

# Four Corners

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**Project ID:** DR20-018

**Project Type:** Mixed-Use Development

**Project Status:** Under Review

**Initial Date Received:** November 11, 2020

**Mailing Location:** Sand Hill Property Company  
2600 El Camino Real, Suite 410  
Palo Alto, CA 94306



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**Property Owner/Applicant (Name of Entity and Contact Person):** Four Corners EPA Property Owner, LLC c/o Sand Hill Property Co.

**Location/Address(es):** 1675 Bay Road

**Assessor Parcel # (APN):** 063-111-250

**Existing General Plan Designation:** Mixed-Use High

**Existing Zoning:** Ravenswood Business District – 4 Corners Gateway

**Existing Use:** Undeveloped

**Flood Zone:** Zone X

**CEQA Status:** This is one of multiple applications the City has received to develop within the RBD. The applicant has requested that the project's impacts be analyzed in a stand-alone environmental document. The project uses will also be evaluated as part of the Environmental Impact Report (EIR) for the Ravenswood Business District Specific Plan Update to evaluate the additional capacity.

## Project Details

- **Brief Description:** The project is a mixed-use development consisting of 40,000 square feet (sf) of retail, restaurants, and community space, 180 units of mixed-income housing, and 500,000 sf of life science/laboratory space.
- **Project Size (Acres):** 6.03
- **FAR:** 2.03
- **Total Non-Residential Square Footage**
  - **Commercial Office:** 0 sf
  - **Life Science Lab / R&D:** 500,000 sf
  - **Retail:** At least 20,000 sf

- **Amenity / Civic:** Up to 20,000 sf
- **Total Dwelling Units:** 180
- **Total Buildings:** 6 (including parking garage)
- **Total Open Space:** 13,435
- **Maximum Height:** 132'
- **Total Parking:** 1,300 (880 spaces supporting the Life Science/Laboratory Buildings; 300 spaces supporting residential units; and 120 spaces available for retail/civic use)

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#### **STATUS UPDATES**

[Planning Commission Study Session – June 8, 2020](#)

[City Council Study Session – June 30, 2020](#)



## Project Process

In November 2019, Sand Hill Property Company, referred to as “Applicant” in this staff report, acquired the land. The Applicant filed for a Preliminary Application ((PRE) 20-001) on January 31, 2020 for a mixed-use project. The Applicant received feedback through community outreach, and Planning Commission and City Council study sessions. Given the great interest from the community in this project, the Applicant held community meetings in order to employ a “Community-Based Design” approach to the project. This completed the Preliminary Application phase of the project. The applicant then submitted a formal application for Design Review ((DR) 20-018). The project is currently under design review.

## Full Project Description:

Site Description - The site is located at the northeast corner of two major City public right-of-way: a City Arterial- University Avenue and a City Collector - Bay Road, as classified in the General Plan. The site is

approximately 6 acres in size primarily facing on University Avenue and Bay Road. There are three access points to other streets, one access to Michigan Avenue and two on to Fordham Street. It should be noted that the 10,000 square-foot property at the southwest corner of the site (APN: 063-111-230) is a parcel owned by the City. On the north and east sides, the subject site is bounded by an existing single-family residential neighborhood. The property located on the west side is owned by the County of San Mateo and is currently occupied and utilized as a Government Center with three major tenants: San Mateo County Library, East Palo Alto City Hall, and San Mateo County Probation. The location of the site is highly visible from the public and is an opportunity site to create and support a thriving “downtown” of the City per the Ravenswood Specific Plan. This site would be the anchor for any future downtown East Palo Alto.

Proposed Land Use and Zoning/GP Conformity –

<b>USE</b>	<b>PRROPOSED</b>	<b>SPECIFIC PLAN</b>	<b>GENERAL PLAN</b>
Ground Floor	Retail	Permitted	Permitted
	Community Use-Assembly	AUP (Admin Use Permit)	Not mentioned
	Office Use	AUP	Permitted
	Research Laboratory	Unpermitted	Permitted
Upper Floor	Office Use	Conditional Use Permit	Permitted
	Research Laboratory	Unpermitted	Permitted
	Multi-Family Residential	Permitted Use	Permitted
<b>STANDARD</b>	<b>PRROPOSED</b>	<b>SPECIFIC PLAN</b>	<b>GENERAL PLAN</b>
Max. Residential Density	± 30 units/acre	60 units/acre	86 units/acre
Max. FAR, non-residential	± 1.99	1.5	2.5
Max. Height	8 stories	6 stories, additional 14 feet allowed for equipment and elevator penthouses	8 stories or 100 feet, whichever is greater
Parking	± 1300 spaces	Residential: 540 (if average of 2-bedroom); Office: 1,667 (1 per 300 s.f.); Retail and Community Use: 100 (1 per 400 s.f.) <i>Total:2,307 spaces</i>	N/A

Site Configuration and Access – The project consists of six structures, including one standalone aboveground parking garage, one level of basement parking under much of the site, and a pedestrian plaza. The life science/laboratory buildings are positioned on the northern portion of the site and are oriented to the internal street adjacent to University Avenue. Two residential buildings with underground retail are positioned along Bay Road. A building proposed with either civic and/or retail use is positioned along University Avenue near the corner adjacent to Bay Road. An internal plaza sits between life science/laboratory, civic/retail, and residential buildings.

The project sits at the northwestern corner of University Avenue and Bay Road. The project provides one internal road accessible from Bay Road which allows visitors to the site to access parking. From University Avenue, there is one internal road that splits into a pedestrian-friendly slow street with each branch leading to parking. Additionally, there is a service road accessible from University Avenue for deliveries supporting the laboratory use.



Architecture - The proposed office building and parking structure will be located next to an existing single-family residential neighborhood with a maximum height of eight stories which exceeds the level currently allowed under the Ravenswood Business District Specific Plan but is permitted under the General Plan.

Parking/TDM – A limited number of parking spaces are proposed on the first level of one of the residential buildings. The majority of parking would be provided in a seven-level parking structure, with additional basement level parking. An unspecified number of bicycle parking would be provided. A Transportation Demand Management plan has not yet been provided by the applicant.

Community Benefits – Community space up to 20,000 sf.

## Renderings and Elevations



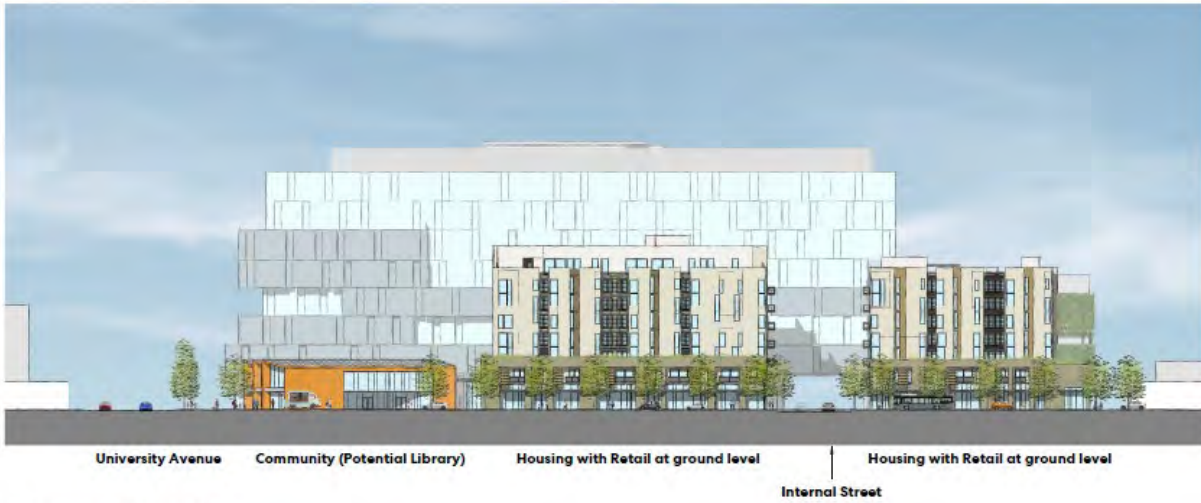








① WEST ELEVATION (UNIVERSITY)  
1" = 30'-0"



② SOUTH ELEVATION/BAY  
1" = 30'-0"