's website[8].

As described in the Project Description, the Townhome Project proposes 10 percent of the units (11 units) at the moderate -income level (120% of Area Median Income). The Mixed-Use Project proposes twenty percent of the base units (25 units) at the City-defined median income level (80% of Area Median Income). The Area Median Income for San Mateo County for the current fiscal year is available on page 17 of the State's document: "2025 State Income Limits"[9]. The 2025 State Income Limits documents provides the income levels for households of certain sizes and include Acutely Low, Extremely Low, Very Low Income, Low Income, Median Income, and Moderate Income Levels.

[6] *State density bonus regulations permit the use of waivers from development standards to encourage the construction off additional housing. The applicant would be requesting a waiver from the General Plan ground floor retail percentage requirement.*
[7] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV
[8] Inclusionary Housing Ordinance webpage: https://www.cityofepa.org/housing/page/inclusionary-housing
[9] https://www.hcd.ca.gov/funding/income-limits/state-federal-income-limits

The state density bonus law requires a city or county to provide a developer who agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among others, with a density bonus and other incentives, concessions, and waivers upon their request. Chapter 18.36 of the East Palo Alto Municipal Code implements the state law.

State Density Bonus Law allows qualified projects to request waivers and concessions for reduced development standards, including setbacks, square footage requirements, parking, and open space. The applicant requests to utilize the density bonus for concessions and waivers from use requirements, development standards and other development regulations.

The applicant requests the following concessions and waivers:

- Concessions to allow residential uses on the ground floor of both projects.
- Waiver for both projects from the requirement that at least 35% of the ground floor space be retail space.
- Waiver from the maximum setback along Bay Road and University Avenue for the Townhome Project.
- Waiver from the 16’ minimum ground floor height for the Townhome Project.
- Waiver from the 30’ rear setback requirement for the Mixed-Use Project. The project’s rear setback is proposed at 0’ from the property line it shares with the Townhome Project.

Assembly Bill 130

On June 30, 2025, Governor Gavin Newsom signed Assembly Bill (AB) 130 into law to further streamline housing development. The legislation was a comprehensive bill making permanent many temporary housing streamlining measures and limits local discretion over housing approvals. AB 130 removed multiple sunset dates from the Housing Crisis Act of 2019 and related statutes, permanently limiting the number of public hearings, strengthening objective-standards requirements, and enforcing strict timelines for application completeness and project approvals under the Permit Streamlining Act.

The bill also temporarily freezes the adoption of new or more restrictive local residential building standards through mid-2031, with narrow exceptions. In addition, AB 130 expands and modifies California Environmental Quality Act (CEQA) exemptions with a new statutory exemption, which further streamlines the environmental pathway for qualifying housing projects, including large and infill developments, while imposing labor environmental safeguard requirements, and tribal consultations.

Additionally, once a housing application is deemed complete, AB 130 requires the City to approve or disapprove a project within Permit Streamlining Act timelines. However, if the project relies on the AB 130 CEQA statutory exemption, a project is subject to specific AB 130 tribal consultation requirements and timelines. The City is required to approve or disapprove of a project within 30 days of the later of the conclusion of tribal consultation or the date by which the

City must notify a project applicant of project inconsistencies (if any) with City regulations and development standards. The following section describes the tribal consultation process with respect to the Townhome Project and Mixed-Use Project.

AB 130 Tribal Consultation

On October 14, 2025, the Applicant formally requested the City proceed pursuant to the AB 130 CEQA exemption for the two projects. Under AB 130, the City was required to provide timely notice of the proposed project and an invitation to consult to each California Native American tribes that is traditionally and culturally affiliated with the project site. If consultation is requested by a California Native American tribe, the City must engage in good-faith consultation to identify and, where feasible, avoid or mitigate impacts to tribal cultural resources.

AB 130 includes a list of minimum binding conditions for project approval. and requires the City to:

1.) Give deference to the tribal information, tribal knowledge and customs, and the significance of the resource, and

2.) Seek to find measures that would avoid significant impacts to a tribal cultural resource.

After receiving the Applicant's request to proceed with the AB 130 exemption, the City sent a notice of the proposed projects and an invitation to consult with the City on October 24, 2025 to the following tribes as identified by the Californian native American Heritage Commission as having ties to San Mateo County:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan Ohlone People
- Muwekma Ohlone Tribe of the San Francisco Bay Area
- Tamien Nation
- The Ohlone Indian Tribe
- Wuksachi Indian Tribe / Eshom Vally Band

Of the tribes listed above, three responded to the City's invitation and requested consultation: the Indian Canyon Mutsun Band of Costanoan Ohlone People, the Muwekma Ohlone Tribe of the San Francisco Bay Area, and the Tamien Nation. Of the tribes that requested consultation, the Tamien Nation responded to the City's scheduling request within the timelines allowed by AB 130.

Additionally, staff conducted a courtesy consultation with the Indian Canyon Mutsun Band of Costanoan Ohlone People since the date of the consultation was outside of the state allowed period for consultation. Many of the measures requested by the Indian Canyon Mutsun Band of Costanoan Ohlone People were consistent with those requested by the Tamien Nation.

After reviewing the proposed conditions, staff determined the City can only include measures consistent with AB 130 and those supported by General Plan and Specific Plan policies. One of

the measures is to include an acknowledgement and memorialization of peoples past and present who inhabit the area, especially those with indigenous ancestry to the land. The other conditions required specific measures if remains are encountered.

Site Plan and Design Review

Townhome Project

The project is composed of three-story townhome buildings arranged around internal drive aisles, pedestrian pathways, and shared open spaces. Buildings are oriented toward Bay Road, University Avenue providing clear ingress and egress. Landscaping, paseos, and open areas are integrated throughout the site to break up building mass and provide visual relief. Overall, the site design reflects its corner location within the Four Corners area.

The buildings are articulated along all elevations to reduce perceived bulk and scale. Elevations incorporate variations in wall planes, roof forms, and fenestration patterns, creating visual interest. The character of the buildings is consistent with University Village by incorporating building forms, varied roof profiles, and materials that reflect the single-family neighborhood. Exterior materials include a fiber cement siding, stucco, and accent materials used to differentiate building volumes and individual units. Windows, balconies, and entries are placed to provide interest along façades while supporting natural light and ventilation.

Architectural detailing emphasizes a clear base, middle, and top, consistent with the 2013 Specific Plan's design standards. Building height, massing, and site organization comply with applicable development standards and design guidelines governing scale, articulation, and neighborhood compatibility. The internal parking strategy, street-facing entrances, and pedestrian circulation advance the Plan's objectives for walkability. Collectively, the site planning and architectural design implement the Specific Plan's vision for a well-designed, transit-supportive residential development at Four Corners.

Additional analysis reflecting the project's consistency with the General Plan's and the 2013 Specific Plan's goals and policies are provided in Exhibit A to Attachment 1.

Mixed-Use Project

The site plan places active ground-floor retail and residential common areas along University Avenue and Bay Road, establishing a continuous street wall and pedestrian-oriented frontage consistent with the 2013 Specific Plan's urban design objectives. Vehicular access and garage entry are oriented away from primary pedestrian frontages, while internal circulation emphasizes safe pedestrian and bicycle connections to surrounding sidewalks, transit facilities, and the planned public realm. A landscaped courtyard and paseo provide shared open space and visual relief while maintaining a strong perimeter building form

The building consists of six stories, wrapping around an above ground parking garage. Upper-story massing is modulated through setbacks, articulated volumes, and varied façade planes to reduce perceived bulk and reinforce a human-scaled streetscape. Elevations feature a

contemporary architectural expression utilizing masonry or brick cladding, metal panel accents, and window glazing. Balconies, recessed openings, and vertical articulation further break down building massing and align with 2013 Specific Plan design guidance for façade modulation and pedestrian compatibility

Overall, the project is consistent with the General Plan Mixed-Use High land use designation and the 2013 Specific Plan by concentrating residential density near transit, integrating neighborhood-serving retail, and reinforcing an active, walkable streetscape. The site layout, building height, and architectural treatment advance 2013 Specific Plan goals for transit-oriented development, urban design quality, and activation of key corridors. The proposed materials, elevations, and site organization support a mixed-use environment that contributes to the Four Corners district.

Additional analysis reflecting the project's consistency with the General Plan's and the 2013 Specific Plan's goals and policies are provided in Exhibit A to Attachment 2.

Tentative Map

Separate tentative maps were prepared for both the townhome and mixed-use projects. The tentative maps would establish the parcel configuration, access, and common areas necessary to accommodate the 106-unit Townhome Project and the 168-unit Mixed-Use Project, internal drive aisles, pedestrian circulation, and shared infrastructure. The subdivision is designed to provide orderly development, adequate access to public streets, and connections to existing utilities, while reserving common areas for circulation, landscaping, and stormwater facilities. Additional analysis making required findings for the tentative maps are included in separate Exhibit A's to each project's resolution for approval.

Tree Removal Permit

Table 3 below provides information on the total number of trees proposed for removal and to be planted.

Table 4. Tree Details		
Removal	**Townhome Project**	**Mixed-Use Project**
Non-Protected Trees	4	0
Protected Trees	9	1
Total Trees to Be Removed	13	**1**
New Trees Proposed	207	11

The proposed removal of protected trees is consistent with the City's tree removal criteria, as documented in the project's arborist evaluation and site design constraints. Several protected trees are located within building footprints, required fire access areas, and essential infrastructure corridors, and their preservation would preclude implementation of a well-integrated site design that furthers General Plan and Specific Plan objectives for housing,

circulation, and neighborhood compatibility. In these locations, avoidance or preservation would require substantial redesign that would undermine site functionality or eliminate required access and safety improvements.
The mixed-use project proposes to remove one off-site tree within the public right-of-way, which requires a separate permit and will be subject to separate review and approval by the Public Works Director in accordance with East Palo Alto Municipal Code Section 12.16.080.

The Applicant proposes to plant a significant number of trees across both projects. The proposed trees would be distributed along public frontages, internal drive aisles, and pedestrian pathways to reinforce circulation patterns, provide shade, and define common open spaces. The placement and species selection complement the site plan by softening building massing, enhancing walkability, and integrating landscaping with the project's overall circulation and open space framework.

Fiscal Impact

Pursuant to SB 330 the development and impact fees applicable to the two projects are those that are subject to the Mitigation Fee Act and were in effect when complete SB 330 preliminary applications were submitted to the City. The development and impact fees effective July 1, 2024 but prior to the Impact Fee updates effective on May 5, 2025 are applicable to the project.

The estimated development and impact fees generated by the projects are shown under Table 5:

Table 5. Development and Impact Fees

	Estimated Development and Impact Fee Amounts	
Development Fee	**Townhome Project**	**Mixed-Use Project**
Parks and Trails Impact Fee	$438,098.00	$478,296.00
Public Facilities Impact Fee	$768,288.00	$838,824.00
Storm Drain Impact Fee	$395,583.33	$161,483.06
Transportation Impact Fee	$249,948.00	$298,200.00
Water Capacity	$863,582.00	$842,352.00
Total	$2,715,499.33	$2,619,155.06
Grand Total	$5,334,654.39	

Public Notice

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

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

Environmental

The projects were determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the new statutory exemptions enacted by the passage of Assembly Bill 130 and codified under Public Resources Code 21080.66. The analysis of the exemptions are available on the City's webpages for each of the prospective projects. The analyses identify how the projects qualify for CEQA exemption under AB 130. The analyses also include a listing of appendices after the conclusion of the analysis which includes:

- Relevant sections of Government Code and Public Resources Code governing the evaluation of the project
- Phase I Environmental Site Assessment
- Burrowing owl Habitat Assessment
- Tribal Monitoring and Tribal Cultural Resources Requested Conditions of Approval.

Government Code § 84308

Applicability of Levine Act: Yes.

Analysis of Levine Act Compliance: The project applicant is Sand Hill Property Company and is represented by Michael Kramer. Staff is unaware of any other parties or participants relevant to the Planning Commission's consideration of this item.

Attachments

1. Resolution approving a Design Review, Tentative Map, and Tree Removal Permit (DR25-004) for the Construction of the University and Bay at 4 Corners – Townhome Project, a 106-Unit Residential Development and Associated Improvements Located at 1675 Bay Road

    - Exhibit A – 4 Corners Residential Project – AB 130 Statutory Exemption Analysis
    - Exhibit B – Findings in Support of Approval of the Site Plan and Design Review Permit and the Tentative Map
    - Exhibit C – Conditions of Approval

2. University and Bay at 4 Corners – Townhome Project – Project Plans

EAST PALO ALTO PLANNING COMMISSION STAFF REPORT

DATE:	February 9, 2026
TO:	Honorable Chair and Members of the Planning Commission
VIA:	Amy Chen, Community and Economic Development Director
BY:	Chris Dacumos, Contract Senior Planner Elena Lee, Planning Manager
SUBJECT:	Proposed Projects at 1675 Bay Road: University and Bay at 4 Corners Townhomes Residential Project University and Bay at 4 Corners Mixed-Use Project

Recommendation

1. Adopt a Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners Townhomes Residential Project (Design Review Permit: DR25-004);
2. Finding that the University and Bay at 4 Corners Townhomes Residential Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66
3. Adopt a Resolution Approving Design Review, Tentative Map, and Tree Removal Permit for the University and Bay at 4 Corners – Mixed-Use Project (Design Review Permit: DR25-007); and
4. Finding that the University and Bay at 4 Corners – Mixed-Use Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Promote Housing, Economic and Workforce Development

Public Hearing 8.2 – Mixed-Use Project

***Note.** Staff have prepared one staff report for both projects in order to reduce redundant narrative and to highlight that there is one owner and applicant and one site that would be subdivided to allow for the separate projects. Two items are listed on the Planning Commission Agenda since the applicant submitted two separate projects which requires separate approvals for each project. Additionally, listing the report as separate agenda items allows for easer review and organization of each project's attachments, which can be both technical and lengthy.*

Background

Sand Hill Property Company ("Applicant") submitted applications for two separate projects on one existing parcel located at 1675 Bay Road (Accessor Parcel Number ("APN"): 063-111-250) (Figure 1). The property is within the Ravenswood Business District/4 Corners Specific Plan (RBD) overlay district. The two projects are the Townhomes Residential Project ("Townhomes Project") consisting of 106 for sale units and the Mixed-Use Project consisting of 168 for rent units ("Mixed-Use Project"). This staff report discusses both of the Applicant's projects and requests for Planning Commission approval.

Figure 1: Existing Parcel



Project History

The Applicant submitted Preliminary Application (PRE) 24-003 on November 22, 2024 for the Townhomes Project and Pre-24-004 on December 2, 2024 for the Mixed-Use Project. The applicant sought to vest rights under Government Code Section 65589.5(o)(1), also known as Senate Bill (SB) 330 or the Housing Crisis Act[1]. The rights vested under SB 330 include subjecting the proposed developments only to the ordinances, policies and standards adopted and in effect at the time a complete SB 330 preliminary application was submitted. Both of the Applicant's SB 330 preliminary applications satisfied the City's SB 330 completeness checklist. That means that the two projects are subject to the 2013 Ravenswood /4Corners Transit Oriented Development Specific Plan[2] (2013 Specific Plan) and not the Ravenswood Business District/ 4 Corners Specific Plan[3] which was adopted on December 17, 2024. Additionally, development impact fees applicable to the project are those with the effective date of July 1, 2024.

Additionally, in compliance with the City's Preliminary Application Community Outreach policy, the Applicant:

- Published a website[4] providing general information on the project.

[1] https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330
[2] https://www.ci.east-palo-alto.ca.us/planning/page/archived-2013-ravenswood4-corners-specific-plan-superseded-2024-rbd-update
[3] https://www.ci.east-palo-alto.ca.us/planning/page/ravenswood4-corners-specific-plan-adopted-12172024
[4] www.universityandbay.com

- Provided notice of the project and an invitation to a community meeting to addresses within a 600-foot radius of the project.
- Held a community meeting on February 27, 2025 on both projects at the Lewis & Joan Platt East Palo Alto Family YMCA in which 30 community members attended.
- Presented the project and received feedback to the:
    - Planning Commission on March 24, 2025; and the
    - City Council on April 1, 2025 from 6:30 PM to 8:30 PM The outreach event started with a project introduction and objectives.

The community, Planning Commission, and City Council provided feedback to the applicant on the following topics:

- Inclusionary Housing, including unit type, affordability, and amenities
- Expanding commercial uses
- Parking
- Breaking up massing along University Avenue
- Public/private open space
- Impacts to surrounding areas.

Following the conclusion of the Applicant's community outreach obligations, the Applicant submitted formal applications for each project in May 2025 meeting SB 330 timeline requirements for formal submittal in order to retain the vested rights. The Townhome Project's formal application permit number is Design Review (DR) 25-004 and the permit number for the Mixed-Use Project is DR25-007. The Applicant submitted two requests for alternative compliance with the City's Inclusionary Housing Ordinance in July 2025. On September 2, 2025, the City Council held a public hearing to consider the Applicant's requests. The City Council subsequently adopted resolutions finding the Applicant's two Alternative Compliance Plans met the City's Inclusionary Housing Ordinance requirements.

The Applicant conducted additional outreach on the formal proposed projects on Tuesday, January 27, 2026. The meeting was also held at the YMCA with fifteen attendants. Comments were provided verbally and in writing, centering on the design, activating the site, adding housing, incorporating public art onsite, and parking. With regard to parking, those who attended felt comfortable after receiving more information on the availability of parking onsite.

Project Description

Table 1. Project Data	
Project Element	**Detail/Description**
Applicant / Owner	Sand Hill Property Company / Four Corners EPA Property Owner, LLC
Location	1675 Bay Road

Table 1. Project Data		
APN	063-111-250	
Size of Existing Site	6.06 acres	
Existing Use	Undeveloped, vacant lot	
Surrounding Uses	North: Existing single-family residential South: Medium family residential, Government West: Commercial, Government, Single family residential East: Existing single-family residential	
General Plan Designation	Mixed Use High	
Existing Zoning	Ravenswood Specific Plan Overlay District - 4 Corners Gateway	
Surrounding Zoning	University Village to the north and east, 4 Corners Gateway to the south and west	
	Townhome Project	**Mixed-Use Project**
Proposed Acreage	4.61	1.45
Total Number of Units	106	168
Number of Affordable Units	11 (10 % of total units)	25 (20% of base units)
Number of Stories / Height (6 stories max)	3 (39')	6 (75')
Maximum Floor Area Ratio (1.5)	Not Applicable	0.09
	Required / Provided	*Required / Provided*
Number of Parking Spaces	211 / 229	168 / 256
Number of Short-Term Bicycle Spaces	8 / 8	12 /13
Number of Long-Term Bicycle Spaces	36 / 106	56 / 64

The applicant is seeking to subdivide the existing vacant parcel (Figure 1) into two separate parcels: one for the Townhome Project (Figure 2) and the other for the Mixed-Use Project (Figure 3).

The Townhome Project (Figure 2) consists of 106 townhome units between approximately 1,200 and 2,000 square feet (sf) of net living area. The bedroom mix includes 2, 3 and 4 bedroom units. Each unit includes a garage with up to two spaces for vehicular parking. Seventeen additional surface parking spaces are provided on site. Each unit also includes 1 long-term bicycle space, with 8 additional short-term spaces provided onsite. Primary frontage is provided via Bay Road, with secondary frontage along University Avenue. Additional site access is provided from Michigan Avenue and Fordham Street. Common open space of approximately 31,000 sf is provided.

Figure 1: Townhome Project Area



The Mixed-Use Project (Figure 3) consists of 168 for rent units between approximately 400 and 1,100 sf of net living area. The bedroom mix includes studios, 1, and 2 bedroom units. Vehicle parking is provided entirely in a central parking garage with the residential units wrapped around. The Mixed-Use Project provides 218 spaces for residential units and 38 spaces for non-residential units. Bicycle parking is composed of 63 long-term spaces for residential units, and one long-term space for non-residential uses; 12 short-term spaces for residential uses and one space for non-residential uses. The Project would provide approximately 17,000 sf of common open space for tenants. The project also proposes to include a pet washing station. Primary access is provided from Bay Road through the Townhome Project. Secondary access is provided from University Avenue. The primary frontage is along University Avenue.

Figure 3: Mixed-Use Project Area



Analysis

The applicant is requesting the Planning Commission's approval of Site Plan and Design Review, Tentative Map, and Tree Removal for both Projects.

General Plan

The project site has a General Plan[5] land use designation of Mixed-Use High (MUH) based on the General Plan provisions in place on the date a complete SB 330 preliminary application was

[5] https://www.cityofepa.org/planning/page/vista-2035-general-plan

submitted. As noted above, Sand Hill has satisfied the SB 330 preliminary application requirements and the MUH density standard in the Vista 2035 General Plan must be used for the mixed use project because the Housing Accountability Act allows developers to utilize either the General Plan or zoning standards to identify the maximum allowable density for base units.

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

For the Mixed-Use Project, given the percentage of affordable housing provided (20% of base units), the project qualifies for a 35% density bonus under SDBL as shown in Table 2. The 35% increase allows up to 116.1 dwelling units per acre.

Table 2. General Plan Evaluation

Category	Allowed	Townhome Project	Mixed Use Project
Density	86 units per acre (max)	23 units per acre	116 units per acre
Intensity (FAR)	2.5 max	Not Applicable	0.09
Height	100’ or 8 stories, whichever is higher (max)	3 stories above grade; 39'	6 stories above grade; 75'
Ground Floor Retail	35% (required)	None Proposed	20%

Zoning

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

Table 3. Specific Plan Consistency Evaluation			
Category	**Allowed**	**Townhome Project**	**Mixed Use Project**
Density	60 dwelling units per acre (max); 120 total units for the project	23 units per acre	116 units per acre
Intensity (FAR)	1.5 (max) for non-residential units and commercial components in mixed use projects	Not Applicable	0.09
Height	6 stories above grade, plus an additional 15' for equipment	3 stories above grade; 39'	6 stories above grade; 75'
Ground Floor Height[6]	16' (min)	8'1"	17'

State Density Bonus Law

California's Density Bonus Law[7] (Government Code Section 65915) allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan and zoning. 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 via waivers and/or concessions.

Alongside the State Density Bonus, requirements of the City's Inclusionary Housing Ordinance (IHO) would need to be met. As noted above, the City Council approved Alternative Compliance Plans for each of the projects. More details regarding the IHO can be found on the City's website[8].

As described in the Project Description, the Townhome Project proposes 10 percent of the units (11 units) at the moderate -income level (120% of Area Median Income). The Mixed-Use Project proposes twenty percent of the base units (25 units) at the City-defined median income level (80% of Area Median Income). The Area Median Income for San Mateo County for the current fiscal year is available on page 17 of the State's document: "2025 State Income Limits"[9]. The 2025 State Income Limits documents provides the income levels for households of certain sizes and include Acutely Low, Extremely Low, Very Low Income, Low Income, Median Income, and Moderate Income Levels.

[6] *State density bonus regulations permit the use of waivers from development standards to encourage the construction off additional housing. The applicant would be requesting a waiver from the General Plan ground floor retail percentage requirement.*
[7] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV
[8] Inclusionary Housing Ordinance webpage: https://www.cityofepa.org/housing/page/inclusionary-housing
[9] https://www.hcd.ca.gov/funding/income-limits/state-federal-income-limits

The state density bonus law requires a city or county to provide a developer who agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among others, with a density bonus and other incentives, concessions, and waivers upon their request. Chapter 18.36 of the East Palo Alto Municipal Code implements the state law.

State Density Bonus Law allows qualified projects to request waivers and concessions for reduced development standards, including setbacks, square footage requirements, parking, and open space. The applicant requests to utilize the density bonus for concessions and waivers from use requirements, development standards and other development regulations.

The applicant requests the following concessions and waivers:

- Concessions to allow residential uses on the ground floor of both projects.
- Waiver for both projects from the requirement that at least 35% of the ground floor space be retail space.
- Waiver from the maximum setback along Bay Road and University Avenue for the Townhome Project.
- Waiver from the 16’ minimum ground floor height for the Townhome Project.
- Waiver from the 30’ rear setback requirement for the Mixed-Use Project. The project’s rear setback is proposed at 0’ from the property line it shares with the Townhome Project.

Assembly Bill 130

On June 30, 2025, Governor Gavin Newsom signed Assembly Bill (AB) 130 into law to further streamline housing development. The legislation was a comprehensive bill making permanent many temporary housing streamlining measures and limits local discretion over housing approvals. AB 130 removed multiple sunset dates from the Housing Crisis Act of 2019 and related statutes, permanently limiting the number of public hearings, strengthening objective-standards requirements, and enforcing strict timelines for application completeness and project approvals under the Permit Streamlining Act.

The bill also temporarily freezes the adoption of new or more restrictive local residential building standards through mid-2031, with narrow exceptions. In addition, AB 130 expands and modifies California Environmental Quality Act (CEQA) exemptions with a new statutory exemption, which further streamlinesthe environmental pathway for qualifying housing projects, including large and infill developments, while imposing labor environmental safeguard requirements, and tribal consultations.

Additionally, once a housing application is deemed complete, AB 130 requires the City to approve or disapprove a project within Permit Streamlining Act timelines. However, if the project relies on the AB 130 CEQA statutory exemption, a project is subject to specific AB 130 tribal consultation requirements and timelines. The City is required to approve or disapprove of a project within 30 days of the later of the conclusion of tribal consultation or the date by which the

City must notify a project applicant of project inconsistencies (if any) with City regulations and development standards. The following section describes the tribal consultation process with respect to the Townhome Project and Mixed-Use Project.

AB 130 Tribal Consultation

On October 14, 2025, the Applicant formally requested the City proceed pursuant to the AB 130 CEQA exemption for the two projects. Under AB 130, the City was required to provide timely notice of the proposed project and an invitation to consult to each California Native American tribes that is traditionally and culturally affiliated with the project site. If consultation is requested by a California Native American tribe, the City must engage in good-faith consultation to identify and, where feasible, avoid or mitigate impacts to tribal cultural resources.

AB 130 includes a list of minimum binding conditions for project approval. and requires the City to:

1.) Give deference to the tribal information, tribal knowledge and customs, and the significance of the resource, and

2.) Seek to find measures that would avoid significant impacts to a tribal cultural resource.

After receiving the Applicant's request to proceed with the AB 130 exemption, the City sent a notice of the proposed projects and an invitation to consult with the City on October 24, 2025 to the following tribes as identified by the Californian native American Heritage Commission as having ties to San Mateo County:

- Amah Mutsun Tribal Band
- Amah Mutsun Tribal Band of Mission San Juan Bautista
- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan
- Muwekma Ohlone Tribe of the San Francisco Bay Area
- Tamien Nation
- The Ohlone Indian Tribe
- Wuksachi Indian Tribe / Eshom Vally Band

Of the tribes listed above, three responded to the City's invitation and requested consultation: the Indian Canyon Mutsun Band of Costanoan Ohlone People, the Muwekma Ohlone Tribe of the San Francisco Bay Area, and the Tamien Nation. Of the tribes that requested consultation, the Tamien Nation responded to the City's scheduling request within the timelines allowed by AB 130.

Additionally, staff conducted a courtesy consultation with the Indian Canyon Mutsun Band of Costanoan Ohlone People since the date of the consultation was outside of the state allowed period for consultation. Many of the measures requested by the Indian Canyon Mutsun Band of Costanoan Ohlone People were consistent with those requested by the Tamien Nation.

After reviewing the proposed conditions, staff determined the City can only include measures consistent with AB 130 and those supported by General Plan and Specific Plan policies. One of

the measures is to include an acknowledgement and memorialization of peoples past and present who inhabit the area, especially those with indigenous ancestry to the land. The other conditions required specific measures if remains are encountered.

Site Plan and Design Review

Townhome Project

The project is composed of three-story townhome buildings arranged around internal drive aisles, pedestrian pathways, and shared open spaces. Buildings are oriented toward Bay Road, University Avenue providing clear ingress and egress. Landscaping, paseos, and open areas are integrated throughout the site to break up building mass and provide visual relief. Overall, the site design reflects its corner location within the Four Corners area.

The buildings are articulated along all elevations to reduce perceived bulk and scale. Elevations incorporate variations in wall planes, roof forms, and fenestration patterns, creating visual interest. The character of the buildings is consistent with University Village by incorporating building forms, varied roof profiles, and materials that reflect the single-family neighborhood. Exterior materials include a fiber cement siding, stucco, and accent materials used to differentiate building volumes and individual units. Windows, balconies, and entries are placed to provide interest along façades while supporting natural light and ventilation.

Architectural detailing emphasizes a clear base, middle, and top, consistent with the 2013 Specific Plan's design standards. Building height, massing, and site organization comply with applicable development standards and design guidelines governing scale, articulation, and neighborhood compatibility. The internal parking strategy, street-facing entrances, and pedestrian circulation advance the Plan's objectives for walkability. Collectively, the site planning and architectural design implement the Specific Plan's vision for a well-designed, transit-supportive residential development at Four Corners.

Additional analysis reflecting the project's consistency with the General Plan's and the 2013 Specific Plan's goals and policies are provided in Exhibit A to Attachment 1.

Mixed-Use Project

The site plan places active ground-floor retail and residential common areas along University Avenue and Bay Road, establishing a continuous street wall and pedestrian-oriented frontage consistent with the 2013 Specific Plan's urban design objectives. Vehicular access and garage entry are oriented away from primary pedestrian frontages, while internal circulation emphasizes safe pedestrian and bicycle connections to surrounding sidewalks, transit facilities, and the planned public realm. A landscaped courtyard and paseo provide shared open space and visual relief while maintaining a strong perimeter building form

The building consists of six stories, wrapping around an above ground parking garage. Upper-

story massing is modulated through setbacks, articulated volumes, and varied façade planes to reduce perceived bulk and reinforce a human-scaled streetscape. Elevations feature a contemporary architectural expression utilizing masonry or brick cladding, metal panel accents, and window glazing. Balconies, recessed openings, and vertical articulation further break down building massing and align with 2013 Specific Plan design guidance for façade modulation and pedestrian compatibility

Overall, the project is consistent with the General Plan Mixed-Use High land use designation and the 2013 Specific Plan by concentrating residential density near transit, integrating neighborhood-serving retail, and reinforcing an active, walkable streetscape. The site layout, building height, and architectural treatment advance 2013 Specific Plan goals for transit-oriented development, urban design quality, and activation of key corridors. The proposed materials, elevations, and site organization support a mixed-use environment that contributes to the Four Corners district.

Additional analysis reflecting the project's consistency with the General Plan's and the 2013 Specific Plan's goals and policies are provided in Exhibit A to Attachment 2.

Tentative Map

Separate tentative maps were prepared for both the townhome and mixed-use projects. The tentative maps would establish the parcel configuration, access, and common areas necessary to accommodate the 106-unit Townhome Project and the 168-unit Mixed-Use Project, internal drive aisles, pedestrian circulation, and shared infrastructure. The subdivision is designed to provide orderly development, adequate access to public streets, and connections to existing utilities, while reserving common areas for circulation, landscaping, and stormwater facilities. Additional analysis making required findings for the tentative maps are included in separate Exhibit A's to each project's resolution for approval.

Tree Removal Permit

Table 3 below provides information on the total number of trees proposed for removal and to be planted.

Table 4. Tree Details		
Removal	**Townhome Project**	**Mixed-Use Project**
Non-Protected Trees	4	0
Protected Trees	9	1
Total Trees to Be Removed	13	**1**
New Trees Proposed	207	11

The proposed removal of protected trees is consistent with the City's tree removal criteria, as documented in the project's arborist evaluation and site design constraints. Several protected trees are located within building footprints, required fire access areas, and essential

infrastructure corridors, and their preservation would preclude implementation of a well-integrated site design that furthers General Plan and Specific Plan objectives for housing, circulation, and neighborhood compatibility. In these locations, avoidance or preservation would require substantial redesign that would undermine site functionality or eliminate required access and safety improvements.
The mixed-use project proposes to remove one off-site tree within the public right-of-way, which requires a separate permit and will be subject to separate review and approval by the Public Works Director in accordance with East Palo Alto Municipal Code Section 12.16.080.

The Applicant proposes to plant a significant number of trees across both projects. The proposed trees would be distributed along public frontages, internal drive aisles, and pedestrian pathways to reinforce circulation patterns, provide shade, and define common open spaces. The placement and species selection complement the site plan by softening building massing, enhancing walkability, and integrating landscaping with the project's overall circulation and open space framework.

Fiscal Impact

Pursuant to SB 330 the development and impact fees applicable to the two projects are those that are subject to the Mitigation Fee Act and were in effect when complete SB 330 preliminary applications were submitted to the City. The development and impact fees effective July 1, 2024 but prior to the Impact Fee updates effective on May 5, 2025 are applicable to the project.

The estimated development and impact fees generated by the projects are shown under Table 5:

Table 5. Development and Impact Fees

	Estimated Development and Impact Fee Amounts	
Development Fee	**Townhome Project**	**Mixed-Use Project**
Parks and Trails Impact Fee	$438,098.00	$478,296.00
Public Facilities Impact Fee	$768,288.00	$838,824.00
Storm Drain Impact Fee	$395,583.33	$161,483.06
Transportation Impact Fee	$249,948.00	$298,200.00
Water Capacity	$863,582.00	$842,352.00
Total	$2,715,499.33	$2,619,155.06
Grand Total	$5,334,654.39	

Public Notice

Public Hearing 8.2 – Mixed-Use Project

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

Environmental

The projects were determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to the new statutory exemptions enacted by the passage of Assembly Bill 130 and codified under Public Resources Code 21080.66. The analysis of the exemptions are available on the City's webpages for each of the prospective projects. The analyses identify how the projects qualify for CEQA exemption under AB 130. The analyses also include a listing of appendices after the conclusion of the analysis which includes:

- Relevant sections of Government Code and Public Resources Code governing the evaluation of the project
- Phase I Environmental Site Assessment
- Burrowing owl Habitat Assessment
- Tribal Monitoring and Tribal Cultural Resources Requested Conditions of Approval.

Government Code § 84308

Applicability of Levine Act: Yes.

Analysis of Levine Act Compliance: The project applicant is Sand Hill Property Company and is represented by Michael Kramer. Staff is unaware of any other parties or participants relevant to the Planning Commission's consideration of this item.

Attachments

1. Resolution approving a Design Review, Tentative Map, and Tree Removal Permit (DR25-004) for the Construction of the University and Bay at 4 Corners – Mixed-Use Project, a 168-Unit Development and Associated Improvements Located at 1675 Bay Road

    - Exhibit A – 4 Corners Mixed-Use Project – AB 130 Statutory Exemption Analysis
    - Exhibit B – Findings in Support of Approval of the Site Plan and Design Review Permit and the Tentative Map
    - Exhibit C – Conditions of Approval

2. University and Bay at 4 Corners – Mixed-Use Project – Project Plans

PUBLIC HEARING ITEM 8.2

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: March 3, 2026

TO: Honorable Mayor and Members of the City Council

VIA: Melvin Gaines, City Manager

BY: John D. Lê, City Attorney

Donald Zhao, Interim Chief Building Official

SUBJECT: Ordinance Adopting 2026 California Building Standards Code, Adopting Reach Codes for Existing Buildings, and Ratifying Ordinance No. 59-2025 of the 2025 District Fire Prevention Code

Recommendation

1. Waive the first reading and introduce an ordinance to amend various sections and provisions of the East Palo Alto Municipal Code, including:

    a. Chapters 15.04, 15.08, 15.10, 15.11, 15.12, 15.15, 15.16, 15.20, 15.25, 15.32, 15.58 to adopt by reference the 2025 California Building Standards Code, including the following 2025 California Codes and specified appendices: Administrative Code; Building Code volumes 1 and 11; Residential Code; Electrical Code; Mechanical Code; Plumbing Code; Energy Code; Historical Building Code; Existing Building Code; Green Building Standards Code; and Fire Code;

    b. Chapter 15.58 to adopt and ratify local amendments set forth in Menlo Park Fire Protection District Ordinance No. 59-2025;

    c. Chapter 15.32 pertaining to dangerous buildings;

    d. Chapter 15.25 (Energy Code) of the East Palo Alto Municipal Code to incorporate local amendments herein referred to as Reach Codes, which mandate cost-effective building requirements, including increasing building efficiency and requiring electric readiness, with findings demonstrating local amendments are reasonably necessary; and

    e. Make any necessary conforming amendments, as the Council deems necessary.

2. Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15061(b)(3), 15308, and 15183.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Promote Housing, Economic and Workforce Development
Priority: Promote Health & Public Safety

Executive Summary

Each local government is required to adopt new changes proposed by the State to the California Building Standards Code (the "Building Code") every three years (known as code cycles). Adopting the current code cycle ensures the legal enforceability of updated safety, energy, fire, accessibility, and sustainability standards, and allows jurisdictions to implement state and local updates.

Additionally, the City is ratifying the Menlo Park Fire Protection District Ordinance, which includes significant updates in several areas:

- Requirements for battery energy storage systems including lithium-ion and lithium-metal batteries (EV charging/parking areas);
- Fire detection and alarm system standards (UL certification for new fire alarm systems);
- Updated wildfire safety provisions with the creation of a new California Wildland-Urban Interface Code (Part 7 of Title 24); and
- Revised occupancy-specific requirements for evacuation, emergency lighting, and two-way communication systems (in-building two-way emergency responder communication coverage systems (ERCES)).
- Other miscellaneous fire safety and hazardous materials requirements.

This update includes Reach Codes which are proposed for existing single-family and non-residential buildings. Most buildings that will exist in the coming decades are already built. By focusing on natural intervention points for adding efficiency or electrification, greenhouse gas emissions reductions can be ensured where residents and owners are already investing in their buildings. Reach codes are required to be both energy-saving and cost-effective, helping improve building quality, efficiency, and occupant comfort. In addition, these reach codes help residents prepare for future regulations by reducing long-term costs and burden. The reach codes are associated with work that is already being done and would not require the initiation of work solely for the purpose of implementing the reach codes. Table 1 provides a summary of the reach codes, where they apply, when they are triggered, and what the requirements are if triggered.

Table 1 Summary Table of Reach Codes

#	Reach Code	Applicable Buildings	Trigger	Requirements
1	Two-Way AC	Existing Single Family	When air conditioning is added or replaced.	Install a heat pump, or a like-for-like replacement with efficiency measures.
2	Two-Way AC	Existing Nonresidential	When single zone air conditioning is added or replaced.	Install a heat pump, or a like-for-like replacement with efficiency measures.
3	FlexPath	Existing Single Family	During additions and/or alterations impacting 1,000 square feet or more.	Install selected energy efficiency measures, electrification measures or Solar PV.
4	Electric Readiness	Existing Single Family	When permit applicants are completing a relevant alteration.	Install electric readiness (e.g. outlets, circuits or conduit).

*New construction and existing multifamily buildings are not included at this time, although reach codes for these building types are expected to be available in Q3 2026.

Background

California Building Standards Code and Reach Codes

Each local government is required by law to adopt new changes proposed by the State to the California Building Standards Code (the "Building Code") every three years (known as code cycles). The last triennial Building Code amendment was on December 6, 2022[1] and that new code took effect January 1, 2023.

Consistent with the City's climate goals, on March 21, 2023, the City Council unanimously adopted an ordinance amending Chapter 15.11 of the East Palo Alto Municipal Code to adopt local amendments to the 2022 edition of the California Green Building Code to adopt a "Reach" Code. This Reach Code was tied to the 2022 California Building Standards Code that was adopted in December 2022 by the City Council. The City Council had previously adopted Reach Codes on October 20, 2020[2] that were tied to the 2019 California Building Standards Code.

[1] December 6, 2022 City Council Meeting (Item 8.1): https://eastpaloalto.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1825
[2] October 20, 2020 City Council Meeting (Item 11.2): https://eastpaloalto.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1285

Subsequently EPA amended the Reach Codes on March 21, 2023[3] and June 18, 2024[4].

The most recent reach code adopted on June 18, 2024 was needed to bridge a gap and expired at the end of the current code cycle on December 31, 2025. The Bay Area Reach Codes partnership developed four existing building model reach code options for the 2025 code cycle, which is the cycle for the next three years. None of the reach codes prohibit the installation of gas infrastructure or gas equipment to ensure EPCA conformance.

In the intervening period, the California Legislature adopted and the governor signed Assembly Bill 130 (AB 130), which in part, restricts cities and counties from adopting local amendments to the California Building Standards Code applicable to residential units until June 1, 2031, with certain exceptions. The reach codes discussed in this report are within the exceptions provided in AB 130 and California Health and Safety Code Sections 17958.5, and 17958.7. Specifically, these reach codes are excepted from AB 130 because they "align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy."

The modifications to the Energy Code included in this ordinance align with the City's General Plan, which was adopted on October 4, 2016. Specifically, the Plan calls for the implementation and regular updating of the City's Climate Action Plan (Policy POC-8.1), which in turn calls for the following subgoals:

- Setting a targeted decrease of GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO_2.
- Demands a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045.").
- Coordinate with BAAQMD proceeding on rules 9-4 and 9-6 (EW.2).
- Prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions.

Thus, the purpose of this staff report is to initiate the public hearing process on February 24, 2026, and to introduce and waive the first reading of the draft ordinance adopting the code revisions. Staff have provided notice of the public hearing and if approved, the City Council will consider the second reading and adoption of the ordinance during the next available meeting in March. The 2025 California Building Standards Code took effect on January 1, 2026. Upon adoption, this ordinance – which incorporates the State codes by reference along with local Reach Code amendments and Fire Code ratification – will take effect upon the filing of the CEC-approved code amendments with the Building Standards Commission.

[3] March 21, 2023 City Council Meeting (Item 3.3): https://eastpaloalto.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1962
[4] June 18, 2024 City Council Meeting (Item 3.3): https://d3n9y02raazwpg.cloudfront.net/cityofepa/483462f6-d802-11ee-98bb-0050569183fa-3408cd31-ecd7-4429-9d91-65986d552499-1718238341.pdf

Analysis

During this code cycle, City staff recommend local amendments to the codes, as follows:

1) adopting the 2025 California Building Standards Code without local amendments, except as noted below;
2) adopting new existing building Reach Code amendments;
3) carrying forward provisions for streamlined review of small residential rooftop solar energy systems without modifications (see below discussion of EVCS and Solar Permitting).

As part of this code adoption process, staff also proposes revision of the previously adopted Uniform Code for the Abatement of Dangerous Buildings to reflect the correct year of the most recent adoption of that code.

Small Residential Rooftop Solar Review Process

The City previously adopted provisions for a streamlined review process for small residential rooftop solar energy systems under Section 15.12.020 of the Municipal Code, in compliance with state law (e.g., AB 970 and AB 1414). Staff recommends carrying forward this section without modifications as part of the 2025 Electrical Code adoption to continue promoting renewable energy adoption.

Highlights of Significant Changes to 2025 Building Standards Code

Notable amendments to the Building Standards Code required due to State mandates (not Reach Codes) include:

- Building Code Update. 2025 California Building Code, based on the 2024 International Building Code, includes revised seismic design criteria aligned with ASCE 7-22 standards, enhanced accessibility provisions for multifamily and public buildings, updated energy efficiency requirements integrating electrification and renewable energy systems, and new mechanical ventilation and air quality standards.

- Fire Code Update. The 2025 California Fire Code, based on the 2024 International Fire Code, includes significant updates in several areas: comprehensive requirements for battery energy storage systems including lithium-ion and lithium-metal batteries; enhanced fire detection and alarm system standards; updated wildfire safety provisions with the creation of a new California Wildland-Urban Interface Code (Part 7 of Title 24); and revised occupancy-specific requirements for evacuation, emergency lighting, and two-way communication systems.

Reach Codes Update

As mentioned, the City adopted Reach Codes in 2020, amended them in 2023 and 2024 to maintain higher standards over the State's CALGreen and Energy Code for building's energy

performance and reducing emissions. The 2025 State Codes have further elevated minimum requirements for building electrification and efficiency to support the State's decarbonization pathway.

To maintain the City's leadership in promoting clean energy and decarbonization while complying with AB 130 restrictions on new local amendments after October 1, 2025, new reach codes for existing single family and nonresidential buildings are proposed below.
These reach codes do not require whole home electrification, nor do they necessitate a property owner to initiate a project for the sole purpose of meeting the reach code requirements. The reach codes piggyback off of specific project opportunities to encourage building electrification and energy efficiency when work is already voluntarily being completed. Planning for major renovations and cooling upgrades involves planning for the financing and assembling a contractor team prepared to go through this change. These are major investments and are the ideal time to consider additional measures that benefit the environment and living spaces through improved comfort, health, and safety.

This section of the report includes an overview of proposed reach code requirements and cost impacts. State law requires that local amendments to the Energy Code be both energy-saving and cost-effective relative to the base codes. To make these findings, the City relies on cost-effectiveness studies provided by the California Energy Codes and Standards Statewide Utility Program working group, which include the technical basis to justify higher standards. The cost-effectiveness studies are lengthy technical documents that include energy modeling and utility rate analysis to demonstrate life cycle system cost-effectiveness. Cost impacts are briefly summarized below and a link to the cost-effectiveness analysis is also provided. It should be noted that all the reach codes associated with work that is already being done on existing buildings and would not require the initiation of work solely for the purpose of implementing the reach codes.

REACH CODE #1: TWO-WAY AC FOR SINGLE FAMILY HOMES
When a property owner opts to install a new or replacement air conditioner unit in a single-family home, they may choose between a conventional air conditioner or a heat pump. If the property owner chooses the former, this reach code would require additional requirements to ensure the City meets its energy goals as set forth in its Climate Action Plan and General Plan, including new energy standards for the new and replacement air conditioning installations. New heat pump installations for space cooling would need to maintain state minimum requirements. The more stringent energy standards are related to attic insulation, duct insulation, air sealing, fan efficacy, and refrigerant charge verification. This reach code would not apply to gas furnace replacements or repairs.

The reach code policy would ensure that property owners consider a heat pump at the time of air conditioning installation. This is an important future proofing opportunity because in 2029 the Bay Area Air District Rule 9-4 will require zero NOx equipment for all furnace replacements. If property owners miss the opportunity to install a heat pump now, it may be more costly and burdensome to transition to a heat pump when Air District rules are in effect.

Heat pumps and electric equipment significantly reduce greenhouse gas emissions as compared to gas equipment. Heat pumps are far more efficient than gas furnaces (and electric resistance heat). Additionally, East Palo Alto residents receive electricity from Peninsula Clean Energy (PCE), which provides 100% clean energy, meaning electricity usage contributes very little to greenhouse gas emissions.

Detailed life cycle system cost analysis can be found in the 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement[5]. To summarize, there is an upfront cost difference between heat pump and air conditioner installation. The cost-effectiveness study, review of California TECH rebate data, and PCE's recent research shows that the installation of a heat pump on average costs between $12,400 and$ 14,700 and the installation of an air conditioner on average costs between $10,400 to $12,500. Note, East Palo Alto homeowners are eligible for a $1,500 rebate for heat pump systems and $10,000 zero percent interest loan from PCE. While there could be a small up-front installation cost difference, the heat pump saves over $10,000 over 30 years due to on-bill savings compared to an air conditioner.

If a homeowner is a CARE or FERA customer, then they are eligible for additional PCE rebate of $1,000 for a heat pump. If a homeowner is below 80% median income, they are eligible for Peninsula Clean Energy's Full Service Program[6], which offers no-cost electrification upgrades; including heat pump space heaters, heat pump water heaters, and whole-home electrification. This reach code has been adopted by Palo Alto, Menlo Park, Mountain View and Sunnyvale and more Bay Area cities are currently exploring adoption of this reach code approach.

REACH CODE #2: TWO-WAY AC FOR NONRESIDENTIAL BUILDINGS

When a property owner opts to install a new or replacement air conditioner unit between 5 and 20 tons in a nonresidential building, this reach code would require more stringent energy standards for the air conditioner system installation and maintain state minimum requirements for heat pump installations for space cooling. Property owners can either install a single zone heat pump or a single zone air conditioner system with a furnace plus a heat recovery ventilator.

Detailed life cycle system cost analysis can be found in the 2025 Nonresidential Alterations: Reach Code Study[7]. Considering a range of building types of different ages, the single zone air conditioner pathway costs an average of $86,600. The single zone heat pump pathway costs an average of $85,500. Santa Cruz has adopted this reach code with more cities expected to follow, as the model reach code and cost-effectiveness study for this reach code was recently made available.

[5] 2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement: https://localenergycodes.com/download/2034/file_path/fieldList/2025%20Single%20Family%20AC%20to%20HP%20Cost-eff%20Study.pdf

[6] Peninsula Clean Energy's Full Service Program: https://www.peninsulacleanenergy.com/residential/home-upgrade-services/full-service-home-electrification/

[7] 2025 Nonresidential Alterations: Reach Code Study: https://localenergycodes.com/download/2049/file_path/fieldList/2025%20NR%20Alterations%20CostEff%20Report.pdf

REACH CODE #3: FLEXPATH FOR SINGLE FAMILY HOMES

When a property opts to do a major single family home renovation impacting 1,000 square feet or more, this reach code would require the project to incorporate energy efficiency measures or electrification upgrades selected from a menu to achieve a target score. This reach code is named “FlexPath” because of the flexible nature of the policy. The types of projects that would be applicable to the FlexPath would be elective major residential addition/renovation projects that may include plumbing, electrical and appliance or fixture upgrades. Applicants of these types of projects typically already have an architect, engineer, and energy code compliance expert on their design team who could help facilitate compliance with the FlexPath reach code. This reach code would not apply to routine repairs and maintenance, hazard mitigation, roof or windows projects, or ADUs. The ordinance language would also include economic hardship and technical infeasibility exceptions. Project applicants would receive points for measures that were already installed prior to the project.

Qualifying projects would be required to complete any combination of energy-related measures from the menu of measures, to reach a point value of 12 or higher. Point values reflect energy savings, determined by the Single-Family Cost-Effectiveness Study analysis:

FlexPath Menu of Measures

Measure	Point Value
Induction Cooktop	1
Heat Pump Clothes Dryer	1
Water Heating Package	2
Air Sealing	2
Duct Sealing	3
R-49 Attic Insulation	4
Windows	4
R-15 Wall Insulation	5
New Ducts + Duct Sealing	6
R-19 Floor Insulation	9
R-30 Floor Insulation	10
Heat Pump Water Heater	12
Solar PV + Electric Readiness	13
Heat Pump Space Conditioner	18

A threshold of 1,000 square feet is selected to align with Palo Alto’s FlexPath ordinance, which applies to renovations of 1,000 square feet and greater and projects are required to achieve a target score of 12 points. The City of San Mateo is also bringing a FlexPath ordinance to Council in February 2026 with these parameters. Permit data review shows that setting the threshold at 1,000 square feet and greater would capture approximately 2-5 permits per year. Lowering the square footage threshold results in capturing a greater number of projects.

The following describes an example project:

- A property owner is adding a second story to their home, adding 1,000 square feet of living space with two bedrooms and a bathroom.
- Construction is estimated to at ~$500,000 (At $500/square foot, this is a conservative estimate).
- To meet a target score of 12, the project includes a heat pump water heater (12 points), which costs an estimated $8,200 or roughly 2% of total project costs.

There is a parallel efficiency pathway that can be met using different combinations of insulation, air sealing, and window measures. The costs of the efficiency measures range from 4-7% of the project cost. Some of these measures may already be included in the project scope due to the scale of projects impacted by this reach code. Detailed cost information can be found in the 2022 Cost-Effectiveness Existing Study: Single Family Building Upgrades[8] and the Application of the 2022 Studies to 2025 Energy Code[9]. More than 10 jurisdictions in California have adopted similar reach codes, including Palo Alto and Menlo Park.

REACH CODE #4: ELECTRIC-READINESS FOR SINGLE FAMILY HOMES

The 2025 California Energy Code requires the construction of new mixed-fuel single family buildings to include “electric ready” components, including electric outlets near natural gas appliances (clothes dryers, cooktops, furnaces, and water heaters) and reserved and labeled breakers in the electrical panel for future electric appliances. However, the current code does not require electric-ready components for renovations, remodels, and additions. The proposed policy would require installation of electric-ready components when electrical work that requires a permit is performed near existing gas equipment. These requirements include:

- **Gas Range and Gas Clothes Dryer** - Installing wiring capable of serving an electric appliance and reserving electrical breaker space for future electric appliance(s).
- **Gas Water Heater** - Installing wiring capable of serving an electric appliance, a pathway for a condensate drain, and reserving physical space reserved for a future heat pump water heater.
- **Gas Line Extensions for Outdoor Gas Appliances** - Installing electrical conduit in trenches and reserving physical space and electrical breaker space for future electric appliance(s).

Typical electric infrastructure costs include reserving breaker space ($0-$50), and running a new dedicated circuit, or conduit (up to $1,000 per appliance). Intervening at this point, when electric work is already happening at or near the appliance, saves residents time and money as compared to needing to add that electric infrastructure separately in the future. The policy will prepare homes for compliance with Bay Area Air District’s Rules 9-4 and 9-6, which limit

[8] 2022 Cost-Effectiveness Existing Study: Single Family Building Upgrades: https://localenergycodes.com/download/1222/file_path/fieldList/Single%20Family%20Retrofits%20CostEff%20Report.pdf

[9] 2022 Cost-Effectiveness Existing Study: Single Family Building Upgrades and the Application of the 2022 Studies to 2025 Energy Code: https://localenergycodes.com/download/2081/file_path/fieldList/2022+to+2025+FlexPath+Memo.pdf

the sale of natural gas-fueled building appliances. Menlo Park, Mountain View, Sunnyvale, and others have adopted similar electric-readiness reach codes.

Summary: Applicability and Next Steps

If adopted tonight, staff will return to the City Council on March 3, 2026 for the second reading and final adoption. In general ordinances ordinarily will become effective 30 days after adoption, but this ordinance approving local amendments are effective upon Building Standards Commission and CEC approval and filing with the Secretary of State. In particular there are next steps for each part of the code:

- **For the Building Code:** The 2025 California Building Standards Code took effect statewide on January 1, 2026. The City is adopting the state codes by reference with local amendments to adopt the Reach Codes and other local amendments.
- **For the Fire Code:** The City is ratifying Menlo Park Fire Protection District Ordinance No. 59-2025 for the Fire Code. No additional steps are required beyond the second reading.
- **For the Reach Codes:** The proposed reach code ordinance applies to existing single-family and nonresidential (commercial) buildings. Local amendments to efficiency or conservation standards require approval by the California Energy Commission (CEC). Staff will file the required documentation with the CEC following adoption.

Fiscal Impact

There is no fiscal impact with the items described in this staff report.

Public Notice

The public was provided notice of this agenda item by posting the City Council agenda on the City's official bulletin board outside City Hall and making the agenda and report available at the City's website and at the San Mateo County Library located at 2415 University Avenue, East Palo Alto. The public also was provided notice of this agenda item by notice published in the San Mateo Daily Journal on February 14, 2026.

Environmental

This action is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) in that the standards set forth in the ordinance are more protective of the environment than the California Energy Code standards, and there is no possibility that the activity in question may have a significant effect on the environment. As a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines section 15308 in that the standards set forth in the ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment. In addition, CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) applies to the project in that the standards set forth in the Ordinance are consistent with the General Plan and the Climate Action Plan.

PUBLIC HEARING ITEM 8.2

Government Code § 84308

Applicability of Levine Act: No, as the proposed action does not entail an entitlement.
Analysis of Levine Act Compliance: Not applicable.

Attachments

A. Ordinance - East Palo Alto 2025 Building Code Update (Amendments noted in Blue)
B. Ordinance - Menlo Park Fire District Fire Prevention Code 56-2025 (Amendments noted in Red)
C. Ordinance – Reach Code Local Amendments (Amendments noted in Purple)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO

AMENDING MUNICIPAL CODE CHAPTERS 15.04, 15.08, 15.10, 15.11, 15.12, 15.15, 15.16, 15.20, 15.25, 15.32, 15.58 TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE FOLLOWING 2025 CALIFORNIA CODES AND SPECIFIED APPENDICES: ADMINISTRATIVE CODE; BUILDING CODE VOLUMES 1 AND 11; RESIDENTIAL CODE; ELECTRICAL CODE; MECHANICAL CODE; PLUMBING CODE; ENERGY CODE; HISTORICAL BUILDING CODE; EXISTING BUILDING CODE; GREEN BUILDING STANDARDS CODE; AND FIRE CODE; INCLUDING RATIFICATION OF THE LOCAL AMENDMENTS SET FORTH IN MENLO PARK FIRE PROTECTION DISTRICT ORDINANCE NO. 59-2025; ADOPTING LOCAL "REACH" CODE AMENDMENTS AND FINDINGS JUSTIFYING LOCAL AMENDMENTS TO THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE AND THE 2025 CALIFORNIA ENERGY CODE; AND AMENDING SECTION 15.32.010 PERTAINING TO DANGEROUS BUILDINGS

WHEREAS, each California city is required to adopt the California Building Standards Code and is authorized to do so by reference pursuant to Health and Safety Code section 17922 and Government Code section 50022.2; and

WHEREAS, local jurisdictions are responsible for enforcement of the California Building Standards Code and must enact local administrative regulations and amendments in order to implement the California Building Standards Code; and

WHEREAS, the City of East Palo Alto is adopting the 2025 California Building Standards Code as provided for and directed by the State of California; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the 2025 California Building Standards Code; and

WHEREAS, the 2025 California Energy Code is Part 6 of the 2025 California Building Standards Code which implements minimum energy efficiency standards in buildings through mandatory requirements, prescriptive standards, and performance standards; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7 and 18941.5 provide that the City of East Palo Alto may make changes or modifications to the building standards for residential buildings contained in the 2025 California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions,

subject to limitations and exceptions imposed by AB 130 which is effective from 2025 to 2031, as noted below; and

WHEREAS, human activities that release greenhouse gases into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning of more than 4.5 million acres; and

WHEREAS, these amendments are reasonably necessary because of health and safety concerns as City of East Palo Alto residents suffer from asthma and other health conditions associated with poor indoor and outdoor air quality exacerbated by the combustion of methane gas; and

WHEREAS, on or about September 20, 2016, the State of California enacted Senate Bill (SB) 32, which added Health and Safety Code Section 38566 to require greenhouse gas emissions to be reduced to 40 percent below 1990 levels by no later than December 31, 2030; and

WHEREAS, consistent with federal law stated in the Energy Policy and Conservation Act, the standards contained within this ordinance permit mixed fuel residential construction; and

WHEREAS, consistent with AB 130, the standards contained within this ordinance permit mixed fuel residential construction consistent with federal law while also incentivizing all-electric construction; and

WHEREAS, consistent with AB 130, the standards imposed by this ordinance incentivize electric equipment through the cost-effective installation of electric appliances while preserving energy-equivalent pathways for mixed-fuel residential appliances; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments align with the City of East Palo Alto's General Plan, which was adopted prior to June 10, 2025; and

WHEREAS, pursuant to Sections 17958.5 and 17958.7 of the Health and Safety Code, the proposed amendments are necessary to implement the local code amendment contained in this ordinance, which is adopted to align with General Plan and greenhouse gas emissions reduction strategy goals while permitting mixed-fuel residential construction and incentivizing electric construction; and

WHEREAS, the City adopted a greenhouse gas emissions reduction strategy when it completed a Climate Action Plan in 2010 with strategies for GHG reduction; and

WHEREAS, on October 4, 2016, the City Council adopted the City of East Palo Alto's General Plan that aligns with the emissions reduction goals in the proposed amendments, which includes Policy POC-8.1 calls for implementing and regularly updating the City's Climate Action Plan and Greenhouse Gas Inventory, Policy POC-8.4 directs the City to "prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions, Policy POC-7.1 calls for promoting citywide energy efficiency through strategies like retrofitting buildings with energy-efficient technology, the Climate Action Plan includes a target to decrease GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO_2; and

WHEREAS, since the City of East Palo Alto's General Plan explicitly called for updating and implementation of the Climate Action Plan (2010) and expressly calls for a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045."), on September 5, 2023, the City Council adopted the City of East Palo Alto's Community Climate Action Plan (2030) which includes various climate goals that align with the emissions reduction goals in the proposed amendments, including:

- Setting a targeted decrease of GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO_2.
- Demanding a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045.").
- Coordinate with BAAQMD proceeding on rules 9-4 and 9-6 (EW.2).
- Prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions; and

WHEREAS, in alignment with the Community Climate Action Plan, the local amendments to the 2025 California Energy Code establish requirements which will reduce demands for local energy resources, reduce regional pollution, and promote a lower contribution to greenhouse gas emissions; and

WHEREAS, Public Resources Code Section 25402.1(h)2 and Section 10-106 of the 2025 California Administrative Code establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards, provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission, and the California Energy Commission finds that the standards will require buildings to be designed to consume less energy than permitted by the 2025 California Energy Code; and

WHEREAS, staff has reviewed the cost-effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and finds them sufficient to show that the local modifications will comply with the requirements of Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code; and

WHEREAS, based on these studies, the City Council finds that the local modifications are cost-effective and will require buildings to be designed to consume no more energy than permitted by the California Energy Code; and

WHEREAS, scientific evidence has established that methane gas combustion, procurement and transportation produce significant greenhouse gas emissions that contribute to global warming and climate change; and

WHEREAS, using electric appliances in buildings fueled by less greenhouse gas intensive electricity is linked to significantly lower greenhouse gas emissions; and

WHEREAS, the most cost-effective time to improve the energy efficiency and encourage electrification of existing buildings is during alterations and additions, allowing for electrical infrastructure that is installed alongside other relevant improvements; and

WHEREAS, the local amendments support the City of East Palo Alto's compliance with Bay Area Air District's amendments to Rule 9-4 and Rule 9-6, which limit the sale of nitrous oxide emitting water and space heating appliances, and would support one of the City's Climate Action Plan (2030) stated goals (EW 2.5: "Coordinate with BAAQMD proceeding on rules 9-4 and 9-6"); and

WHEREAS, because of the City of East Palo Alto's local climatic, geological and topographic conditions, the City Council finds and determines that amendment and additions to the code are reasonably necessary; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO DOES ORDAIN AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The City Council finds that all the foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2: PURPOSE AND INTENT

It is the purpose and intent of this Ordinance to adopt the local amendments to the 2025 California Energy Code (Title 24, Part 6) that provide local, cost effective standards for new residential, non-residential, and hotel and motel buildings that exceed the minimum standards of the 2025 California Energy Code to achieve energy savings, reduce local pollution, reduce greenhouse gas emissions, and address unique local climatic, geological, and topographical conditions.

SECTION 3: LOCAL CONDITIONS

The City Council makes the following findings regarding local climatic, geological, topographical, and environmental conditions related to the local amendments to the California Energy Code, as described below:

1. Each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City of East Palo Alto, and the City Council adopts the following findings in support of local necessity for the changes or modifications:

a. Climatic: The City is located in Climate Zones 3 and 4 as established in the 2025 California Energy Code, Climate Zones 3 and 4 incorporate mostly coastal communities from Marin County to southern Monterey County including San Francisco. The City experiences precipitation ranging from 13 to 20 inches per year with an average of approximately 15 inches per year. Ninety- five percent of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. Temperatures in the summer average around 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area come from the west with velocities generally in the 12 miles per hour range, gusting from 25 to 35 miles per hour.

   These climatic conditions along with the greenhouse emissions generated from structures in both the residential and nonresidential sectors requires exceeding the energy standards for building construction established in the 2025 California Buildings Standards Code. The City Council also adopted a Climate Action Plan that has a goal of reducing greenhouse gas emissions. In order to achieve and maintain this goal, the City needs to adopt policies and regulations that reduce the use of fossil fuels that contribute to climate change, such as natural gas in buildings, in new development.

   Human activities, such as burning natural gas to heat buildings, releases greenhouse gases into the atmosphere and causes an overall increase in global average temperature. This causes sea levels to rise, affecting the City's shoreline and infrastructure. Roughly 49% of the City remains in a regulatory flood inundation zone associated with the 100 -year sea level rise FEMA maps adopted April, 2019. San Francisquito Creek also runs through the City, which creates an increasing potential flooding risk with climate change as a result of human generated greenhouse gas emissions. East Palo Alto is vulnerable to sea level rise. Buildings that are directly vulnerable to sea level rise should avoid generating additional greenhouse gas emissions.

   The proposed Reach Codes would ensure that existing buildings improve efficiency or use cleaner sources of energy that are greenhouse gas free. Failure to address and substantially reduce greenhouse gas emissions creates an increased risk to the health, safety, and welfare of East Palo Alto residents.

b. Seismic/Geologic: The City of East Palo Alto is subject to earthquake hazard caused by its proximity to San Andreas fault. This fault runs from Hollister, through the Santa Cruz Mountains, epicenter of the 1989 Loma Prieta earthquake, then on up the San Francisco Peninsula, then offshore at Daly City near Mussel Rock. This is the approximate location of the epicenter of the 1906 San Francisco earthquake. The other fault is Hayward Fault. This fault is about 74 miles long, situated mainly along the western base of the hills on the east side of San Francisco Bay. Both of these faults are considered major Northern California earthquake faults which may experience rupture at any time. Thus, because the City is within a seismic area which includes these earthquake faults, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged properties following a local emergency. In the event of a natural disaster such as an earthquake or fire, the natural gas infrastructure in and around the City of East Palo Alto presents a risk to the life and safety of residents and first responders. Moreover, the electric grid system can be brought back online more swiftly than the natural gas pipeline when the community is recovering from such an event.

c. Topographic: The City of East Palo Alto is a low-lying contiguous portion of the San Francisco Bay, resulting in a natural receptor for storm and wastewater run-off. Also, the City is located in an area that has relatively high liquefaction potential given its proximity to the Bay. The surface condition consists mostly of stiff to dense sandy clay, which is highly plastic and expansive in nature. This potential for rupture of natural gas piping during a flooding or a seismic event increases the risk of fire. The aforementioned conditions within the City create hazardous conditions for which departure from the California Building Standards Code is warranted.

2. The modifications to the Energy Code included in this ordinance are consistent with AB 130 (2025) because they are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that amendment permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy adopted and implemented by a qualifying general plan. Specifically, :

a. The standards imposed by this ordinance align with a General Plan (2030) approved on or before June 10, 2025 as follows:

   i. The General Plan policy passed on October 4, 2016.
   ii. The General Plan:
      1. Calls for the implementation and regular updating of the City's Climate Action Plan (Policy POC-8.1), which in turn calls for the following subgoals:
         a) Setting a targeted decrease of GHG emissions by 15% from the 2005 baseline of 140,500 metric tons of CO_2.

b) Demands a greenhouse gas emissions reduction strategy ("reduce per capita greenhouse gas emissions by 55% below 2005 levels by 2030, with a goal of achieving carbon neutrality by 2045.")
c) Coordinate with BAAQMD proceeding on rules 9-4 and 9-6 (EW.2).

b. Directs the City to "prioritize the selection of green building design features that enhance the reduction of greenhouse gas emissions."The modifications to the Energy Code included in this Ordinance permit mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction. The single family and non-residential standards include cost effective compliance pathways for mixed-fuel and residential construction and do not require equipment efficiencies greater than the federally mandated minimum efficiencies in accordance with the federal standards enacted under the Energy Policy and Conservation Act.

The standards imposed by this Ordinance implement an adopted Greenhouse Gas Emissions Reduction Strategy as noted above.3. Pursuant to the Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code, the City Council of East Palo Alto finds and determines the following: (1) The locally adopted energy efficiency standards contained in this ordinance are cost-effective, and (2) the efficiency standards in this ordinance will require buildings to be designed to consume less energy compared to the 2025 California Energy Code.

The energy standards imposed by this Ordinance are cost-effective, as supported by the "2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement", and the "2025 Nonresidential Alterations and AC to HP Cost-effectiveness Study" prepared by the California Energy Codes and Standards Statewide Utility Program.

SECTION 4: CHAPTER 15.04 - ADMINISTRATIVE CODE

The existing Chapter 15.04 of the East Palo Alto Municipal Code is hereby amended to read as follows. Sections and subsections that are not amended by this Ordinance are not included below and shall remain in full force and effect.

15.04.010 — Adoption by reference.

The "2025 California Administrative Code" is hereby adopted by reference as the Administrative Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 5: CHAPTER 15.08 - BUILDING CODE

15.08.010 — Adoption by reference.

The “2025 California Building Code” is hereby adopted by reference as the Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules, including the following appendices: Chapter 1 Division II; Appendix H: Signs, the 2024 International Property Maintenance Code as referenced in section [A] 101.4.4., F, G, H, I, J, K, L, and M.

SECTION 6: CHAPTER 15.10 - RESIDENTIAL CODE

15.10.010 — Adoption by reference.

The “2025 California Residential Code” is hereby adopted by reference as the Residential Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 7: CHAPTER 15.11 - GREEN BUILDING STANDARDS CODE

15.11.010 — Adoption by reference.

The “2025 California Green Building Standards Code” is hereby adopted by reference as the Green Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 8: CHAPTER 15.12 - ELECTRICAL CODE

15.12.010 — Adoption by reference.

The “2025 California Electrical Code” is hereby adopted by reference as the Electrical Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 9: CHAPTER 15.15 - EXISTING BUILDING CODE

15.15.010 — Adoption by reference.

The “2025 California Existing Building Code” is hereby adopted by reference as the Existing Building Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 10: CHAPTER 15.16 - PLUMBING CODE

15.16.010 — Adoption by reference.

The “2025 California Plumbing Code” is hereby adopted by reference as the Plumbing Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 11: CHAPTER 15.20 - MECHANICAL CODE

15.20.010 — Adoption by reference.

The “2025 California Mechanical Code” is hereby adopted by reference as the Mechanical Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

SECTION 12: CHAPTER 15.25 - ENERGY CODE

The City Council hereby amends and replaces Chapter 15.25 of the East Palo Alto Municipal Code to read as follows (with text in ~~strikeout~~ indicating deletion and underlined text indicating addition). Sections and subsections that are not amended by this Ordinance are not included below and shall remain in full force and effect.

15.25.010 Adoption by reference.

The City of East Palo Alto (“City”) hereby adopts by reference as the Energy Code of the City of East Palo Alto, the California Building Energy Efficiency Standards, 2025 Edition, Title 24, Part 6 of the California Code of Regulations (“2025 California Energy Code”) in its full form with the following amendments. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

One copy of the 2025 California Energy Code, as amended, is and shall be maintained on file in the office of the building official, for use and examination by the public.

15.25.020 Energy Code amendments. Energy Conservation Measures for Air Conditioner Alterations, Replacements and Installations in Existing Single-Family Buildings.

(a) Energy Code subsection 150.2(b)1C is hereby amended to read:

C. **Entirely new or complete replacement space-conditioning systems** installed as part of an alteration, shall include all the system heating or cooling equipment, including but not limited to: condensing unit cooling or heating coil, and air handler for split systems; or complete replacement of a packaged unit; plus entirely new or replacement duct system (Section 150.2(b)1Diia). Entirely new or complete

replacement space-conditioning systems shall meet the requirements of Sections 150.0(h), 150.0(i), 150.0(j)1, 150.0(j)2, 150.0(m)1 through 150.0(m)10; 150.0(m)12; 150.0(m)13, 150.1(c)7, ~~150.2(b)1Fii,~~ 150.2(b)1G, and TABLE 150.2-A. Additionally, where an entirely new or complete replacement space conditioning system includes a new or replacement air-cooled air conditioner in Climate Zones 1 through 14 and 16, it shall meet the applicable requirements of Section 150.2(b)1Fiv. Where an entirely new or complete replacement space conditioning system includes a new or replacement heat pump, it shall meet the applicable requirements of Section 150.2(b)1Fv.

(b) Energy Code subsection 150.2(b)1F is hereby amended to read and add new subsections 150.2(b)1F(iv) and 150.2(b)1F(v):

F. **Altered space-conditioning system - mechanical cooling.** Alterations which install new or replacement air-cooled air conditioners shall meet the applicable requirements of subsections i and iv. Alterations which install new or replacement heat pumps shall meet the applicable requirements of subsections i, ii, iii, and v. All other alterations to refrigerant containing components such as the compressor, condensing coil, evaporator coil, refrigerant metering device, or refrigerant piping, shall meet the applicable requirements of subsections i, ii, and iii: ~~When a space-conditioning system is an air conditioner or heat pump that is altered by the installation or replacement of refrigerant-containing system components such as the compressor, condensing coil, evaporator coil, refrigerant metering device or refrigerant piping, the altered system shall comply with the following requirements:~~

i. All thermostats associated with the system shall be replaced with setback thermostats meeting the requirements of Section 110.2(c).

ii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity air systems, and minisplit systems, shall comply with Subsections a and b, unless the system is of a type that cannot be verified using the specified procedures. Systems that cannot comply with the requirements of 150.2(b)1Fii shall comply with Section 150.2(b)1Fiii.

Exception to Section 150.2(b)1Fii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation

that the packaged system was pre-charged at the factory and has not been altered in a way that would affect the charge. Ducted systems shall comply with minimum system airflow rate requirement in Section 150.2(b)1Fiia, provided that the system is of a type that can be verified using the procedure specified in RA3.3 or an approved alternative in RA1.

a. Minimum system airflow rate shall comply with the applicable Subsection I or II below as confirmed through field verification and diagnostic testing in accordance with the procedures specified in Reference Residential Appendix Section RA3.3 or an approved alternative procedure as specified in Section RA1.

   I. Small duct high velocity systems shall demonstrate a minimum system airflow rate greater than or equal to 250 cfm per ton of nominal cooling capacity; or

   II. All other air-cooled air conditioner or air-source heat pump systems shall demonstrate a minimum system airflow rate greater than or equal to 300 cfm per ton of nominal cooling capacity; and

   Exception 1 to Section 150.2(b)1Fiia: Systems unable to comply with the minimum airflow rate requirement shall demonstrate compliance using the procedures in Section RA3.3.3.1.5; and the system's thermostat shall conform to the specifications in Section 110.12.

   Exception 2 to Section 150.2(b)1Fiia: Entirely new or complete replacement space conditioning systems, as specified by Section 150.2(b)1C, without zoning dampers may comply with the minimum airflow rate by meeting the applicable requirements in Tables-150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Section RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements of Section 150.0(m)12C for the system air filter device(s) shall conform to the requirements given in Tables150.0-B and 150.0-C.

b. The installer shall charge the system according to manufacturer's specifications. Refrigerant charge shall be verified according to one of the following options, as applicable.
   I. The installer and rater shall perform the standard charge verification procedure as specified in Reference Residential Appendix Section

RA3.2.2, or an approved alternative procedure as specified in Section RA1; or

II. The installer shall perform the weigh-in charging procedure as specified by Reference Residential Appendix Section RA3.2.3.1 provided the system is of a type that can be verified using the RA3.2.2 standard charge verification procedure and RA3.3 airflow rate verification procedure or approved alternatives in RA1. The ECC-Rater shall verify the charge using RA3.2.2 and RA3.3 or approved alternatives in RA1.

Exception 1 to Section 150.2(b)1Fiib: When the outdoor temperature is less than 55° F and the installer utilizes the weigh-in charging procedure in Reference Residential Appendix Section RA3.2.3.1to demonstrate compliance, the installer may elect to utilize the verification procedure in Reference Residential Appendix Section RA3.2.3.2. If the verification procedure in Section RA3.2.3.2 is used for compliance, the system's thermostat shall conform to the specifications in Section 110.12. Ducted systems shall comply with the minimum system airflow rate requirements in Section 150.2(b)1Fiia.

iii. Air-cooled air conditioners in Climate Zones 2 and 8 through 15 and air-source heat pumps in all climate zones, including but not limited to ducted split systems, ducted package systems, small duct high velocity, and minisplit systems, which are of a type that cannot comply with the requirements of 150.2(b)1Fiib shall comply with subsections a and b, as applicable.

a. The installer shall confirm the refrigerant charge using the weigh-in charging procedure specified in Reference Residential Appendix Section RA3.2.3.1, as verified by an ECC-Rater according to the procedures specified in Reference Residential Appendix RA3.2.3.2; and
b. Systems that utilize forced air ducts shall comply with the minimum system airflow rate requirement in Section 150.2(b)1Fiia provided the system is of a type that can be verified using the procedures in Section RA3.3 or an approved alternative procedure in Section RA1.

Exception to Section 150.2(b)1Fiii: Entirely new or complete replacement packaged systems for which the manufacturer has verified correct system refrigerant charge prior to shipment from the factory are not required to have refrigerant charge confirmed through field verification and diagnostic testing. The installer of these packaged systems shall certify on the Certificate of Installation that the packaged system was pre-charged at the factory and has not been altered in a way that would affect the charge. Ducted systems shall comply with minimum

system airflow rate requirement in Section 150.2(b)1Fiiib, provided that the system is of a type that can be verified using the procedure specified in Section RA3.3 or an approved alternative in Section RA1.

(c) Energy Code subsection 150.2(b)1F is hereby amended to add new subsection 150.2(b)1F(iv):

iv. New or replacement air-cooled air conditioners in Climate Zones 1 through 14 and 16 shall meet the requirements of Section 150.2(b)1Fiva or 150.2(b)1Fivb.

a. Systems with existing duct distribution systems shall meet the following requirements

I. In all climate zones, meet the airflow and fan efficacy requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D.

Exception 1 to Section 150.2(b)1FivaI: Single zone central forced air systems and zonally controlled central forced air systems may demonstrate compliance with an airflow greater than or equal to 300 CFM per ton of nominal cooling capacity.

II. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii; and

III. In all climate zones, vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section 150.2(b)1FivaIII: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIII: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIII: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section 150.2(b)1FivaIII: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

Exception 5 to Section 150.2(b)1FivaIII: Where the attic space above the altered dwelling unit is shared with other dwelling units and the requirements of Section 150.2(b)1FivaIII are not triggered for the other dwelling units.

IV. In all climate zones, air seal all accessible areas of the ceiling plane between the attic and the conditioned space in accordance with Section 110.7.

Exception 1 to Section 150.2(b)1FivaIV: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section 150.2(b)1FivaIV: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section 150.2(b)1FivaIV: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

b. Systems with entirely new or complete replacement duct systems shall meet the following:

I. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and

II. In all climate zones, meet the airflow requirements of Section 150.0(m)13B, 150.0(m)13C, or 150.0(m)13D and demonstrate an air-handling unit fan efficacy of less than or equal to 0.35 W/CFM.

III. In all climate zones, meet the refrigerant charge verification requirements of Section 150.2(b)1Fii;

Exception 1 to Section 150.2(b)1Fiv: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87, systems shall comply with the applicable requirements of Sections 150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 Section 150.2(b)1Fiv: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87, systems shall comply with the applicable requirements of Sections 150.2(b)1Fi, 150.2(b)1Fii, and 150.2(b)1Fiii. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

(d) Energy Code subsection 150.2(b)1F is hereby amended to add new subsections 150.2(b)1F(v):

v. In all climate zones, heat pumps with supplementary heat, including, but not limited to, electric resistance heaters or gas furnace supplementary heating, shall

comply with Section 150.0(h)7 and shall lock out supplementary heating above an outdoor air temperature of no greater than 35°F.

(e) Energy Code subsection 150.2(b)2 is hereby amended to read as follows:

2. Performance approach.
The energy budget for alterations is expressed in terms of Long-term System Cost (LSC), and the altered component(s) and any newly installed equipment serving the alteration shall meet the applicable requirements of Subsections A, B, and C below.

A. The altered components shall meet the applicable requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (l), Sections 150.0(m)1 through 150.0 (m)10, and Sections 150.0(p) through (q). Entirely new or complete replacement mechanical ventilation systems as these terms are used in Section 150.2(b)1L, shall comply with the requirements in Section 150.2(b)1L. Altered mechanical ventilation systems shall comply with the requirements of Section 150.2(b)1M. Entirely new or complete replacement space-conditioning systems, and entirely new or complete replacement duct systems, as these terms are used in Sections 150.2(b)1C and 150.2(b)1Diia, shall comply with the requirements of Sections 150.0(m)12 and 150.0(m)13.

B. The standard design for an altered component shall be the higher efficiency of existing conditions or the requirements stated in Table 150.2-G. For components not being altered, the standard design shall be based on the existing conditions. When the third party verification option is specified as a requirement, all components proposed for alteration for which the additional credit is taken, must be verified by a certified ECC-rater.

(f) Energy Code 150.2 Table 150.2-G is hereby amended to read as follows:

Table 150.2-G Standard Design for an Altered Component

Altered Component	Standard Design Without Third Party Verification of Existing Conditions Shall be Based On	Standard Design With Third Party Verification of Existing Conditions Shall be Based On
Ceiling Insulation, Wall Insulation, and Raised-floor Insulation	The requirements of Sections 150.0(a), (c), and (d). The requirements of Section 150.2(b)1J for altered ceilings and for entirely new or complete replacement duct systems where the air handler and ducts are located within a vented attic.	The existing insulation R-value

	The requirements of Section 150.2(b)1Fiv for alterations which include new or replacement air-cooled air conditioners.	
Fenestration	The requirements of Section 150.1(c)3A.	The existing fenestration U-factor and SHGC values as verified.
Window Film	The requirements of Section 150.1(c)3A.	The existing fenestration in the alteration shall be based on TABLE 110.6-A and TABLE 110.6-B.
Doors	The U-factor of 0.20. The door area shall be the door area of the existing building.	If the proposed U-factor is < 0.20, the standard design shall be based on the existing U-factor value as verified. Otherwise, the standard design shall be based on the U-factor of 0.20. The door area shall be the door area of the existing building.
Space-Heating and Space-Cooling Equipment	Table 150.1-A for equipment efficiency requirements; Section 150.2(b)1C for entirely new or complete replacement systems; Section 150.2(b)1F for refrigerant charge verification, airflow, and fan efficacy requirements. Section 150.2(b)1Fiv for new or replacement air-cooled air conditioners	The existing efficiency levels.
Air Distribution System – Duct Sealing	The requirements of Sections 150.2(b)1D and 150.2(b)1E	The requirements of Sections 150.2(b)1D and 150.2(b)1E
Air Distribution System –	~~The proposed efficiency levels.~~ The requirements of Sections 150.2(b)1D, and for new or	The existing efficiency levels.

Duct Insulation	replacement air-cooled air conditioners, Section 150.2(b)1Fiv.	
Water Heating Systems	The requirements of Section 150.2(b)1Hii	The existing efficiency level.
Roofing Products	The requirements of Section 150.2(b)1I.	The requirements of Section 150.2(b)1I
All Other Measures	The proposed efficiency levels.	The existing efficiency levels.

C. The proposed design shall be based on the actual values of the altered components.

15.25.030 Energy Code amendments. Energy Conservation Measures for Heating, Ventilation and Air Conditioner Replacements and Installations in Existing Nonresidential Buildings

(a) Energy Code subsection 141.0(b)2C is amended to add a new subsection iii to read as follows:

iii. In addition to the requirements in Section 141.0(b)2Cii above, new or replacement single zone packaged rooftop systems with direct expansion cooling with rated cooling capacity of 65,000 Btu/hr or more and less than 240,000 Btu/hr serving Financial Institution, Grocery, Library, Office, School, or Retail occupancies shall meet the applicable requirements specified in Table 141.0-E-1A or shall meet the performance compliance requirements of Section 141.0(b)3.

Table 141.0-E-1A – REQUIREMENTS FOR NEW OR REPLACMENT SZAC or SZHP, GREATER THAN 65,000 BTU/HR AND LESS THAN 240,000 BTU/HR

System Size	System Options
65,000 to 240,000 Btu/hr	SZHP or SZAC3

Notes to Table 141.0-E-1A

SZHP – Single Zone Heat Pump
SZAC3 – Single Zone Air Conditioner with Furnace + Heat Recovery Ventilator

Exception 1 to Section 141.0(b)2Ciii: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section 141.0(b)2Ciii: Where a licensed structural engineer determines that the roof would need a structural upgrade to support the additional weight of an appropriately sized SZHP but would not need a structural upgrade to support an equivalent SZAC.

15.25.040 Energy Code amendments. Increased Energy Performance and Electric Readiness Requirements for Additions and Alterations in Single Family Buildings

(a) Energy Code subsection 100.0 is amended to add a new subsection (i) to read as follows:

(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the energy efficiency, renewable energy, and electric readiness measures specified in Sections 150.0(w) and 150.0(x) shall be required for certain single family additions and alterations.

(b) Energy Code subsection 100.1(b) is amended to include the following definitions:

COVERED SINGLE FAMILY PROJECT shall mean any project in a Single Family residential building originally permitted for construction before 1992 that includes an alteration, addition or combined alteration and addition, that has an affected floor area that covers 1,000 square feet or greater.

LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle.

(c) Energy Code Section 150.0 Mandatory Features and Devices is amended as follows:

Single-family residential buildings shall comply with the applicable requirements of Sections 150.0(a) through 150.0(~~v~~x).

NOTE: The requirements of Sections 150.0(a) through 150.0(v) apply to newly constructed buildings. Sections 150.2(a) and 150.2(b) specify which requirements of Sections 150.0(a) through 150.0(~~v~~x) also apply to additions or alterations.

(a) Energy Code subsections 150.0(a) through 150.0(v) remain in full effect.

(b) Energy Code Section 150.0 is amended to add a new section 150.0(w) as follows:

(w) A Covered Single Family Project shall install a set of measures from the Measure Menu Table, Table 150.0-J, to achieve a total Measure Point Score that is equal to or greater than the Target Score in Table 150.0-I. In addition, all mandatory measures listed in Table 150.0-J shall be installed. Measure verification shall be explicitly included as an addendum to the Certificate of Compliance to be filed pursuant to 2025 Title 24, Part 6, Section 10-103.

Installed measures shall meet the specifications in Table 150.0-K. Unless otherwise specified, the requirements shall apply to the entire dwelling unit, not just the additional or altered portion. Measures from the Measure Menu table that are to be installed to satisfy requirements under the California Energy Code, Title 24, Part 6, may not count towards compliance with these requirements. Where these requirements conflict with other California Energy Code requirements, the stricter requirements shall prevail.

Exception 1 to 150.0(w): Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.

Exception 2 to 150.0(w): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).

Exception 3 to Section 150.0(w): The project is solely related to any of the following: a repair as defined by Title 24 Part 2 Section 202; medically necessary improvements; seismic safety improvements; safety improvement to remove a known hazard; roofing projects; fenestration projects; or Emergency Housing pursuant to Appendix P of the California Building Code.

Exception 4 to 150.0(w): If the applicant demonstrates, using Commission-certified compliance software as specified by Section 10-109(c) and Section 10-116, that the Energy Budget of the Proposed Building Design would be less than or equal to the Energy Budget of the building under the project if it included any set of measures that would achieve compliance under this Section 150.0(w).

Exception 5 to 150.0(w): A Covered Single Family Project, other than an addition, that would not otherwise be subject to this section 150.0(w) but for

installation of solar PV, solar water heating, EV charging, electrical upgrades for solar PV or EV charging, or energy storage.

Exception 6 to 150.0(w): If the dwelling unit has previously installed measures from the Measure Menu, Table 150.0-I, and compliance can be demonstrated to the Planning Manager or designee, then these measures shall not be required to be newly installed, and appropriate credit shall be included in the applicable compliance calculations.

Exception 7 to 150.0(w): A measure that is necessary for compliance is prohibited because of a covenant or other deed restriction on the property, such as a homeowners association covenant.

Exception 8 to 150.0(w): The applicant may request an exemption to any requirements of this chapter which would impair the historic integrity of any building listed on a local, state, or federal register of historic structures, as determined by the Planning Manager or designee and as regulated by the California Historic Building Code (Title 24, Part 8). In making a determination of exemption, the Planning Manager or designee may require the submittal of an evaluation by an architectural historian or similar expert.

Exception 9 to 150.0(w): Due to conditions specific to the project, it is technically or economically infeasible to achieve compliance, the City Manager or designee may reduce the Target Score and/or waive some or all of the mandatory requirements.

Exception 10 to 150.0(w):

If the project includes circumstances which constitute hardship or infeasibility, the applicant may request an exemption. In applying for an exemption, the burden is on the applicant to show hardship or infeasibility. Circumstances that constitute hardship or infeasibility shall include one or more of the following:

a. That the cost of achieving compliance exceeds 20% of the valuation of the cost of the project;

b. That it is technically infeasible to achieve compliance through all packages due to conditions specific to the project;

c. That strict compliance with these standards would create or maintain a hazardous condition(s) and present a life safety risk to the occupants.

1. Application. Based on the following, the applicant shall identify in writing the specific requirements of the standards for compliance that

the project is unable to achieve and the circumstances that make it a hardship or infeasible for the project to comply with this chapter. The applicant may not petition for relief from any requirement of the 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code. Granting of exemption. If the City Manager or designee determines that it is a hardship or infeasible for the applicant to fully meet the requirements of this chapter and that granting the requested exemption will not cause the building to fail to comply with the 2025 California Energy Code (Title 24, Part 6) and referenced standards, or the 2025 California Green Building Standards (Title 24, Part 11) of the California Building Standards Code, the authority having jurisdiction shall determine the minimum feasible threshold of compliance reasonably achievable for the project. If an exemption is granted, the applicant shall be required to comply with this chapter in all other respects and shall be required to achieve the threshold of compliance determined to be achievable by the Planning Manager or designee.

2. Denial of exemption. If the Planning Manager or designee determines that it is reasonably possible for the applicant to fully meet the requirements of this chapter, the request shall be denied, and the applicant shall be notified of the decision in writing. The project and compliance documentation shall be modified to comply with the standards for compliance.

3. Appeal. Any aggrieved applicant or person may appeal the determination of the chief building official regarding the granting or denial of an exemption or compliance with any other provision of this chapter. An appeal of a determination of the Planning Manager or designee shall be filed in writing with the Planning Manager.

Table 150.0-I: TARGET SCORES

	Target Score
Climate Zone *3*	12

Table 150.0-J: MEASURE MENU

ID	Measures	Measure Points
E1	Lighting Measures	Mandatory
E2	Water Heating Package	2
E3	Air Sealing	2
E4	R-49 Attic Insulation	4
E5	Duct Sealing	3
E6	New Ducts, R-8 Insulation + Duct Sealing	6
E7	Windows	4
E8	Wall Insulation	5
E9	R-19 Raised floor insulation	9
E10	R-30 Raised floor insulation	10
FS1	Heat Pump Water Heater Replacing Gas	12
FS2	High Eff. Heat Pump Water Heater Replacing Gas	13
FS3	Heat Pump Water Heater Replacing Electric	5
FS4	High Eff. Heat Pump Water Heater Replacing Electric	6
FS5	Heat Pump Space Conditioning System	18
FS6	High Eff. Heat Pump Space Conditioning System	19
FS7	Dual Fuel Heat Pump Space Conditioning System	18
FS8	Heat Pump Clothes Dryer	1
FS9	Induction Cooktop	1
PV	Solar PV and Electric Readiness	13

Table 150.0-K: MEASURE SPECIFICATIONS

ID	Measure Specification
	Energy Efficiency Measures
E1	Lighting Measures – Install lighting with an efficiency of 45 lumens per watt or greater in all interior and exterior screw-in fixtures. Install photocell, occupancy sensor or energy management system controls that meet the requirements of 150.0(k)3 in all outdoor lighting permanently mounted to a residential building or to other buildings on the same lot.
E2	Water Heating Package: Insulate all accessible hot water pipes with pipe insulation a minimum of ¾ inch thick. This includes insulating the supply pipe leaving the water heater, piping to faucets underneath sinks, and accessible pipes in attic spaces or crawlspaces. Upgrade fittings in sinks and showers to meet current California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements. Exception: Upgraded fixtures are not required if existing fixtures have rated or measured flow rates of no more than ten percent greater than 2025 California Green Building Standards Code (Title 24, Part 11) Section 4.303 water efficiency requirements.
E3	Air Sealing: Seal all accessible cracks, holes, and gaps in the building envelope at walls, floors, and ceilings. Pay special attention to penetrations including plumbing, electrical, and mechanical vents, recessed can light luminaires, and windows. Weather-strip doors if not already present. Verification shall be conducted following a prescriptive checklist that outlines which building aspects need to be addressed by the permit applicant and verified by an inspector. Compliance can also be demonstrated with blower door testing conducted by a certified ECC Rater no more than three years prior to the permit application date that either: a) shows at least a 30 percent reduction from pre-retrofit conditions; or b) shows that the number of air changes per hour at 50 Pascals pressure difference (ACH50) does not exceed ten for Pre-1978 vintage buildings and seven for 1978 to 1991 vintage buildings. If combustion appliances are located within the pressure boundary of the building, conduct a combustion safety test by a certified ECC Rater or a professional certified by the Building Performance Institute, in accordance with the BPI Technical Standards for the Building Analyst Professional.
E4	R-49 Attic Insulation: Attic insulation shall be installed to achieve a weighted assembly U-factor of 0.020 or insulation installed at the ceiling level shall have a thermal resistance of R-49 or greater for the insulation alone. Recessed downlight luminaires in the ceiling shall be covered with insulation to the same depth as the rest of the ceiling. Luminaires not rated for insulation contact must be replaced or fitted with a fire-proof cover that allows for insulation to be installed directly over the cover. Exception: In buildings where existing R-30 is present and existing recessed downlight luminaires are not rated for insulation contact, insulation is not required to be installed over the luminaires.

E5	Duct Sealing: Air seal all space conditioning ductwork to meet the requirements of the 2025 Title 24, Part 6, Section 150.2(b)1E. The duct system must be tested by a ECC Rater no more than three years prior to the Covered Single Family Project permit application date to verify the duct sealing and confirm that the requirements have been met. This measure may not be combined with the New Ducts and Duct Sealing measure in this Table. Exception: Buildings without ductwork or where the ducts are in conditioned space.
E6	New Ducts, R-8 insulation + Duct Sealing: Replace existing space conditioning ductwork with new R-8 ducts that meet the requirements of 2025 Title 24 Section 150.0(m)11. This measure may not be combined with the Duct Sealing measure in this Table. To qualify, a preexisting measure must have been installed no more than three years before the Covered Single Family Project permit application date.
E7	Windows: Replace at least 50% of existing windows with high performance windows with an area-weighted average U-factor no greater than 0.27.
E8	R-15 Wall Insulation: Install wall insulation in all exterior walls to achieve a weighted U-factor of 0.095 or install wall insulation in all exterior wall cavities that shall result in an installed thermal resistance of R-15 or greater for the insulation alone.
E9	R-19 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.037 or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-19.
E10	R-30 Floor Insulation: Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than U-0.028 or shall be insulated between wood framing with insulation having an R-value equal to or greater than R-30.
Fuel Substitution and Solar PV Measures	
FS1	Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
FS2	High Efficiency Heat Pump Water Heater (HPWH) Replacing Gas: Replace existing natural gas water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.c.
FS3	Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with a heat pump water heater that meets the requirements of Sections 110.3 and 150.2(b)1.H.iii.b.
FS4	High Efficiency Heat Pump Water Heater (HPWH) Replacing Electric: Replace existing electric resistance water heater with heat pump water heater with a Northwest Energy Efficiency Alliance (NEEA) Tier 3 or higher rating that also meets the requirements of Sections 110.3, and 150.2(b)1.H.iii.c.

FS5	Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with a heat pump system that meets the requirements of Sections 110.2, 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G.
FS6	High Efficiency Heat Pump Space Conditioning System: Replace all existing gas and electric resistance primary space heating systems with an electric-only heat pump system that meets the requirements of Sections 110.2 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and one of the following: A. A ducted heat pump system with a SEER2 rating of 16.5 or greater, an EER2 rating of 12.48 or greater and an HSPF2 rating of 9.5 or greater; or B. A ductless mini-split heat pump system with a SEER2 rating of 16.0 or greater, an EER2 rating of 12.0 or greater and an HSPF2 rating of 9.0 or greater
FS7	Dual Fuel Heat Pump Space Conditioning System: Install a heat pump space conditioning system that meets the requirements of Sections 110.2 and 150.2(b)1.C, 150.2(b)1.E, 150.2(b)1.F, and 150.2(b)1.G and either: A. Replaces all existing gas and electric resistance primary heating systems with a hybrid gas and electric heat pump system, or B. Is an electric-heat pump system in tandem with a gas furnace and controls to use the gas furnace for backup heat only.
FS8	Heat Pump Clothes Dryer: Replace existing electric resistance or gas clothes dryer with heat pump dryer with no resistance element and cap gas line.
FS9	Induction Cooktop: Replace all existing gas and electric resistance stove tops with induction stove top and cap the gas line.
PV	Solar PV + Electric Readiness: Install a solar PV system that meets the requirements of Section 150.1(c)14. In addition, for existing PV systems that had been installed prior to the application date of the current project, meet at least two of the electric readiness requirements in Section 150.0(x)1-6, regardless of whether they are otherwise required and regardless of the exceptions to Section 150.0(x).

(d) Energy Code Section 150.0 is amended to add 150.0(x) to read as follows:

(x) **Electric Readiness for Alterations and for Electric Readiness Credit for Solar PV Measure in Table 150.0-K**

1. Electric range. Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:

A. A 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”.

B. A pathway for a future 240 volt 50 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

2. Electric dryer. Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:

A. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”; or,

B. A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump dryer

installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

3. **Heat pump water heater**.

   A. If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15 amp branch circuit for a condensate pump must be available within 3 feet of the water heater location.

   B. Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(x)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:

      i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; or

      ii. A pathway for a future 240 volt 30 amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as “For Future 240V use”. The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

4. **Outdoor gas appliances.** Where a gas line is added or extended to any pool water heater, spa water heater, sauna, fireplace, outdoor cooking appliance,

or outdoor heating system, install infrastructure and reserve physical space to accommodate future installation of an electric equivalent of that system that serves the same function, as certified by a registered design professional or licensed electrical contractor.

A. Install conduit designed to serve a future electric appliance(s) with the same function, including the appropriate voltage, phase, minimum amperage, and an electrical receptacle or junction box within five feet of the appliance that is accessible with no obstructions, in accordance with manufacturer requirements and the California Electrical Code. In lieu of or in addition to conduit, electrically isolated branch circuit wiring may be installed; and

B. Label both ends of the unused conduit or conductors “For Future Electrical Appliance”; and

C. Reserve circuit breakers in the electrical panel(s) for each branch circuit, appropriately labeled; and

D. Designate physical space for future electric appliances, including equipment footprint, on the construction drawings. The footprint necessary for future electric appliances may overlap with the location of currently designed combustion equipment.

Exception to Section 150.0(x)4: Generator systems used for emergency power generation.

5. Battery Storage. As a measure qualifying the Solar PV credit under 150.0(w), meet the requirements A through D below.

A. At least one of the following shall be provided:

i. ESS ready interconnection equipment with a minimum backed up capacity of 60 amps and a minimum of four ESS supplied branch circuits, or

ii. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in 150.0(s)2. All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled “Subpanel shall include all backed-up load circuits.”

B. A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lighting circuit shall be located near the primary egress, and at least one circuit shall supply a sleeping room receptacle outlet.

C. The main panelboard shall have a minimum busbar rating of 225 amps or sufficient capacity a battery storage system and circuits in paragraphs A and B above.

D. Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceways shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.

6. All-Electric Plan. As a measure qualifying the Solar PV credit under 150.0(w), provide a plan including single line diagrams and calculations for electrification of the equipment below. Calculations shall be in accordance with California Electrical Code Article 220.83 or 220.87.

A. All appliances with gas stub outs including space conditioning, water heating, range, and clothes dryer;

B. Low Power Level 2 EV charger; and

C. Battery storage system rated at 240 volts, 60 amp minimum.

Exception 1 to Section 150.0(x): The project is solely related to any of the following: a repair as defined by Title 24 Part 2 Section 202; medically necessary improvements; seismic safety improvements; safety improvement to remove a known hazard; or Emergency Housing pursuant to Appendix P of the California Building Code.

Exception 2 to Section 150.0(x): If an electrical permit is not otherwise required for the project other than compliance with this section.

Exception 3 to Section 150.0(x): Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.

Exception 4 to Section 150.0(x): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).

Exception 5 to Section 150.0(x): Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing

accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.

(e) Energy Code subsection 150.2(a) is amended to read as follows:

(a) Additions. Additions to existing single-family residential buildings shall meet the requirements of Sections 110.0 through 110.9, Sections 150.0(a) through (n), (p), (q), (w), (x), and either Section 150.2(a)1 or 2.

Exception 1 to Section 150.2(a): Additions of 300 square feet or less are not required to comply with the roofing requirements of Section 150.1(c)11.

Exception 2 to Section 150.2(a): Existing inaccessible piping shall not require insulation as defined under Section 150.0(j)1.

Exception 3 to Section 150.2(a): Space-conditioning system. When heating or cooling will be extended to an addition from the existing system(s), the existing heating and cooling equipment need not comply with Part 6. The heating system capacity must be adequate to meet the minimum requirements of CRC 303.10.

Exception 4 to Section 150.2(a): Space-conditioning system ducts. When any length of duct is extended from an existing duct system to serve the addition, the existing duct system and the extended duct shall meet the applicable requirements specified in Section 150.2(b)1Di and 150.2(b)1Dii.

Exception 5 to Section 150.2(a): Additions 1,000 square feet or less are not required to comply with the ventilation cooling requirements of Section 150.1(c)12.

Exception 6 to Section 150.2(a): Photovoltaic systems, as specified in Section 150.1(c)14, are not required for additions.

(f) Energy Code subsections 150.2(a)1-150.2(a)2 remain in full effect.

(g) Energy Code subsection 150.2(b) is amended to read as follows:

(b) Alterations. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet the requirements of Sections 150.0(w) and (x), and either Item 1 or 2 below.

(h) Energy Code subsections 150.2(b)1-150.2(b)2 remain in full effect as amended by this ordinance.

SECTION 14: CHAPTER 15.32 - DANGEROUS BUILDINGS

Section 15.32.010 of the East Palo Alto Municipal Code is hereby amended to read as follows.

15.32.010 - Uniform Code for the Abatement of Dangerous Buildings.

The code of rules and regulations known and designated as the “Uniform Code for Abatement of Dangerous Buildings,” 1997 Edition, published by the International Conference of Building Officials, to provide a just, equitable and practical method, to be cumulative to, with and in addition to, any other remedy provided by the building code, housing code, or otherwise available at law, whereby buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupant, may be required to repair, vacate or abate, and applies to all dangerous buildings, as defined in this chapter, which are now in existence or which may hereafter become dangerous in the city, printed in book form and filed in the office of the clerk of the city council of the city, is adopted and by reference incorporated in this chapter as if fully set forth, as the abatement code of the city.

SECTION 15: CHAPTER 15.58 - FIRE CODE

15.58.010 — Adoption by reference.

The "2025 California Fire Code" is hereby adopted by reference as the Fire Code of the City of East Palo Alto. All references to jurisdictional requirements are found in the East Palo Alto Municipal Code or other appropriate schedules.

15.58.020 — Ratification.

Menlo Park Fire Protection District Ordinance No. 59-2025 is hereby ratified and adopted by reference as a local amendment to the “2025 California Fire Code.”

SECTION 16: CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City Council finds that adoption of this Ordinance is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) in that the standards set forth in the ordinance are more protective of the environment than the California Energy Code standards, and there is no possibility that the activity in question may have a significant effect on the environment. As a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines section 15308 in that the standards set forth in the ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment. In addition, CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) applies to the project in that

the standards set forth in the Ordnance are consistent with the General Plan and the Climate Action Plan.

SECTION 17: **IMPLIED REPEAL.**

Any provision of the East Palo Alto Municipal Code inconsistent with this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to effectuate this Ordinance.

SECTION 18: **REFERENCES TO PRIOR CODE**

Unless superseded and repealed (express or implied), references in City forms, documents and regulation to the chapters and sections of the former City codes, shall be construed to apply to the corresponding provisions contained within this Ordinance.

SECTION 19: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

SECTION 20: EFFECTIVE DATE

This Ordinance shall become effective 30 days after the second public hearing, or as provided for by applicable law.

SECTION 21: PUBLICATION

Within fifteen (15) days of tis adoption, the Ordinance shall be posted in three (3) public places within the City of East Palo Alto, and the Ordinance, or summary of the Ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notice for the City of East Palo Alto prior to the effective date.

This Ordinance was introduced at the March 3, 2026 meeting of the City Council of the City of East Palo Alto.

PASSED AND ADOPTED this _____ day of _____, 202[ ] by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Webster Lincoln, Mayor

ATTEST:

James Colin, City Clerk

APPROVED AS TO FORM:

John D. Lê, City Attorney

POLICY AND ACTION 9.1

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: March 3, 2026

TO: Honorable Mayor and Members of the City Council

VIA: Melvin E. Gaines, City Manager

BY: Batool Zaro, Senior Engineer
Humza Javed, Public Works Director

SUBJECT: University Avenue Grand Corridor Project Corridor Vision

Recommendation

Receive a presentation on the University Avenue Grand Corridor Project and provide feedback on a preferred University Avenue Grand Corridor concept.

Alignment with City Council Strategic Plan

This recommendation is primarily aligned with:

Priority: Public Health, Safety, and Quality of Life
Priority: Public Infrastructure and Utilities

Executive Summary

The University Avenue Grand Corridor Project is a Council-directed, community-driven planning and conceptual design initiative to transform East Palo Alto's primary transportation spine into a safer, more equitable, and locally serving corridor.

University Avenue is the City's most significant transportation corridor, connecting neighborhoods, civic destinations, and regional routes It also carries substantial regional cut-through traffic traveling between Dumbarton Bridge and U.S. Highway 101. Despite its central role, the City does not currently have an adopted c orridor-specific plan to guide its long-term evolution.

In September 2023, the City secured Measure A/W funding from the San Mateo County Transportation Authority to develop the University Avenue Grand Corridor project, which covers

the 1.2-mile segment from Donohoe Street to Kavanaugh Drive. The project's purpose is to establish a community-driven vision and advance design concepts that improve safety, support all modes of travel, enhance local businesses, and transform University Avenue into a street that better serves East Palo Alto residents.

Following Council authorization in March 2025, the City initiated the project with an engineering consulting firm, CSWST2 in October 2025. Over four months, the City conducted an extensive multilingual community engagement process and reviewed existing conditions, adopted City plans, and local priorities to shape the Corridor Vision and roadway concepts. Engagement consistently emphasized improving pedestrian and bicycle safety, reducing the corridor's function as a cut-through route, supporting emergency response and transit reliability, and reflecting East Palo Alto's culture and identity through placemaking and streetscape improvements.

The resulting University Avenue Grand Corridor Concept includes protected bikeways, continuous sidewalks, landscape buffers, enhanced lighting, and opportunities for gateway features and public art throughout the corridor. Two roadway configuration alternatives are presented for Council consideration. Alternative A introduces a context-sensitive approach with a mobility-focused segment north of Bay Road and a local-focus segment between Bay Road and Bell Street Park that includes a targeted road diet and restricted median lanes for emergency vehicles and transit. Alternative B maintains the existing four-lane configuration along the entire corridor while adding multimodal and streetscape enhancements but does not include measures to deter cut-through traffic or improve emergency and transit operations.

Staff is seeking clear Council direction on a preferred corridor alternative in order to proceed into detailed design and meet grant funding requirements mandating substantial completion by June 2026.

Background

University Avenue is the primary transportation spine for drivers, bicyclists, and transit riders in the City of East Palo Alto. The corridor connects neighborhoods with cultural, recreational, and civic destinations and is lined with a diverse mix of land uses, including single- and multi-family residential neighborhoods, retail and commercial businesses, public and institutional uses, and undeveloped parcels with future development potential. University Avenue also functions as a regional cut-through route for traffic accessing the Dumbarton Bridge to the north and U.S. Highway 101 to the south. At present, the City does not have an adopted corridor-specific plan for University Avenue.

In September 2023, the City of East Palo Alto Public Works Department applied for and was awarded Measure A/W funding through the San Mateo County Transportation Authority (SMCTA) for the University Avenue Grand Corridor Project. The project includes community engagement, planning, and conceptual design for the 1.2-mile segment of University Avenue extending from Donohoe Street to Kavanaugh Drive, entirely within the City's jurisdiction.

The purpose of the project is to engage the community in developing a shared vision for the

corridor and to advance design concepts that encourage walking, bicycling, transit use, carpooling, and shared-ride options; improve parking management; incorporate placemaking elements; and apply complete streets principles to create a safer, more efficient, and more welcoming corridor for all users and residents.

On March 18, 2025, the City Council awarded the project to CSWST2 through Resolution No. 22-2025, and the project was initiated on October 1, 2025. A four-month community engagement process resulted in the development of a Corridor Vision informed by adopted City plans, existing conditions, and extensive community input. Staff is now seeking Council direction on the preferred University Avenue Grand Corridor concept in order to advance the project into the design phase. Grant funding requires that all project-related tasks be substantially complete by June 2026.

Analysis

The University Avenue Grand Corridor Project is focused on shaping a community-supported Corridor Vision and developing conceptual engineering drawings for a streetscape design that prioritizes safety, multimodal access, and local character. The project seeks to rebalance the corridor to better support walking, bicycling, transit, emergency access, and local businesses while addressing congestion and cut-through traffic.

Existing Conditions

The project area encompasses approximately 1.2 miles of University Avenue between Donohoe Street and Kavanaugh Drive. Land uses along the corridor include single- and multi-family housing, one-story retail buildings with surface parking, and several public and institutional uses, including the San Mateo County Civic Center, East Palo Alto City Hall, Menlo Park Fire Station No. 2, the Senior Center, YMCA, and Bell Street Park.

University Avenue currently functions as a physical and psychological barrier within the city, particularly for people walking and bicycling. Peak-period congestion affects all modes of travel and contributes to delayed emergency response times. The corridor is heavily used by regional commuters traveling between US 101 and the Dumbarton Bridge, with the City's General Plan estimating that more than 80 percent of vehicle traffic is cut-through traffic that neither begins nor ends within East Palo Alto. Traffic counts conducted in October 2025 show average daily traffic volumes ranging from approximately 19,000 to 24,000 vehicles along the corridor.

University Avenue is currently configured as a four-lane major arterial with two travel lanes in each direction, Class II painted bike lanes, and sidewalks along most of the corridor. The right-of-way generally measures approximately 100 feet in width, narrowing to approximately 90 feet between Cooley Avenue and Runnymede Street. Travel lane widths range from 12 to 15 feet, with a landscaped center median and dedicated left-turn pockets at most intersections. While sidewalks are present along much of the corridor, gaps exist north of Bay Road and sidewalk widths vary.

Safety data further underscores the need for corridor improvements. The 2024 San Mateo County Countywide Local Road Safety Plan identifies University Avenue as part of the regional

High Injury Network for crashes involving motor vehicles and bicycles. All intersections along the project corridor are identified as priority locations for safety improvements, with the intersection of University Avenue and Bay Road identified as a high-priority location for pedestrian, bicycle, and vehicle safety.

Planning Guidance

The University Avenue Grand Corridor Project is informed by and consistent with multiple adopted City plans and policies.

General Plan (VISTA 2035). East Palo Alto's General Plan establishes a citywide mandate to transform University Avenue as a key strategy supporting long-term identity, equity, and economic vitality. Vista 2035 identifies distinct objectives for different segments of the corridor:

- **Kavanaugh Drive to Bay Road:** Preserve and enhance neighborhood character and identity by buffering adjacent residential areas from traffic along University Avenue.
- **Bay Road to Donohoe Street:** Transform University Avenue into a walkable, mixed-use corridor that supports residential growth, neighborhood-serving retail, and a more pedestrian-oriented urban environment.

Bicycle Transportation Plan (2017). The Bicycle Transportation Plan identifies University Avenue as the organizing spine of the city's bikeway network and a critical connection between neighborhoods, local destinations, and regional bicycle routes.

East Palo Alto Mobility Study (2020). In 2017, as part of Strategic Priorities sessions, the City Council of East Palo Alto identified a citywide transportation and mobility plan as a top item priority and directed City staff to develop a comprehensive, citywide transportation and mobility study that responds to the congestion problems of the local community. The East Palo Alto Mobility Study (Mobility Study) dated June 25, 2020, presents the findings and recommendations of this study.

The Mobility Study recommendations for University Avenue focus on traffic management strategies, separate from strategies for fostering a local-serving mixed-use corridor or improving safety and comfort for people walking and biking. The Mobility Study short term strategies identified in the plan have been completed and the following table summarizes the Mobility Study's medium-term and long-term recommendations for University Avenue along with their applicability to the stated purpose of the University Avenue Grand Corridor project.

Mobility Study Recommendations	Relationship to the University Avenue Grand Corridor Project Purpose
Medium-Term Recommendations	
Close median and eliminate left-turn traffic at Michigan Avenue	Left turn removals limit access for East Palo Alto residents. However, the Grand Corridor project would consider the applicability of left-turn closures/restrictions as an added deterrent to cut-through traffic in combination with the adopted concept.

Road pricing	Road pricing is a strategy that requires State-level legislation. As such, it is a strategy that is out of the scope of the Grand Corridor project. However, economic, equity, and access impacts to local businesses and residents should be carefully studied in further considering this tool.
Enhanced transit services	Enhanced transit services would greatly benefit the local community and could relieve some cut-through commute traffic. During conversations related to the Grand Corridor project, SamTrans has identified congestion as a barrier to enhanced service. Grand Corridor Roadway Concept Alternative A identifies restricted access lanes for emergency services and transit vehicles that may support the potential for enhance transit service.
Long-Term Recommendations	
Reversible Lane – Option A (5 lanes) Three Lanes Peak Direction, One Turn Lane, One Lane Off-Peak Direction	Reversible lanes are a traffic management strategy that prioritizes pushing traffic through an area. This strategy has been shown to decrease safety for people walking, biking and driving, with the odds of a crash occurring being up to 30% higher with reversible lanes than without. This approach hardens the corridor as a commute corridor and is likely to decrease the economic success of local businesses. Reversible lanes do not support the stated purpose of Grand Corridor project or the community's preference for a local-friendly University Avenue.
Reversible Lane – Option B (3 lanes) On-street Parking on Both Sides, Two Lanes Peak Direction, One Lane Off-Peak Direction	Reversible lanes are a traffic management strategy that prioritizes pushing traffic through an area. This strategy has been shown to decrease safety for people walking, biking and driving, with the odds of a crash occurring being up to 30% higher with reversible lanes than without. This approach hardens the corridor as a commute corridor and is likely to decrease the economic success of local businesses. Reversible lanes do not support the stated purpose of Grand Corridor project or the community's preference for a local-friendly University Avenue.
Transit Priority Lane	As noted above, enhanced transit services would greatly benefit the local community and could relieve some cut-through commute traffic. During conversations related to the Grand Corridor project, SamTrans has identified congestion as a barrier to enhanced service. Grand Corridor Roadway Concept Alternative A identifies restricted access lanes for emergency services and transit vehicles that may support the potential for enhance transit service.

Ravenswood Business District / Four Corners Specific Plan (2024). This Specific Plan identifies University Avenue as a key corridor linking the Ravenswood Business District to the broader city and region. Design guidance for the University Avenue and Bay Road intersection is coordinated with street typologies and recommendations in the Specific Plan and adjacent development projects.

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Economic Development Strategic Plan (2026). The City's Economic Development Strategic Plan identifies public realm investment and commercial corridor revitalization as key strategies for supporting local businesses and preventing displacement. The Plan highlights University Avenue between Bay Road and Donohoe Street as an area where high traffic volumes, poor pedestrian conditions, and limited street-level vibrancy constrain economic activity. During outreach, community members identified University Avenue—particularly near Bell Street Park—as an important business area and expressed strong support for corridor redesign.

Community Engagement

The University Avenue Grand Corridor concepts were developed through a three-phase, inclusive community engagement process that combined in-person workshops with online surveys. Outreach was conducted through the project website, direct mailers, hand-delivered flyers, City social media, and email and print newsletters. Engagement materials and activities were provided in both English and Spanish.

During the initial Values and Goals phase, participants consistently emphasized the need to improve safety and comfort for people walking and bicycling and to shift University Avenue from a cut-through route to a corridor that better serves East Palo Alto residents and businesses. Community members also stressed the importance of reflecting the City's culture, history, and identity in future improvements.

Subsequent Vision Concepts and Preferred Concept phases confirmed broad support for continuous sidewalks, protected bikeways, safer crossings, improved lighting, and streetscape enhancements. Participants provided feedback on roadway configurations, emphasizing the need to balance congestion management with traffic calming, emergency access, and transit reliability, while supporting local businesses through walkable environments and thoughtful parking strategies. Overall, community input demonstrated general support for the direction of the preferred Grand Corridor Concept, alongside continued concern about regional traffic impacts and the importance of prioritizing local needs.

University Avenue Grand Corridor Concept

The University Avenue Grand Corridor Concept proposes a comprehensive streetscape upgrade that enhances safety, comfort, and connectivity for all users.

Pedestrian Concept. The concept also includes continuous, widened sidewalks on both sides of the corridor; landscaped buffer zones between travel modes; street trees; pedestrian-scale lighting; and opportunities for gateway features and public art to reinforce corridor identity.

Bicycling Concept. The concept replaces existing painted Class II bike lanes with separated bikeways, including one-way Class IV bikeways from Kavanaugh Drive to Runnymede Street and a separated two-way bikeway on the west side of the corridor from Runnymede Street to Donohoe Street. At Runnymede Street, the bikeway transitions to the Bell Street side of the corridor, reducing driveway conflicts, improving access to civic and recreational destinations, and aligning with the newly constructed University Avenue U.S. Highway 101 Pedestrian Overcrossing. Protected intersections are proposed at Bay Road and at Runnymede Street.

Transit Concept. In both proposed Roadway concepts, curbside bus stops are formalized providing direct connection between the waiting area and the bus loading door. In Roadway Concept Alternative A, in service buses have access to the restricted median lane to support consistent schedules and potential future service expansion.

Two roadway configuration alternatives are presented for Council consideration.

Roadway Concept – Alternative A

Alternative A applies a context-sensitive approach with two complementary corridor segments: a Mobility Focus segment north of Bay Road and a Local Focus segment within the community core between Bay Road and Bell Street Park.

- **Mobility Focus Segment (Kavanaugh Drive to Bay Road):** Maintains two 11-foot travel lanes in each direction, refining the existing roadway configuration while incorporating multimodal and streetscape improvements.
- **Local Focus Segment (Bay Road to Bell Street Park):** Reconfigures the roadway to provide one general-purpose travel lane and one median lane in each direction. The median lanes are separated by a low rolled curb and restricted for use by Fire, Police, and SamTrans buses.

The Local Focus segment functions as a targeted road diet intended to reduce speeds, improve safety, and create a more neighborhood-serving environment that supports local businesses. Average daily traffic volumes in this segment range from approximately 19,000 to 21,000 vehicles. Federal Highway Administration guidance indicates that road diets are typically feasible on corridors carrying up to 25,000 vehicles per day, suggesting that this configuration can operate effectively with appropriate signal timing and corridor management.

Alternative A Considerations:

- Initial adjustment period as regional cut-through traffic shifts to alternate routes, with long-term reduction in cut-through volumes on University Avenue.
- Improved emergency response times through dedicated, restricted median lanes.
- Improved transit reliability by allowing buses to bypass congestion, with potential to support enhanced SamTrans service.
- Enhanced safety and comfort for people walking and bicycling through lane reductions and traffic calming.

A preliminary evaluation of a University Avenue Road Diet, is attached as Attachment 2.

Roadway Concept – Alternative B

Alternative B applies a consistent roadway configuration along the entire corridor from Kavanaugh Drive to Donohoe Street. This alternative maintains two 11-foot travel lanes in

each direction while incorporating protected bikeways, continuous sidewalks, and landscaped buffers between travel modes and adjacent land uses.

Alternative B Considerations:

- Minimal transition period due to consistency with the existing roadway configuration.
- Does not include measures to deter cut-through traffic or to address conflicts between congestion and emergency or transit operations.

Staff is seeking Council direction on the preferred corridor alternative in order to proceed with detailed design and remain on schedule to meet the June 2026 grant deadline.

Next Steps

- Preparation of 50% and 100% engineering drawings
- Finalization of the Design package and presentation of the 100% package to City Council

The project webpage, with additional information on the project timeline, can be found here:

tinyurl.com/epagrandcorridorproject

Fiscal Impact

There is no fiscal impact for this item.

Public Notice

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

Environmental

The action being considered—receiving a presentation and providing feedback on a preferred concept– –does not constitute a "Project" within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Government Code § 84308

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

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. University Avenue Grand Corridor Concepts
2. University Avenue Road Diet Preliminary Evaluation Memo
3. Community Engagement Summary

UNIVERSITY AVENUE
EAST PALO ALTO'S GRAND CORRIDOR PROJECT

CORRIDOR CONCEPT OVERVIEW
DRAFT | FEBRUARY 24, 2026 | EAST PALO ALTO CITY COUNCIL

University Avenue is the primary transportation spine for the community of East Palo Alto. The corridor connects neighborhoods with cultural, recreational, and civic destinations and is lined with a diverse mix of land uses, including single- and multi-family residential neighborhoods, retail and commercial businesses, public and institutional uses, and undeveloped parcels with future development potential. University Avenue also functions as a regional cut-through route for traffic accessing the Dumbarton Bridge to the north and U.S. Highway 101 to the south.

At present, the City does not have an adopted corridor-specific plan for University Avenue. The purpose of the project is to engage the community in developing a shared ***vision for the corridor that transforms University Avenue from a cut-through corridor into a beautiful mixed-use boulevard designed for all modes of travel.*** The Grand Corridor Concept should:

- Encourage pedestrian, bicycle, transit, carpooling, shared-ride options, and improved parking over automobile usage
- Provide place-making for new and existing developments
- Incorporate complete streets principles that serve all modes of transportation and make the corridor safer and more efficient for all users and residents.



CSW ST2
In partnership with:

Community Engagement

The University Avenue Grand Corridor Concept was developed through a three-phase community engagement process that combined in-person workshops with online surveys. Outreach was conducted through the project website, direct mailers, hand-delivered flyers, City social media, and email and print newsletters. Engagement materials and activities were provided in both English and Spanish.

VALUES & GOALS

During the initial Values and Goals phase, participants consistently emphasized the need to improve safety and comfort for people walking and bicycling and to shift University Avenue from a cut-through route to a corridor that better serves East Palo Alto residents and businesses. Values and goals are detailed to the right.

GRAND CORRIDOR CONCEPT

Subsequent Vision and Concept phases of engagement confirmed broad support for continuous sidewalks, protected bikeways, safer crossings, improved lighting, and streetscape enhancements.

Participant feedback on two proposed roadway configurations emphasized the need to manage congestion, calm traffic, support emergency access and transit reliability, while supporting local businesses through walkable environments. At the same time, participants expressed concern about the potential impacts of any changes to existing conditions.

Overall, community input demonstrated general support for the direction of the preferred Grand Corridor Concept outlined in this plan, alongside continued concern about regional traffic impacts.

Community **VALUES**

- **Safety First.** University Avenue should be a corridor that is safe for everyone, especially pedestrians, seniors, children, and cyclists.
- **Local-Friendly.** The corridor design should prioritize the daily needs, community destinations, and neighborhood quality of life for EPA residents.
- **A Foundation of Walkability and Accessibility.** The corridor should function as a place where walking is practical, not just possible.
- **Balance all Modes.** University Avenue should balance space for walking, biking, driving, taking transit and emergency access vehicles.
- **Green, Healthy and Welcoming.** Shade trees, art, and places to sit and rest are important to creating a corridor that is enjoyable to use and reflects the community's identity.

Community **GOALS**

Drivers

- Reduce traffic speeds
- Improve congestion
- On-street parking in some locations, especially at Bell Street Park

Signal Timing

- Better traffic flow
- Safer crossings for people of all ages and abilities

Pedestrians

- Continuous sidewalks on both sides for the full corridor
- Wider sidewalks for more comfortable places for people of all ages and abilities

Bicyclists

- Separated bike facilities and safer crossings
- Direct connection to the Highway 101 overcrossing

Transit

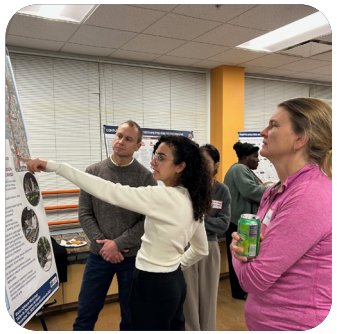
- Safe, well-lit places to wait

Shade, Lighting, and Respite

- Better lighting for people walking and biking
- Shaded places to sit and rest

Opportunities for public art that celebrates East Palo Alto at the city gateways







Corridor Concept

The University Avenue Grand Corridor Concept reimagines University Avenue as a community place—one that balances movement with neighborhood character, supports walking and biking, and signals that this is a cared-for place. The University Avenue Corridor Concept is about more than lane geometry, it is about changing what the street communicates. ***This is East Palo Alto, people live here. This is a place to slow down, to walk, to bike, to gather, and to belong.***

PLACEMAKING

A consistent palette of lighting, furnishings, and materials is proposed to support safety and, through a banner program, community identity. Street trees and linear landscape planters create a sense of enclosure for the roadway, psychologically cueing slower speeds and establishing a sense of place. Landscaped planting zones create buffers between all users—people walking, biking & driving. While East Palo Alto does not yet have a public art program, the Corridor Concept also anticipates long-term placemaking investments, including gateway features and public art.

WALKING

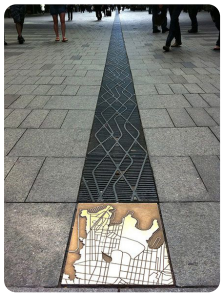
The Corridor Concept prioritizes a beautiful, generous, and accessible pedestrian environment including:

- Continuous sidewalks on both sides of the corridor.
- Linear planting buffers between travel lanes and bikeways and between bikeways and sidewalks.
- Increased shade canopy through consistent street tree planting.
- Opportunities for seating, rest areas, and enhanced pedestrian amenities.

PARKING POCKETS

Short-term, easily accessible parking pockets of 2 to 5 stalls can be located in front of businesses to encourage quick, convenient stops and adjacent to cultural and recreational destinations, such as Bell Street Park.

ART & GATEWAY OPPORTUNITIES







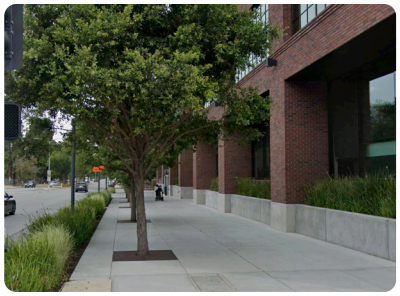
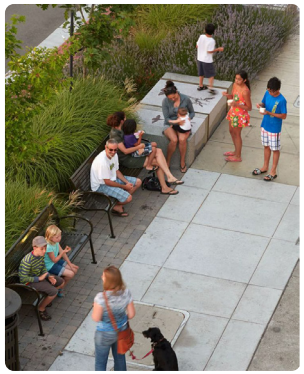

BUFFERS BETWEEN MODES



CITYWIDE LIGHTING STANDARDS




CONTINUOUS WIDE SIDEWALKS WITH PLACES TO REST

PARKING POCKETS



BIKING CONCEPT

A continuous, protected bicycle network along the full length of the corridor creates a safer and more comfortable environment for cyclists of all ages and abilities. Bikeways are separated from travel lanes by landscaped buffers and from pedestrian sidewalks by landscaped buffers, street trees, or pavement changes.

This protected system reduces conflicts between users—improving safety and encouraging more residents to consider biking for everyday trips.

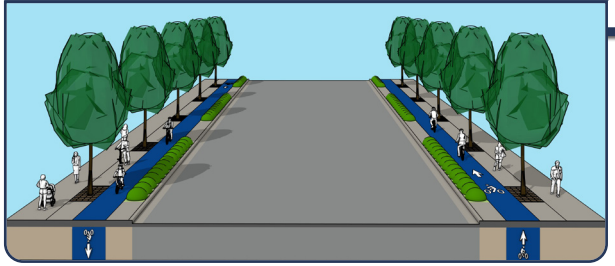




PROTECTED BIKEWAYS

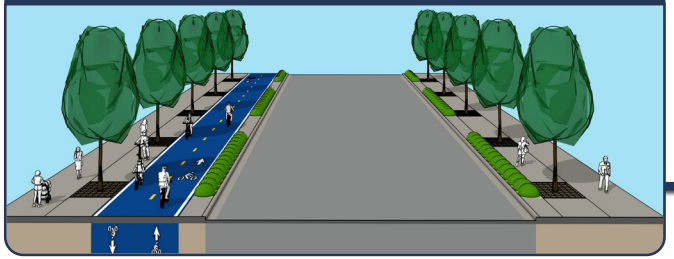
Protected one-way bikeways on each side from Kavanaugh Drive to Runnymede Street connect to existing on-street bike lanes north of East Palo Alto.

KANAUGH DRIVE TO RUNNYMEDE STREET



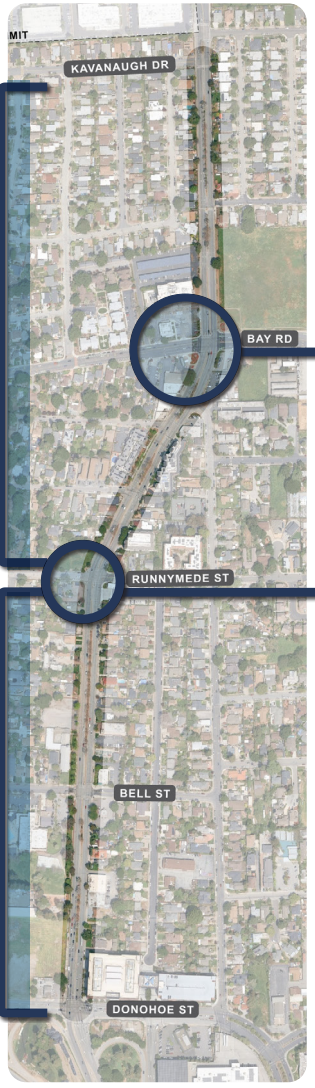


RUNNYMEDE STREET TO DONOHOE STREET



Protected two-way bikeway on the west side from Runnymede Street to Donohoe Street.

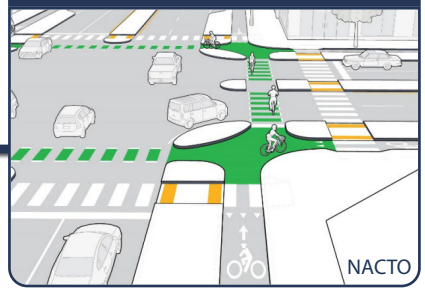
- Avoids conflicts with Fire Station and eastside residential driveways.
- Provides direct connection to YMCA, Bell Street Park, and the Highway 101 overcrossing.



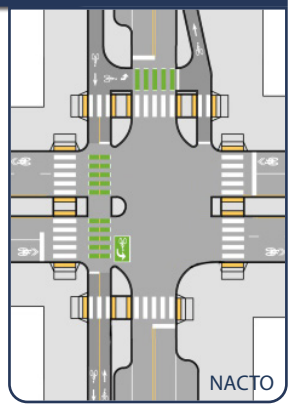
PROTECTED INTERSECTIONS

Protected intersection at Bay Road reduces conflicts between all users and allows bicyclists to safely navigate the intersection.

BAY ROAD EXAMPLE



RUNNYMEDE ST EXAMPLE



Protected intersection at Runnymede safely transitions riders between one-way protected bikeways and two-way westside bikeway.

DRIVING CONCEPTS

Two concepts for roadway configuration are being considered for the University Avenue Grand Corridor.

ALTERNATIVE B

Alternative B applies a consistent mobility-focus roadway configuration along the entire corridor from Kavanaugh Drive to Donohoe Street.



Alternative B considerations include:

- Minimal transition period post-implementation due to consistency with the existing roadway configuration.
- Does not include measures to deter cut-through traffic or to address conflicts between congestion and emergency or transit operations.

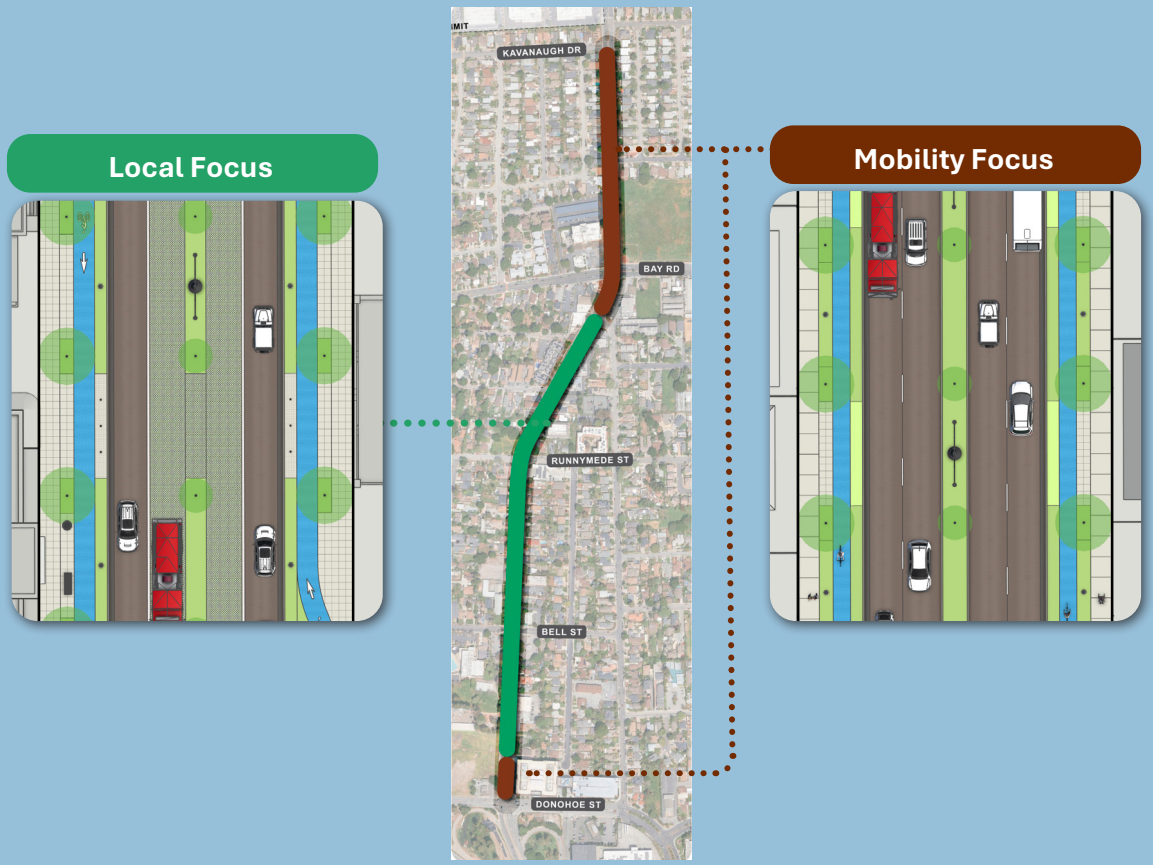
ALTERNATIVE A

Alternative A is organized around two complementary streetscape functions along the corridor. North of Bay Road, the corridor passes along the backs of residential neighborhoods, with few active frontages. South of Bay Road, the street transitions into the community core, serving diverse residential, retail, religious, and social service uses. Alternative A applies a context-sensitive approach to the corridor segments:

- **Mobility-Focus Segment (Kavanaugh Drive to Bay Road).** Maintains two travel lanes in each direction.
- **Local-Focus Segment (Bay Road to Bell Street Park).** Reconfigures the roadway to provide one general-purpose travel lane and one dedicated emergency access through-zone in each direction.

Alternative A considerations include:

- Initial adjustment period as regional cut-through traffic shifts to alternate routes, with anticipated long-term reduction in cut-through volumes on University Avenue.
- Improved emergency response times through dedicated, restricted median lanes in the local-focus segment.
- Improved transit reliability by allowing buses to bypass congestion, with potential to support enhanced SamTrans service.
- Enhanced safety and comfort for people walking and bicycling through lane reductions and traffic calming.

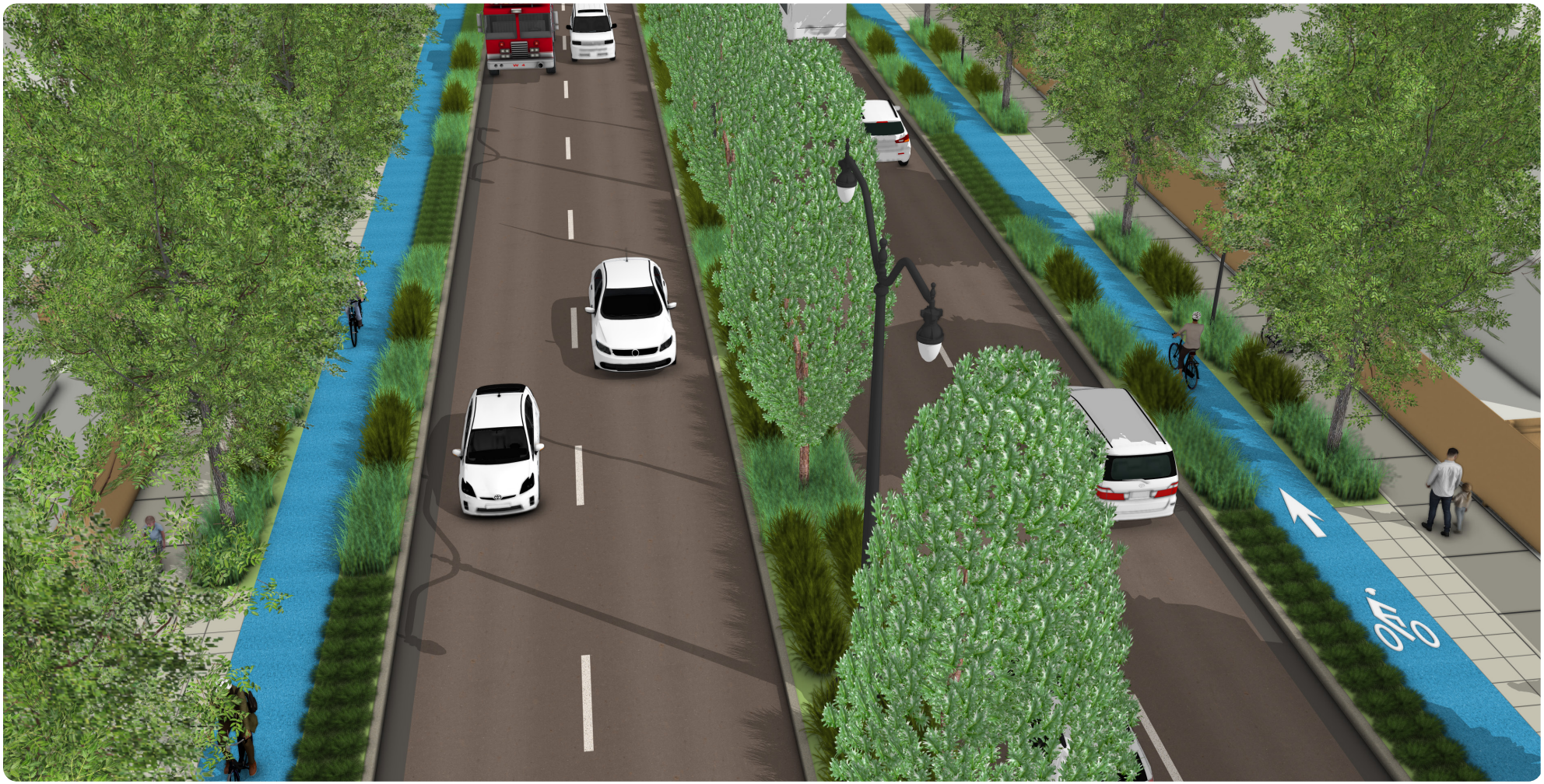


MOBILITY-FOCUS SEGMENTS

In the Mobility focus segments, Corridor Concept Alternative A prioritizes efficient travel while adding continuous sidewalks, protected bikeways, street trees, and buffering to improve safety and corridor identity.

The roadway is configured with:

- (2) 11-foot travel lanes in each direction
- Refurbished center median with roadway lighting fixtures to match City standard
- Left-turn pockets at intersections to match existing



LOCAL-FOCUS SEGMENT

In the Alternative A local-focus segment, the roadway is configured with one travel lane in each direction and enhanced center medians pairing a landscaped spine with dedicated emergency access through zones. These zones provide dedicated routes for Fire, Police, and emergency services vehicles. This approach responds to community and staff concerns about delays in call response times due to traffic congestion. These through-zones may also be used by SamTrans buses to maintain consistent schedules. Dedicated through-zones are separated from travel lanes by a rolled curb and distinctive paving.

DEDICATED EMERGENCY ACCESS ZONES





Within the local-focus segment, the concept includes additional pedestrian-oriented features, including:

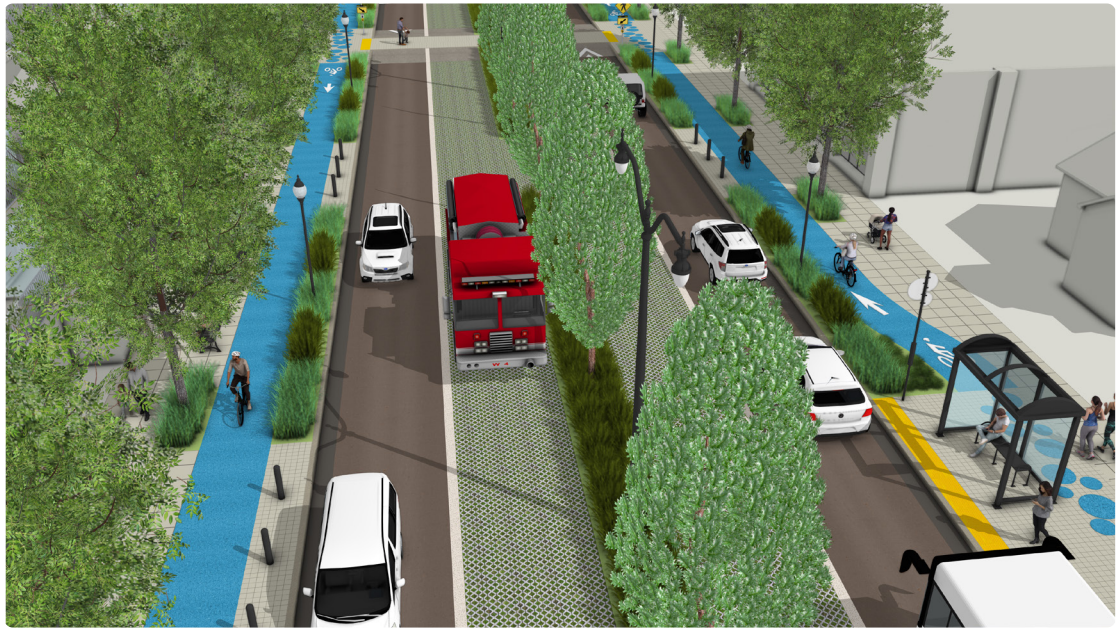
- Raised mid-block crossings
- Targeted on-street parking pockets
- Potential outdoor seating and gathering spaces adjacent to activity areas
- Curbside bus islands providing direct access between the bus waiting area and the bus loading door.

MID-BLOCK CROSSINGS

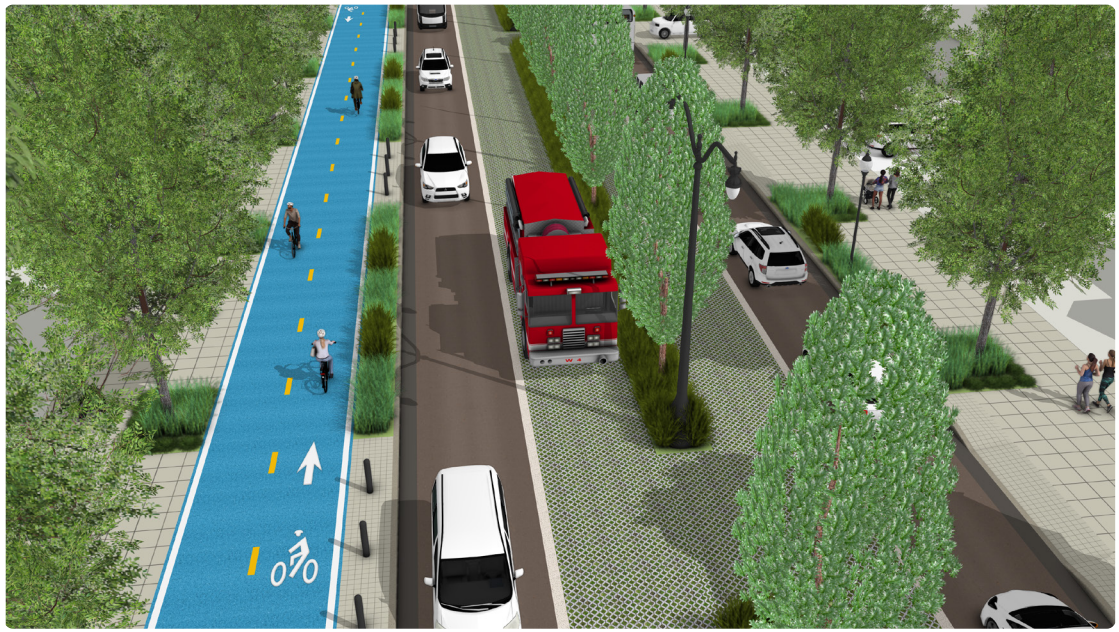




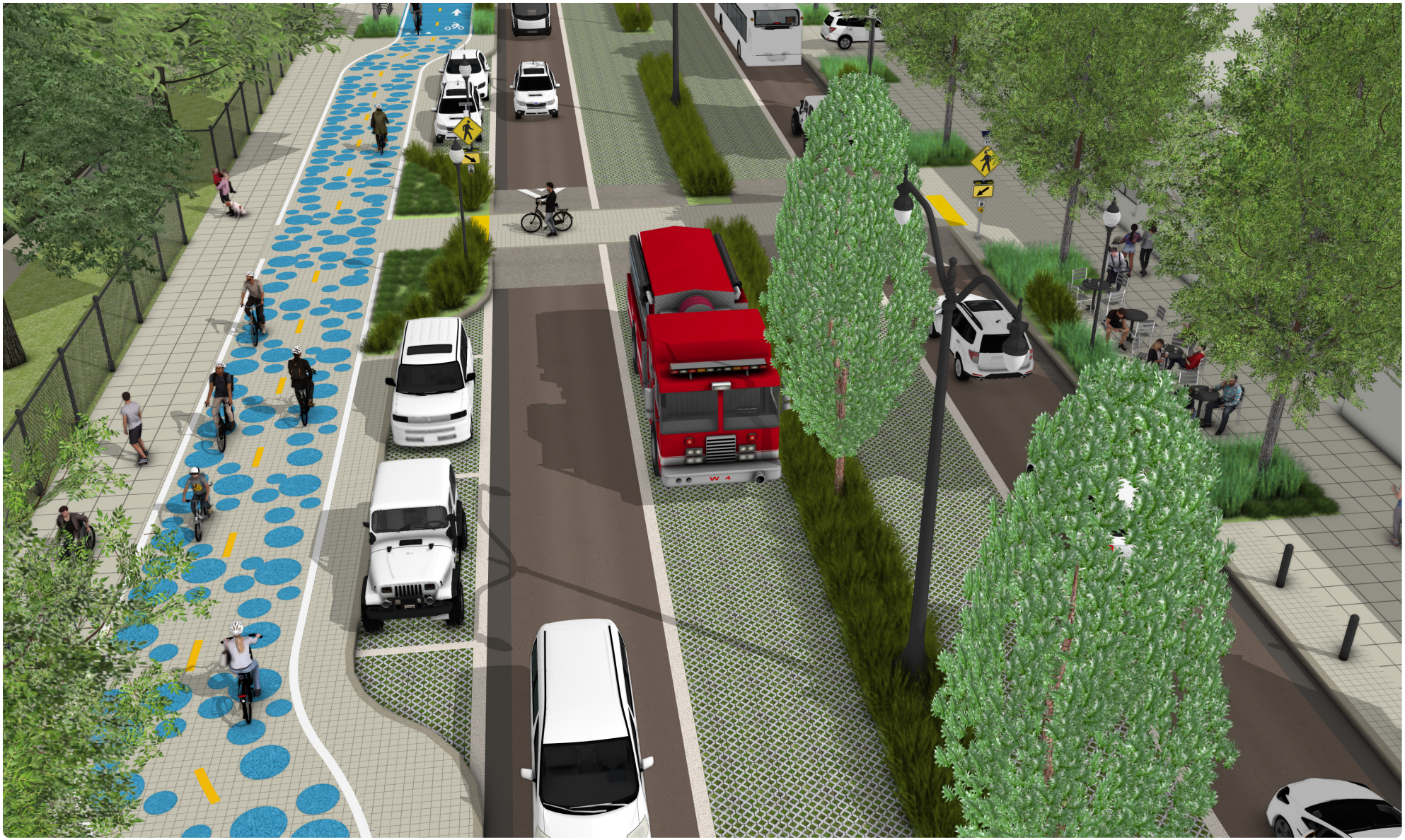
COOLEY AVENUE to RUNNYMEDE STREET



RUNNYMEDE STREET to BELL STREET



ALTERNATIVE A at BELL STREET PARK



Fehr & Peers

Memo

Date: February 3, 2026

To: City of East Palo Alto

From: Fehr & Peers

Subject: University Avenue Road Diet Preliminary Evaluation

Introduction

The University Avenue Grand Corridor project is planned to transform the corridor to a mixed-use boulevard designed for all modes of travel. The project aims to encourage non-driving options, provide place-making for new and existing land uses, and incorporate "complete streets" principles that make the corridor safer and more efficient. University Avenue is a four-lane major thoroughfare with Class II bike lanes and nearly continuous sidewalks on both sides. The project area is defined as the 1.2 mile stretch from Donohoe Street to Kavanaugh Drive.

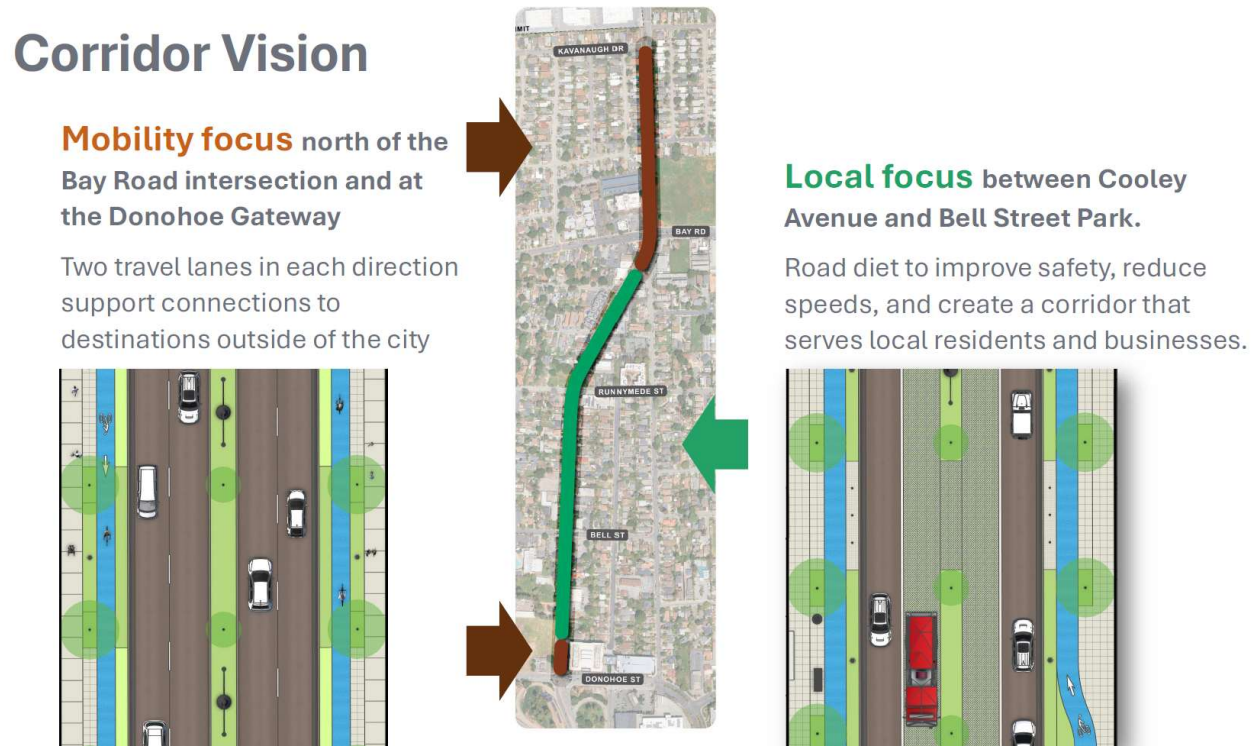
This memorandum qualitatively describes the anticipated effects on vehicular traffic flow, as well as bicycle, pedestrian, transit, and emergency vehicle considerations. Further study, such as a detailed traffic operations analysis, may be conducted in future phases of the project to provide a more in-depth understanding of project effects.

Project Description and Purpose

The proposed project would maintain two travel lanes in each direction north of the Bay Road intersection and at the Donahoe Gateway to support connections to destinations outside the city. The project proposes a "road diet" between Bay Road and Donohoe Street as shown in **Figure 1** to improve safety, reduce speeds, and create a corridor that serves local businesses. A road diet is a transportation strategy that reduces or reallocates vehicle travel lanes on a roadway to slow traffic, reduce crashes, and improve comfort for people biking and walking. The project would upgrade existing Class II bike lanes to one-way Class IV bikeways from Kavanaugh Drive to Runnymede Street and bidirectional bikeways on the west side from Runnymede Street to Donohoe Street. The project also includes wide continuous sidewalks along both sides of the corridor.

The project builds on previous City efforts to transform the University Avenue Corridor. The project's vision supports the City's General Plan vision for the corridor including enhancing gateways, calming traffic and narrowing roadways, including pedestrian amenities and signage, and not significantly impacting emergency response routes. The *Economic Development Strategic Plan* (2026) identifies University Avenue south of Bay Road as a link to strategic development sites and acknowledges that high traffic volumes and unfriendly pedestrian experiences are barriers to business success.

Figure 1: Project Location



Source: CSWST2, 2026.

Road Diet Alternative Comparison

The following section describes anticipated effects on vehicular traffic flow, as well as bicycle, pedestrian, transit, and emergency vehicle considerations.

Traffic Operations

Fehr & Peers collected typical weekday traffic counts at multiple locations along the corridor in October 2025. The average daily traffic (ADT) varies between 19,000 and 24,000 vehicles along the entire project corridor from Donahoe Street to Kavanaugh Drive. The ADT along the road diet section between Bay Road and Donahoe Street is between 19,000 and 21,000. FHWA[1] states that road diets are typically implemented on streets with average daily trips of up to 25,000 vehicles. The proposed road diet location along University Avenue is within the recommended ADT to implement a road diet, indicating that existing operations may be maintained with appropriate signal timing and corridor management.

Basic Level of Service (LOS) for urban street segments was considered using the methodologies presented in the *Highway Capacity Manual (HCM), 7th Edition*. However, these methods are based on steady-state traffic conditions and are not well suited for analyzing unsteady operations such as recurring congestion and queue spillback to upstream intersections. Both conditions have been

[1] FHWA Proven Safety Countermeasures: Road Diets (Roadway Reconfiguration); https://highways.dot.gov/safety/proven-safety-countermeasures/road-diets-roadway-reconfiguration

observed in the field along University Avenue. As a result, basic HCM urban street segment methodologies are not expected to provide reliable LOS estimates for this corridor.

To more accurately assess operational performance, a microsimulation analysis will be conducted in a future phase of the project to evaluate peak period traffic operations, including LOS, for University Avenue under the road diet alternative. The microsimulation analysis will be conducted using SimTraffic, a traffic simulation software that replicates the movement and interaction of individual vehicles. This approach provides a more realistic representation of complex traffic conditions, including congestion, queue formation, and the effects of signal timing and coordination along a street corridor.

Traffic Diversion

Changes to roadway design can influence how and when people travel. While increased roadway capacity can lead to induced traffic, where additional capacity encourages more driving, the opposite effect can also occur with road diets. Road diets may reduce overall vehicle demand on a corridor as some trips shift to other nearby arterials or regional routes, shift to other modes such as walking, bicycling, or transit due to improved facilities that encourage mode shift, adjust travel to off-peak periods. Traffic management strategies may be considered to prevent traffic from cutting through neighborhood streets if traffic diverts due to the road diet, including signal timing adjustments, turn restrictions at key intersections, and targeted traffic calming measures such as narrowing lanes, raising crosswalks, extending curbs, and installing speed humps.

A substantial share of traffic on University Avenue appears to serve regional travel between U.S. 101 and the Dumbarton Bridge, connecting the Peninsula to the East Bay. However, the proportion of trips originating from East Palo Alto and nearby cities such as Palo Alto or Menlo Park, compared to trips originating elsewhere on the Peninsula or in the South Bay, remains uncertain without additional data collection. While some traffic may divert to nearby arterial roadways such as Willow Road, other regional traffic may shift to alternate bay crossings such as the San Mateo–Hayward Bridge. This could potentially reduce demand on University Avenue and adjacent arterial roadways.

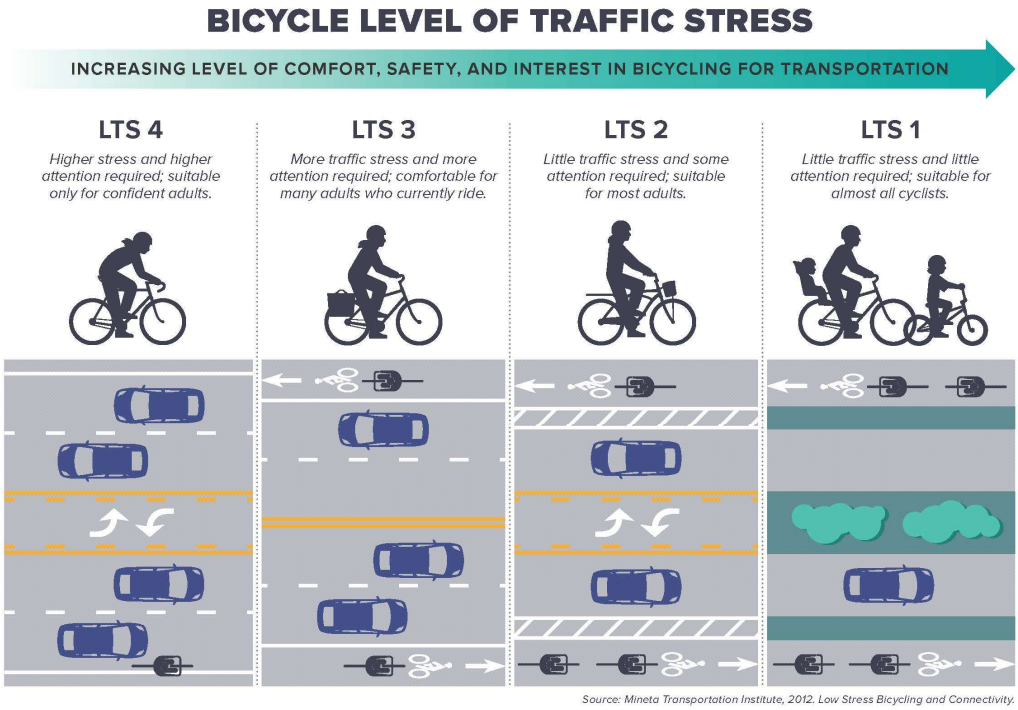
To better understand potential traffic diversion under the road diet alternative, an traffic origin-destination study could be conducted in the future phase of the project. This analysis would help identify where trips using University Avenue originate and end, as well as which routes traffic may shift to following roadway changes. Fehr & Peers has applied this approach to evaluate traffic patterns following the closure of the Great Highway in San Francisco, using “big-data” sources to identify key travel patterns and diversion routes.

Bicycle Travel

The bicycle performance along the University Avenue corridor under the road diet alternative can be qualitatively studied using the Level of Traffic Stress (LTS).

LTS is a bicycle performance metric that measures the bicycle comfort of a street. The comfort of the bicycle and pedestrian experience is an important consideration for where people choose to walk and bike and can affect a user’s willingness to travel by bike or foot. LTS is measured from high stress (LTS 4) to low stress (LTS 1). LTS 4 is a high stress environment without physical bicycle infrastructure that is generally suitable for more confident cyclists. LTS 1 is low traffic stress with protected bike lanes and slower vehicle speeds, that is generally suitable for all cyclists. **Figure 2** defines the LTS categories.

Figure 2: Level of Traffic Stress



Source: Mineta Transportation Institute, 2022.

There are various factors that can influence LTS. These include the presence (or lack) of bicycle facilities, the type of bicycle facility, posted and observed speeds, the number of travel lanes, and presence of on-street parking near bicycle facilities.

Under existing conditions, the University Avenue study corridor is generally LTS 3 due to the presence of Class II bike lanes, the four vehicle travel lanes, lack of separation from vehicles, and high traffic volumes. The Mineta Institute *Low Stress Bicycling Network Connectivity Report*[2] describes traffic stress criteria for segments including physically separated bikeways and street width (number of lanes). Bicycle facilities that are physically separated from vehicle traffic have the lowest level of traffic stress. Examples of physically separated bicycle facilities include cycle tracks or paths, and physical separation includes bollards, curbs, landscaping, and parking lanes. Additionally, the number of traffic lanes directly affects traffic stress. According to the Mineta Institute, streets with 4-5 lanes and a speed limit of 25 mph are considered LTS 3. As a result of separated bicycle facilities and vehicle lane reduction, under the road diet alternative, the University Avenue study corridor would likely become LTS 1 or 2, a substantially lower stress bicycle facility.

This preliminary LTS analysis is based on high-level corridor concepts. Further study may be considered in a future phase of the project to evaluate LTS conditions for the road diet alternative based on detailed corridor design.

[2] Low Stress Bicycling Network Connectivity Mineta Institute

Pedestrian Travel

The project introduces continuous sidewalks along both sides of the road filling in gaps near the Bay Road intersection. The project proposes elements to enhance pedestrian experience including places to rest, street trees, art, and mid-block crossings. Pedestrian improvements can be evaluated by continuous sidewalk mileage, crossing opportunities, and pedestrian conflict points. Filling sidewalk gaps provides more continuous sidewalk mileage along the corridor. The addition of mid-block crossings improves connectivity and creates crossing opportunities. Lastly, the reduction of vehicle travel lanes may reduce pedestrian conflict points. While the number of lanes remain the same under the road diet alternative, fewer congested passenger vehicle lanes reduce levels of pedestrian exposure to vehicles.

Transit Operations

Under existing conditions, there are 5 SamTrans buses per hour per direction. The total peak transit vehicle frequency is 7 to 8 vehicles per hour per direction including school buses and private employer shuttle buses. The project proposes improved lighting and seating along the corridor to provide well-lit spaces to wait for transit. The addition of separate bicycle facilities may reduce conflict between buses and bikes by physically separating travel modes and minimizing interactions at bus stops.

The proposed road diet may introduce delays or queues at bus stops from the lane reduction. Bus stop treatments such as bus bays may reduce the effects on traffic and reduce conflicts with other vehicles. Currently, there are not sufficient buses to justify a dedicated transit lane. However, if additional transit service is added in the future, improvements such as transit priority signals or transit lanes can be considered.

Emergency Vehicles

The addition of dedicated emergency service lanes may enhance efficiency and offer better access for emergency vehicles along the corridor. Emergency service lanes improve emergency response times, increase access, and enhance safety by providing designated space for emergency vehicles. To evaluate the effectiveness of emergency service lanes, a response time study can be conducted to assess whether the addition of dedicated emergency service lanes improves emergency vehicle travel speeds and reduces response times.

Conclusion

The preliminary evaluation of the effectiveness of the road diet can be summarized in **Table 1** below for traffic operations, traffic diversion, bicycle and pedestrian travel, and transit and emergency vehicle access. The road diet evaluations are qualitative and may require further study.

Table 1: Evaluation Summary

Corridor Evaluation Metric	Existing Conditions	Conditions with Road Diet
Traffic Operations	High levels of peak hour congestion	High levels of peak hour congestion
Traffic Diversion	High levels of traffic diversion due to corridor congestion	Continued diversion, potential for additional countermeasures to be incorporated into project
Bicycle Travel	High bicycle traffic stress level due to traffic congestion and lack of separation from vehicles	Protected bicycle facilities reduce bicycle traffic stress level
Pedestrian Travel	Sidewalk gaps, limited crossing opportunities, and high exposure to vehicle traffic	Continuous sidewalk, addition of mid-block crossings, and reduced exposure to vehicle traffic improve pedestrian walking environment
Transit Operations	Conflict between cyclists and transit vehicles at transit stops	Protected bicycle facilities minimize conflicts between cyclists and transit vehicles
Emergency Vehicles	Congestion affects emergency response time and access to neighborhoods along the corridor	Dedicated emergency service lanes improve emergency vehicle travel speeds and response time

Source: Fehr & Peers, 2026.

Community Engagement Summary

This memorandum summarizes community input received through the Preferred Corridor Vision engagement for the University Avenue Grand Corridor Project. including feedback from the in-person workshop held on January 29, 2026, and a concurrent online survey. The summary describes the project background and outreach approach, summarizes community feedback on the proposed Corridor Vision, and provides an overall synthesis of community perspectives.

About the Project

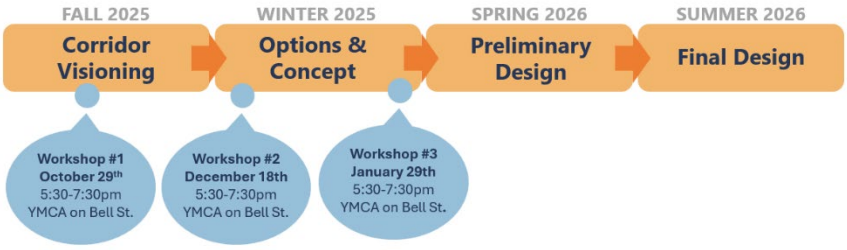
The City of East Palo Alto is undertaking the University Avenue Grand Corridor project to develop a long-term planning vision for the city's central corridor. The project is guided by the City's General Plan, which envisions the transformation of University Avenue from a cut-through corridor into a beautiful mixed-use corridor.

The University Avenue Grand Corridor project engaged the community to shape that vision and develop a plan for a University Avenue streetscape design that:

- Encourages pedestrian, bicycle, transit, carpooling, shared-ride options, and improved parking over automobile usage,
- Provides place-making for new and existing developments, and
- Incorporates complete streets principles that serve all modes of transportation and make the corridor safer and more efficient for all users and residents.

Engagement Process

During the development of the corridor visioning and concept development phases of the project, the community was invited to participate in three engagement touchpoints.



1. Values and Goals
2. Vision Concepts/Options
3. Preferred Vision/Corridor Concept

Each touchpoint included both an in-person workshop and an online survey. Parallel content and questions were shared in both in-person and virtual formats in order to allow community members to participate regardless of schedule. Approximately 65 community members participated in the events across the three touch points. All materials were provided in both English and Spanish.

The in-person workshops were held on October 29, 2025; December 18th, 2025, and January 29, 2026 from 5:30–7:30 PM at the Lewis and Joan Platt East Palo YMCA City Room. Each workshop included a catered meal and raffle of two $50 gift cards. In addition to the three public engagement touchpoints, the project team presented to the Public Works and Transportation Commission on December 17th, 2025.

Invitations to participate were sent to residents around the corridor by USPS mail and hand-delivery. Notices were shared via the project email list, the City's print and virtual newsletters, and the City's social media accounts.

Community Feedback

1. Values and Goals

The Values & Goals outreach introduced the project purpose, gathered community priorities, and initiated the values-and-goals phase of corridor planning. Participants learned about the City's long-term objectives, explored challenges and opportunities along the corridor, and shared input through small group discussions, comment cards, and an online survey.

Values

Participants identified five key values and a strong set of goals for the corridor that should be reflected in the future of the University Avenue corridor.

1. **Safety First.** The community's strongest shared value is a corridor that is safe for everyone, especially pedestrians, seniors, children, and cyclists.
2. **Basic walkability and accessibility as a foundation.** Participants consistently emphasized completing the basics: continuous sidewalks, comfortable crossings, and ADA-friendly access. The corridor should function as a place where walking is practical—not just possible.
3. **Multimodal mobility.** The public supports a corridor that better balances driving, transit, walking, biking, and emergency access. While there are different opinions about the "best" bicycle approach (protected lanes vs. alternate routing), there is broad agreement that current conditions do not feel safe and need improvement.
4. **Local-serving corridor (not just a pass-through route).** A repeated theme is that University Avenue should be "local friendly"—supporting daily needs, community destinations, and neighborhood quality of life. Parking and access are central to this value, particularly near parks and residences.
5. **A greener, healthier, more welcoming street.** Community members want a corridor that feels better—more trees, shade, and improved maintenance—while also acknowledging health concerns tied to traffic, trucks, and air quality.

Goals

Drivers
- Reduce traffic speeds
- Improve congestion
- On-street parking in some locations, especially at Bell Street Park

Signal Timing
- Better traffic flow
- Safer crossings for people of all ages and abilities

Pedestrians
- Continuous sidewalks on both sides for the full corridor
- Wider sidewalks for more comfortable places for people of all ages and abilities

Bicyclists
- Separated bike facilities and safer crossings
- Direct connection to the Highway 101 overcrossing

Transit
- Safe, well-lit places to wait

Shade, Lighting, and Respite
- Better lighting for people walking and biking
- Shaded places to sit and rest

Opportunities for public art that celebrates East Palo Alto at the city gateways

2. Preferred Vision (Corridor Concept)

During the second engagement event, the project team presented options that synthesized the project purpose with the community's values and goals. During the workshop, the team introduced the project purpose, summarized community values and goals gathered during the first engagement event and presented vision concepts for community review, discussion and feedback.

Each of the concepts and a summary of feedback received are described below.

Pedestrian Concepts & Questions

Continuous sidewalks on both sides of University Avenue that are buffered from bikes and cars by landscaping and street trees.	Community feedback from both the in-person workshop and the online survey strongly supported this concept.
Where should mid-block crossings be located?	Bell Street Park received the most votes, with additional locations identified at Cooley Avenue, the library parking lot, and north of Bell Street.
Where should signal timing be adjusted to allow for longer crossing times?	In-person workshop participants identified Bay Road and Donohoe Street as intersections needing longer pedestrian crossing times. Survey responses were limited, with one respondent also identifying Bay Road.

Bicycle Concept

Protected bikeways on each side of University Avenue from Kavanaugh Drive to Runnymede Street. *Between Runnymede Street and Donohoe Street, a two-way bikeway runs on the west side of University Avenue.* *Bay Road and Runnymede Street are protected intersections.*	Community feedback from both the in-person workshop and the online survey strongly supported this concept. Participants emphasized the importance of safety and suggested incorporating features like lighting to create a safer environment for bicyclists. Other feedback included requests for bicycle parking near bus stops and interest in formalizing bicycle routes on streets parallel to University Avenue.
Where should mid-block crossings be located?	Bell Street Park received the most votes, with additional locations identified at Cooley Avenue, the library parking lot, and north of Bell Street.
Where should signal timing be adjusted to allow for longer crossing times?	Bay Road and Donohoe Street were identified as needing longer pedestrian crossing times.

Roadway Concepts	
• *Two travel lanes in each direction for the full corridor.* • *Emergency services mix with general traffic, no improvement in response times.* • *Cut through traffic may not change over time.*	This concept received support during both workshop and online survey feedback. Support for each concept was approximately even, with this concept receiving slightly more support by the numbers. Commentors generally noted that this option does not represent significant change to existing conditions and may not address the problem.
• *Maintain existing lane configuration north of Bay Road.* • *South of Bay Road, one travel lane + one emergency services lane in each direction.* • *Emergency services uses dedicated lanes to avoid traffic delays.* • *Over time, reduced speeds will shift cut-through traffic to other routes*	This concept received support during both workshop and online survey feedback. Support for each concept was approximately even, with this concept receiving slightly more support by the numbers. Commentors generally liked the creation of a more local-friendly street and benefits for emergency services but expressed concerns about where traffic would re-route.
Parking Concept	
Parking Pockets can accommodate 2-5 parking stalls. Where should parking pockets be located?	Workshop participants suggested parking pockets along the west side of University Avenue near the Library and Bell Street Park. Survey responses similarly identified Bell Street Park, City Hall, the Library, and nearby commercial areas as preferred locations. Some respondents expressed concerns about congestion and suggested structured parking as an alternative.
Signal Timing	
Where should signal timing be adjusted to allow for longer crossing times?	Participants identified Bay Road and Donohoe Street as intersections needing longer pedestrian crossing times.
City Gateways	
How can gateways best reflect EPA's identity?	Participants expressed that gateways should reflect EPA's history, community pride, and connection to the Bay. Suggestions included incorporating birds, water themes, gateway arches, historical timelines, a modern, simple design aesthetic, and recognizing San Francisquito Creek.

3. Preferred Vision (Corridor Concept)

Considering the values, goals and preferences identified through previous community engagement, the project team shared a Corridor Concept that integrates a context-sensitive approach with a mobility-focused segment north of Bay Road and a local-focus segment between Bay Road and Bell Street Park. The local-focus segment includes a targeted road diet and restricted median lanes for emergency vehicles and transit. The Concept also includes protected bikeways, continuous sidewalks, landscape buffers, enhanced lighting, and opportunities for gateway features and public art throughout the corridor.

During the workshop and through the online survey, participants shared a range of feedback on the Preferred Corridor Vision. Feedback themes are summarized below.

- **Roadway Concept.** Participants expressed conflicted feelings about the reduction to one travel lane in each direction proposed for the segment from Bay Road to Bell Street Park. While many participants supported the idea of the traffic-calming and placemaking opportunities this approach supports, there was concern about the impact to regional traffic conditions and whether restricted lanes would be respected during times of congestion.
- **Walking and Biking Concepts.** There was strong support for the walking and biking concepts proposed, including the addition of raised mid-block crossings. Several participants, including representatives from Peninsula Open Space Trust, expressed support for protected bike lanes and noted their importance for cyclist safety. The corridor's role in supporting regional connections, including the Bay to Sea Trail, was also highlighted as an important benefit of the proposed vision.

Supporting Materials

All workshop materials, including presentations and illustrative materials are available on the project website at tinyurl.com/epagrandcorridorproject

POLICY AND ACTION 9.2

EAST PALO ALTO CITY COUNCIL STAFF REPORT

DATE: March 3, 2026

TO: Honorable Mayor and Members of the City Council

VIA: John Le, City Attorney, Melvin E. Gaines, City Manager

BY: James Colin, City Clerk

SUBJECT: Discuss Ordering the Submission of a Measure on Term Limits for a Future Municipal Election

Recommendation

Discuss and consider the following regarding term limits:

1. Adopt a Resolution Ordering the Submission of a Measure on Term Limits at the June 2, 2026, Statewide Election and Setting Priorities for Filing Arguments For or Against the Ballot Measure; and

2. Appoint two members to write the argument for and rebuttal against the ballot measure.

Alignment with City Council Strategic Plan

Priority: Governance, Organizational Strength, and Fiscal Sustainability

Background

The Fiscal Year 2025–2029 Strategic Priorities and FY 2025–27 Work Plan include Project GOV-2: Conduct Council Term Limit Policy Research. On February 24, the City Council received a presentation outlining the legal framework governing local term limits, the procedural requirements for placing a measure on the ballot, and policy options for consideration. The Council did not take final action but directed staff to return with a proposed measure and related materials in time to meet the June 2026 election deadlines.

During that discussion, one concept received general support: limiting Councilmembers to three consecutive four-year terms, after which the individual would be required to sit out at least one election cycle (two years) before running again. The proposal would treat a partial term exceeding

two years as a full term. Consistent with state law, the measure would apply prospectively only. Terms already served, including those that began in 2024 or earlier, would not count toward the limit.

This report summarizes the governing law, describes how other San Mateo County cities structure term limits, analyzes voter participation trends in East Palo Alto, and outlines timing considerations associated with the June and November 2026 elections.

Analysis

Relevant Elections Background

As a general law city, the City of East Palo Alto is governed by state law, including Government Code section 36502. That statute authorizes a city council to propose, or voters to propose by initiative, a measure imposing term limits on councilmembers. Any such measure must be approved by a majority of voters and may apply only prospectively. Completed prior service cannot be retroactively counted as a term for purposes of a new limitation.

Term limits are commonly justified as a means of encouraging leadership rotation, broadening civic participation, and introducing new perspectives into policymaking. Across California, many cities and counties have adopted some form of limitation on consecutive or lifetime service. The State of California similarly imposes lifetime limits on members of the Legislature and statewide constitutional officers.

The Council has requested that staff return with draft ballot language and a proposed resolution calling an election, along with contextual information to support an informed policy decision.

Term Limits in San Mateo County

As the Council has yet to make a definitive decision on the nature of the term limits, staff has summarized San Mateo County term limits data presented February 24, 2026. You may review the February 24 Agenda Report for a full table.

A 2024 survey conducted by the City of Brisbane found that only six cities in San Mateo County currently impose council term limits. Those approaches vary. Supervisors of the San Mateo County Board of Supervisors are also ineligible to serve more than three consecutive terms in office.

The Cities of Pacifica and Foster City limit councilmembers to two consecutive terms, although Foster City's ordinance permits additional service after a break in tenure. Millbrae, San Mateo, and San Bruno impose three consecutive term limits, with variations in how partial terms are counted. Redwood City allows up to four consecutive terms and excludes certain partial terms from the calculation. In addition, members of the San Mateo County Board of Supervisors are limited to three consecutive terms.

Most of these cities require a councilmember who reaches the maximum number of consecutive terms to sit out at least one election cycle before seeking office again. A smaller number of California

cities impose lifetime limits rather than consecutive limits.

The proposal under discussion in East Palo Alto—three consecutive four-year terms with a required break and counting partial terms over two years as full terms—would align with the mid-range of existing county practice.

Proposed Measure for Discussion

Staff has taken a proposal furnished by Mayor Lincoln and supported by Councilmembers Barragan and Dinan as a starting point. First, staff provides the June 2026 election option to ensure the Council understands the relevant deadlines. Second, staff has included an ordinance and resolution for the Council's consideration and adoption (if that is the Council's desire).

The draft ordinance prepared based on Council input would limit Councilmembers to three consecutive four-year terms beginning after the measure's effective date. A Councilmember who completes three consecutive terms would be ineligible to run again until at least one intervening election cycle has passed. A partial term exceeding two years would count as a full term.

Because Government Code section 36502 requires prospective application, the measure would not count any term that began before its effective date. Accordingly, if voters approve the measure in June 2026 and the Council certifies the results in July 2026, the term limits would apply to terms commencing after certification.

One issue not addressed by the Council at the February 24, 2026 meeting was precisely when term limits would apply. The draft ordinance assumes that if the measure is adopted in June 2026, it would apply to individuals elected in the November 2026 election because their new terms would begin after the effective date. Conversely, if the Council delays submission of the measure until 2028 and voters approve it then, the limitation would apply to anyone elected in that 2028 cycle, as their terms would begin following voter approval. In either scenario, application is triggered by the start date of the term—not by prior service.

Costs of Term Limit Election

On February 24, staff requested the County Elections Office provide cost information concerning both June and November elections. The County Elections Office has estimated that placing a single measure on the June 2, 2026 ballot would cost between approximately $75,500 and $90,600, depending on ballot length and related variables. Cost estimates for November 2026 were pending at the time this report was prepared.

Election	Jurisdiction	On the Ballot	Total Cost Low	$/Registered Voters Low	Total Cost High	$/Registered Voters High
Jun-26	City of East Palo Alto	1 measure (5 pages SBVIP)	$75,500	$6.30	$90,600	$7.55

Nov-26	City of East Palo Alto	1 measure (5 pages SBVIP)	Pending	Pending	Pending	Pending

Voter Turnout (East Palo Alto)

The County also provided links to obtain information concern voter turnout:

	March	June	November
2018		24.1% (GP)	56% (G)
2020	37.34% (PP)		72.51% (P)
2022		17.86% (GP)	35.57% (G)
2024	19.83% (PP)		56.81% (P)
2025	9.59% (S)		36.95% (S)
Averages	**22.25%**	**20.98%**	**51.59%**

GP = CA Gubernatorial Primary; G = CA Gubernatorial; PP = Presidential Primary; P = Presidential;
S = Special Election

In addition to cost, the more significant policy consideration is voter participation. Over the last five election cycles in East Palo Alto, November elections have consistently generated substantially higher turnout than March or June elections.

Average turnout in November elections between 2018 and 2025 was approximately 51.6 percent, with participation ranging from 35.6 percent in a gubernatorial year to more than 72 percent in a presidential year. By contrast, March and June elections during the same period averaged approximately 21–22 percent turnout. In non-presidential primary or special elections, turnout has fallen below 20 percent, and in March 2025 participation was 9.59 percent.

On average, November elections in East Palo Alto have drawn more than double the participation of March or June elections. In certain cycles, the difference has been even more pronounced. This gap is not marginal; it reflects tens of percentage points and, in practical terms, thousands of additional voters.

If the Council places a term limits measure on the June 2026 ballot, historical patterns strongly indicate that the electorate will be significantly smaller than in a November general election. If the Council's objective is to maximize representational breadth and electoral legitimacy for a structural governance reform, a November election would statistically provide broader participation.

However, if the Council intends to place a different initiative on the November 2026 ballot, that election should be avoided for the term limits measure in order to prevent ballot congestion, competing campaign dynamics, or strategic conflicts between measures. In that circumstance, the June 2026 election offers an earlier decision point, albeit with materially lower turnout.

The Council could also defer this decision until November 2028, a Presidential election expected to have the highest level of participation. As mentioned above, term limits approved in November 2028 would apply to the three council seats elected in November 2028 as well as the two council seats elected in 2030.

Conclusion

The Council must weigh three primary considerations: legal structure, timing, and participation.

The proposed three-term consecutive limit is consistent with state law and comparable to several San Mateo County cities. Because the law requires prospective application, the measure would apply only to terms beginning after voter approval. A delay until 2028 would not defer application to future officeholders; rather, if approved in 2028, the limitation would apply immediately to those elected in that cycle.

From a participation standpoint, historical data demonstrates that a June election will likely result in substantially lower voter turnout than a November general election—often less than half. If maximizing voter engagement is paramount, a November election is structurally stronger. If the Council plans to advance another ballot initiative in November 2026, that election should be avoided for this measure, and June 2026 provides the clearest alternative within the current cycle.

Staff seeks Council direction regarding whether to proceed with the June 2, 2026 submission and associated resolutions.

Fiscal Impact

The cost estimate for holding an election June of this year ranges from $75,500 to $90,600

Though we have not been provided a cost estimate for the November 2026 election, we anticipate that the costs would be roughly in line with the cost estimate provided for the June 2026 election.

Public Notice

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

Environmental

The action being considered does not constitute a “Project” within the meaning of the California Environmental Quality Act (CEQA), pursuant to CEQA Guideline section 15378 (b)(5), in that it is a government administrative activity that will not result in direct or indirect changes in the environment.

Government Code § 84308

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

Analysis of Levine Act Compliance: Not applicable.

Attachments

1. **Timeline for June 2026 Election**
2. **Resolution & Ordinance Regarding June 2, 2026, Term Limits Ballot Measure**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO CALLING AND ORDERING THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE CITY OF EAST PALO ALTO A MEASURE TO AMEND THE MUNICIPAL CODE TO ESTABLISH TERM LIMITS FOR CITY COUNCIL POSITIONS

WHEREAS, at its duly noticed regular meeting held on March 3, 2026, the City Council determined to submit a proposed measure regarding City Council term limits to the voters of the City pursuant to Elections Code Section 9222 and Government Code Section 36502; and

WHEREAS, in accordance with Elections Code Section 10002 and 10403, the San Mateo County Board of Supervisors is requested to consolidate the City of East Palo Alto Municipal Election with the Statewide General Election to be held June 2, 2026; and

WHEREAS, the City of East Palo Alto hereby requests that the San Mateo County Board of Supervisors permit the San Mateo County Registrar of Voters to perform services in connection with the consolidated election at the request of the City Clerk. These services are to include all necessary services related to official ballot creation, sample ballot and voter information pamphlet preparation, vote-by-mail, polling places, poll workers, voter registration, voting machines, canvass operations, and any and all other services necessary for the conduct of the consolidated election; and

WHEREAS, the City Council desires to submit this measure to be placed on the ballot at the consolidated Municipal Election.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST PALO ALTO THAT:

SECTION 1. Pursuant to Elections Code Section 10403, the City Council hereby calls an election to be consolidated with the Statewide Election on June 2, 2026, for the purpose of submitting the measure to a vote of the qualified voters of the City of East Palo Alto, and hereby requests the San Mateo County Board of Supervisors to consolidate this election with the Statewide General Election on June 2, 2026. The consolidated Municipal Election shall be held and conducted in the manner prescribed by Elections Code Section 10418.

SECTION 2. The City Council pursuant to its right and authority does order to be submitted to the voters at the General Municipal Election the following question:

Shall the measure providing that no person shall be eligible to serve for more than three (3) consecutive full terms on the City Council be adopted, with service of partial terms exceeding two years qualifying as a full term?	YES
	NO

SECTION 3. The full text of the proposed measure submitted to the voters is attached as Exhibit A to this Resolution, which is incorporated herein by this reference. To be effective, a majority of the City Council must vote to place the measure on the ballot and a majority of the voters voting on the measure must vote in the affirmative.

SECTION 4. The City Council hereby requests the San Mateo County Registrar of Voters to provide all services necessary to conduct the General Municipal Election and to canvass the results of the General Municipal Election. The City will reimburse San Mateo County for the actual cost incurred in conducting the election when the work is completed and upon receipt of a bill stating the amount due as determined by the elections official.

SECTION 5. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. Notice of the time and place of holding the election is given and the City Clerk is authorized and directed to give further or additional notice of the election as required by law. The hours during which the polling places shall be open shall be the hours established for the consolidated General Municipal Election.

SECTION 7. The City Clerk is hereby directed to do all things required by law to effectuate the consolidated General Municipal Election and to present the measure submitted herein to the electorate, including but not limited to required publications, postings, notices, and filings.

SECTION 8. Pursuant to Elections Code Section 9280, the City Council hereby directs the City Clerk to transmit a copy of this resolution to the City Attorney. The City Attorney shall prepare an impartial analysis of the measure, not to exceed 500 words in length, showing the effect of the measure to the existing law and the operation of the measure, and transmit the impartial analysis to the City Clerk within 15 days of the adoption of this Resolution.

SECTION 9. Arguments for and against, not to exceed 300 words in length, may be filed consistent with Election Code Section 9282 requirements. The City Council, or any members of the City Council authorized by the City Council, may file a direct argument for or against the measure and a rebuttal argument. Pursuant to Elections

Code Section 9285, the City Council hereby permits rebuttal arguments if arguments have been filed for or against the measure.

SECTION 10. The measure, impartial analysis, any arguments for and against, and any rebuttal arguments filed under the authority of the Elections Code shall be available for public examination in the City Clerk's office pursuant to Elections Code Section 9295 for 10 calendar days, a period that shall begin immediately following the last filing deadline for the submission of such materials.

SECTION 11. The City Clerk is hereby directed to file a certified copy of this Resolution with the San Mateo County Board of Supervisors and the San Mateo County Registrar of Voters.

ADOPTED this March 3, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

SIGNED:

_____
Webster Lincoln, Mayor

ATTEST:

_____
James Colin, City Clerk

APPROVED AS TO FORM:

John D. Lê

ORDINANCE NO.
CITY OF EAST PALO ALTO, COUNTY OF SAN MATEO
STATE OF CALIFORNIA

****

AN ORDINANCE OF THE CITY OF EAST PALO ALTO ADDING ARTICLE IV TO CHAPTER 2.08 OF TITLE 2 OF THE EAST PALO ALTO MUNICIPAL CODE REGARDING TERM LIMITS FOR COUNCILMEMBERS

NOW THEREFORE, THE PEOPLE OF THE CITY OF EAST PALO ALTO DO ORDAIN AS FOLLOWS:

SECTION 1. AMENDMENT OF THE EAST PALO ALTO MUNICIPAL CODE.

Article IV of Chapter 2.08 of Title 2 of the East Palo Alto Municipal Code is hereby added to read as follows:

> **Article IV – Term Limits**
>
> **2.08.190 Term limits for councilmembers.**
>
> No person shall be eligible to serve as a member of the City Council for more than three consecutive four-year terms. If a person serves a partial term that exceeds two years, that partial term shall be considered a full term for purposes of this section. The section shall apply only to terms that begin after the effective date of this ordinance.

SECTION 2. EFFECTIVE DATE.

This Ordinance shall take effect as provided in Section 9217 of the Elections Code of the State of California.

SECTION 3. PUBLICATION.

The City Clerk shall publish this Ordinance according to law.

SECTION 4. ATTESTATION.

The Mayor is hereby authorized to attest to the adoption of this Ordinance by the People voting thereon on June 2, 2026, by signing where indicated below.

* * *

I hereby certify that the foregoing Ordinance was passed, approved and adopted by the People of the City of East Palo Alto on the 2nd day of June, 2026.

_____
Date

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF EAST PALO ALTO

Mayor & City Council

MAYOR
Webster Lincoln

VICE MAYOR
Ruben Abrica

COUNCIL
Martha Barragan, Mark Dinan, Carlos Romero

RE: Bay Area Urban Eagles 2026 Anniversary & Gala

To: Members of the City Council

I would like to share information regarding the upcoming **Bay Area Urban Eagles 2026 Anniversary & Gala**, scheduled for March 21, 2026. Bay Area Urban Eagles is a nonprofit organization dedicated to expanding access to aviation education, mentorship, and hands-on STEM learning opportunities for youth historically underrepresented in aviation. Since its founding in 2023, the organization reports serving more than 300 young people through programs including private pilot ground school, flight simulation training, and mentorship initiatives.

The anniversary gala will highlight the organization's impact and bring together community partners committed to youth education, workforce development, and career pathways in aviation and STEM fields. Additional event and sponsorship information is included in the attached sponsorship packet for Council review.

Council Action Requested:

Receive the report and provide direction regarding Council interest in attendance, recognition, or sponsorship.

Respectfully submitted,

Webster Lincoln

Webster Lincoln
Mayor, City of East Palo Alto

Attachment:
Bay Area Urban Eagles 2026 Anniversary & Gala Sponsorship Packet

2415 University Avenue
East Palo Alto, CA 94303

Phone: (650) 853- 3100
Fax: (650) 853-3136

Web: www.cityofepa.org
Email: CityCouncil@cityofepa.org

2026 ANNIVERSARY & GALA
MARCH 21, 2026

BECOME A Sponsor

Since our founding in March 2023, Bay Area Urban Eagles has had the privilege of serving more than 300 young people by expanding access to aviation education, mentorship, and hands-on learning. Our Anniversary Celebration is a moment to reflect on that progress and, more importantly, to continue building opportunity for the students we serve.

Sponsorship of this event supports private pilot ground school instruction, simulator-based training, mentorship, and essential resources that help remove barriers for aspiring youth. It also provides an opportunity to stand alongside a community committed to education, workforce development, and innovation.

We invite you to review the enclosed Sponsorship Levels & Benefits and consider partnering with us for this special evening. Thank you for helping advance a more inclusive and accessible future in aviation.

MICHAEL MASHACK
FOUNDER

CONTACT INFO

(650) 906-7937
www.urbaneagles.org
BAYAREAURBANEAGLES@GMAIL.COM

BAY AREA URBAN EAGLES


Hands-on Experiences


Ground School


Immersive Experien

YOUR SUPPORT DIRECTLY FUNDS:

- Private Pilot Ground School
- Flight simulation & operational training
- Technical skills development in aviation
- Airspace operations & safety exposure
- Mentorships & workforce pathways

SPONSORSHIP LEVELS

Sponsorship empowers Bay Area Urban Eagles to build on our momentum and expand our reach. With your support, we can serve more students, strengthen mentorship, and create clearer pathways into aviation and STEAM careers. Together, we're not only celebrating what has been achieved—we're investing in what's possible next.

BENEFITS	COMMUNITY	SILVER	GOLD	PLATINUM
AMOUNT	$500	$1,000	$2,500	$5,000
NAME OR LOGO LISTING IN THE EVENT PROGRAM	YES	YES	YES	YES
PROGRAM RECOGNITION	Recognition as Community Supporter	Event Recognigtion	Event Recognition, Social Media	Event Recognition, Logo on BAUE Website, Social Media
PROGRAM AD SIZE	N/A	¼ Page Ad	½ Page Ad	Full Page Ad
EVENT PERKS	2 admission tickets (each includes 2 drink tickets)	2 admission tickets (each includes 2 drink tickets)	4 admission tickets (each includes 2 drink tickets)	One sponsored table for 10 guests, (10 admission tickets + 2 drink tickets each)

2026 BAUE Anniversary & Gala

SPONSORSHIP FORM

FEIN # 92-3127220

BAY AREA URBAN EAGLES

www.urbaneagles.org

Thank you for your interest in supporting Bay Area Urban Eagles (BAUE) and our mission to expand access to aviation and STEM education for youth historically underrepresented in aviation. Please complete the form below to confirm your sponsorship or advertising commitment for the 2026 BAUE Anniversary & Gala. Your support directly advances youth access, mentorship, and long-term career pathways in aviation.

A SPONSOR INFORMATION

Name :

Organization :

Phone :

Address : **City/State/Zip**

E-Mail :

B SELECT YOUR SPONSORSHIP LEVEL

Please Select One

- ☐ $5,000 - Platinum
- ☐ $2,500 - Gold
- ☐ $1,000 Silver
- ☐ Other Amount: $ _____

PROGRAM ADVERTISING ADD-ONS

Event programs are distributed to attendees and shared digitally with families, partners, and supporters

- ☐ $1,000 Full-Page
- ☐ $500 Half-Page
- ☐ $250 Quarter-Page
- ☐ $150 Logo Listing

Total Advertising Amount: $ _____

☐ In addition to my event sponsorship, I am interested in supporting Bay Area Urban Eagles through a recurring donation.

☐ Annually ☐ Quarterly ☐ Monthly ☐ **Preferred recurring amount: $** _____

To complete your sponsorship:

Please email this completed form to admin@urbaneagles.org. Our team will contact you regarding payment options and, if applicable, program advertising details.