



# 1840 BAY ROAD

## PRE-APP PERMIT

### PROJECT DESCRIPTION

This proposed project will bring 75 1 and 2 bedroom rental units to the City of East Palo Alto. The project site is contained in an 0.99 acre existing site, bounded by Bay Road to the north and the Rail Spur to the South and West. The project will consist of a six-story building with two structures connected by an open air bridge on the upper floors. The project will have ground floor lobby, common spaces, retail, open spaces and parking.

GROSS FLOOR AREA	
CIRCULATION	12,784 SF
COMMON	6,351 SF
COVERED PARKING	5,300 SF
RESIDENTIAL	72,059 SF
RETAIL	2,033 SF
SERVICE	3,333 SF
STAIR / ELV.	4,381 SF
106,241 SF	

RESIDENTIAL UNITS		
1 BR	35	26971 SF
2 BR	40	42896 SF
	75	69866 SF

ON SITE PARKING	
RESIDENTIAL	
ADA SPACE	1
ADA VAN SPACE	1
STACKER SPACES	56
58	
RETAIL	
RETAIL	19
RETAIL ADA	1
20	
78 TOTAL SPACES	
ON-STREET PARKING	+4 LOADING SPACES

### SHEET INDEX

G000	TITLE SHEET	A001	SITE PLAN
G001	SITE ANALYSIS	A100	GROUND FLOOR PLAN
G002	ZONING ANALYSIS	A110	TYPICAL UPPER FLOOR PLAN
G003	FIRE ACCESS - R1	A150	ROOF FLOOR PLAN
G004	FIRE ACCESS - R1	A200	BUILDING ELEVATIONS
		A201	BUILDING ELEVATIONS
		A500	MATERIALS

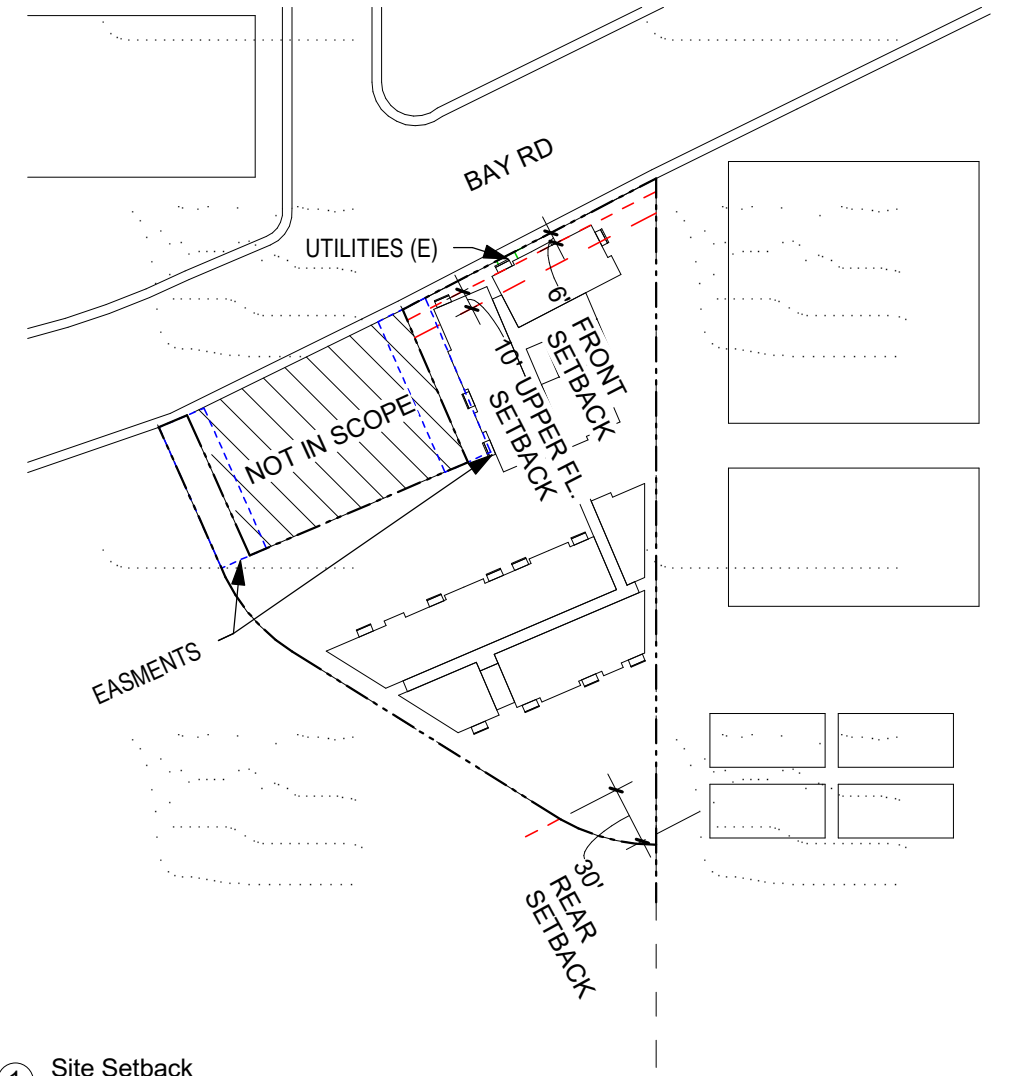




\*SEE SURVEY FOR ACTUAL DIMENSIONS

② Site Area Analysis  
1" = 100'-0"

Address: 1804 Bay Road, East Palo Alto, CA 94303  
 APN: 063-231-240  
 Lot Size: 0.99 AC  
 Current Land Use: Parking  
 Zoning Area: Bay Road Central (BRC), Raveswood Four Corners  
 TOD Specific Plan



① Site Setback  
1" = 100'-0"



David Baker Architects Azuaris SJ

1804 Bay Road

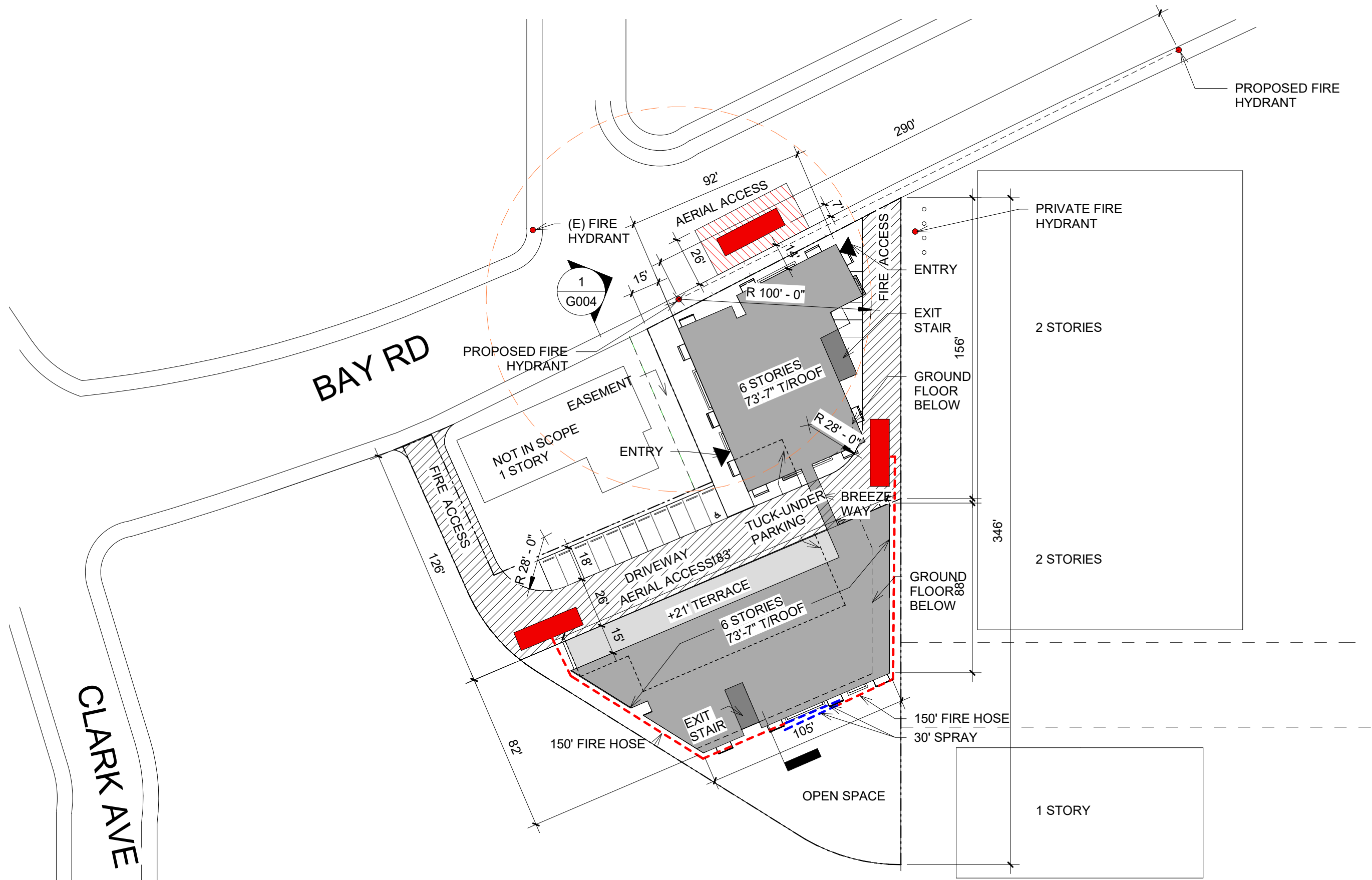
SITE ANALYSIS

22007  
 scale: 1" = 100'-0"  
 date: 2020-11-04

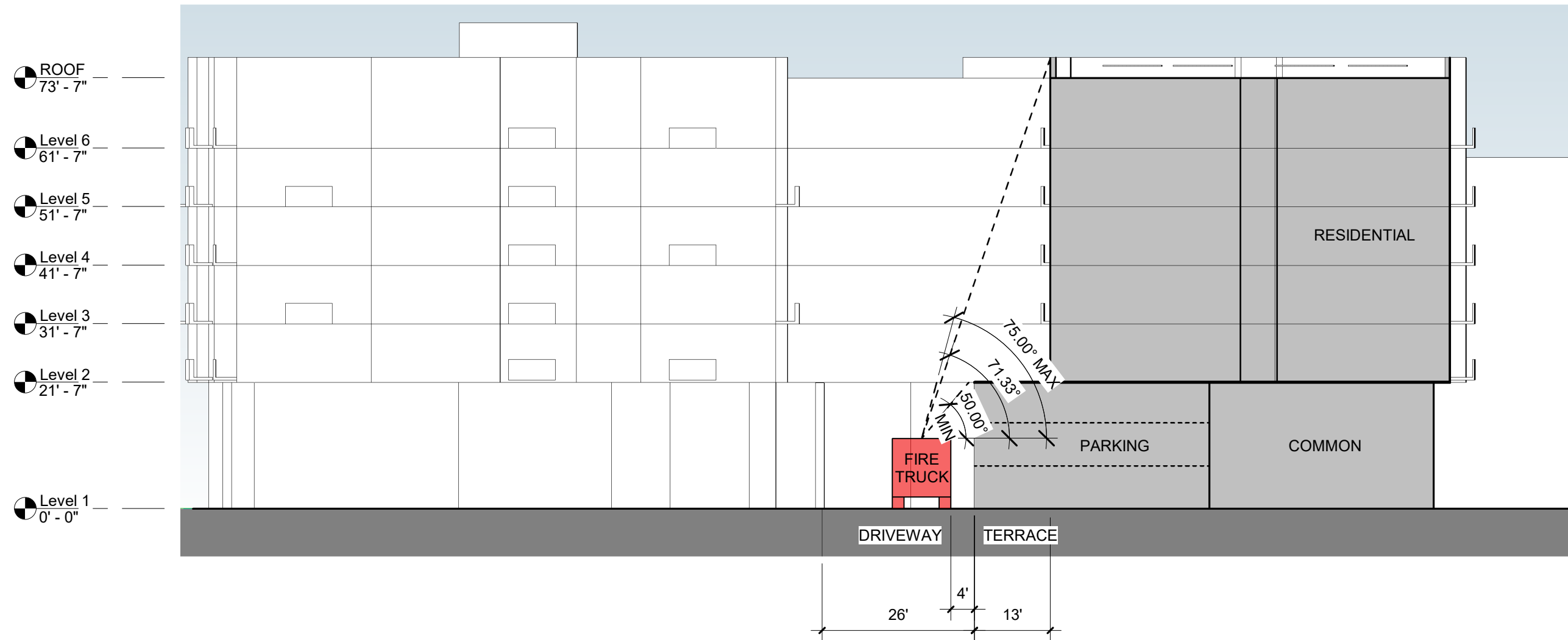
G001

<b>1804 Bay Road, East Palo Alto, CA 94303</b>				
<b>Project No. 22007</b>				
San Mateo County Property Maps:		<b>APN: 063231240</b>		
<b>ZONING</b>		<b>BRC - Bay Road Central (Ravenswood,) MUC - Mixed Use Corridor (Vista 2035, Chapter 4, Figure 4-2)</b>		
REFERENCES		VISTA 2035 EAST PALO ALTO GENERAL PLAN		
		RAVENSWOOD / 4 CORNERS TOD SPECIFIC PLAN		
		EAST PALO ALTO FINAL DEVELOPMENT CODE		
<b>ZONING REQUIREMENTS</b>				
<b>ITEM</b>	<b>SECTION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>STATUS</b>
INTENT	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6	Bay Road Central. Intended to make Bay Road a lively, inviting place that creates a strong connection between 4 Corners and Cooley Landing. Accommodates multi-story mixed-use buildings that have either retail stores or storefront-type offices on the ground floor, with apartments, condominiums, or offices on upper floors.	Multi-story mixed-use building with ground floor retail and 75 upper floor apartment units	Complies
MAXIMUM FLOOR AREA RATIO	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	1.75 for mixed use projects		2.5 Waiver Required, Density Bonus Sought.
RESIDENTIAL DENSITY	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	50 dwelling units per acre for residential uses	50 + 25 (50% Density Bonus) = 75 dwelling units per acre	20% low income units, 50% Density Bonus Sought.
MAXIMUM HEIGHT	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	5 stories above grade plus additional 15' for equipment and elevator penthouses	6 stories / 73' - 7" to top of roof	Waiver Required, Density Bonus Sought
MINIMUM GROUND FLOOR HEIGHT	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	16' floor to floor	22' proposed	Complies
MINIMUM SETBACKS	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	Front: 6' dedicated to landscaping or public sidewalk	6'	Complies
		Side: None Required	10'	Complies
		Rear: 30'	97'	Complies
		Upper Floor Setback above 4th Floor: 10' in addition to setback on lower floors	No setback on level 5	Concession Required, Density Bonus Sought.
MAXIMUM SETBACK ALONG BAY ROAD	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	At least 65% of a building shall be built within 16' of the property line	100% of building on Bay Road frontage is within 16' of the property line	Complies
MINIMUM PARKING	Ravenswood/Four Corners Specific Plan - Bay Road Central Chapter 6 page 97	Per State Density Law, Special Parking Requirement: Retail projects with 20% low income units within 1/2 mile of accessible major transit stop. Major Transit stop defined as the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Bus line 280 & 296 intersect within 1/2 mile of our site and run on 15 minute intervals. Requirement 0.5 spaces per bedroom x 115 bedrooms = 57 spaces	57 spaces	Complies, Density Bonus Sought
		Guest parking 0.2 spaces / unit	15 spaces	
		Other Non-Residential Uses: 1 space / 400 SF	5 spaces	Complies with Specific plan
		Bicycle: 1 Class I / 3 units + 1 Class II / 15 units residential 1 Class I / 30 employees + Class II / 6000 SF retail	Class I: 26 proposed Class II: 6 proposed	Complies
		Parking Location: parking structure or surface parking lots cannot be located within front or street side setback areas	Parking not located within front of street side setback areas	Complies
OPEN SPACE COMMON	8.12.030 - Development Standards, Table 2-4 for Mixed Use Zones Development Standards	50 SF/dwelling unit - 50 SF per unit x 75 units = 3,750sf total	6,915 SF total proposed	Complies
OPEN SPACE PRIVATE	8.12.030 - Development Standards, Table 2-4 for Mixed Use Zones Development Standards	50 SF / dwelling unit	50 SF balcony or deck provided for all units	Complies
		min dimensions (L/W) - 6'	6'x8' MIN	Complies





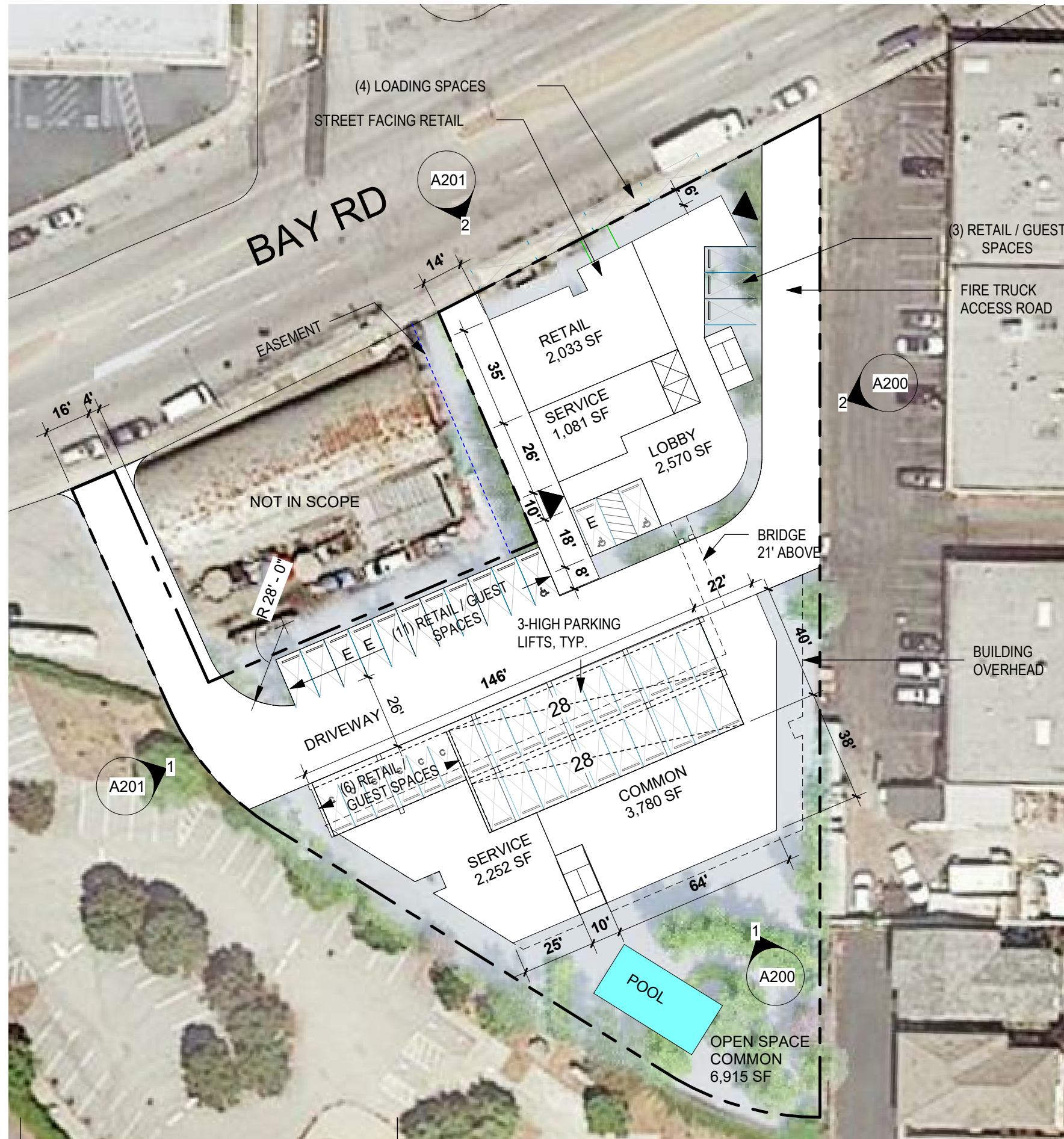


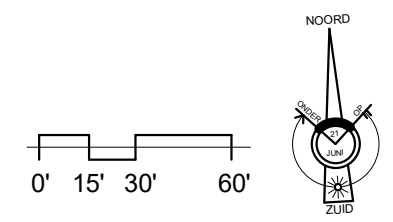






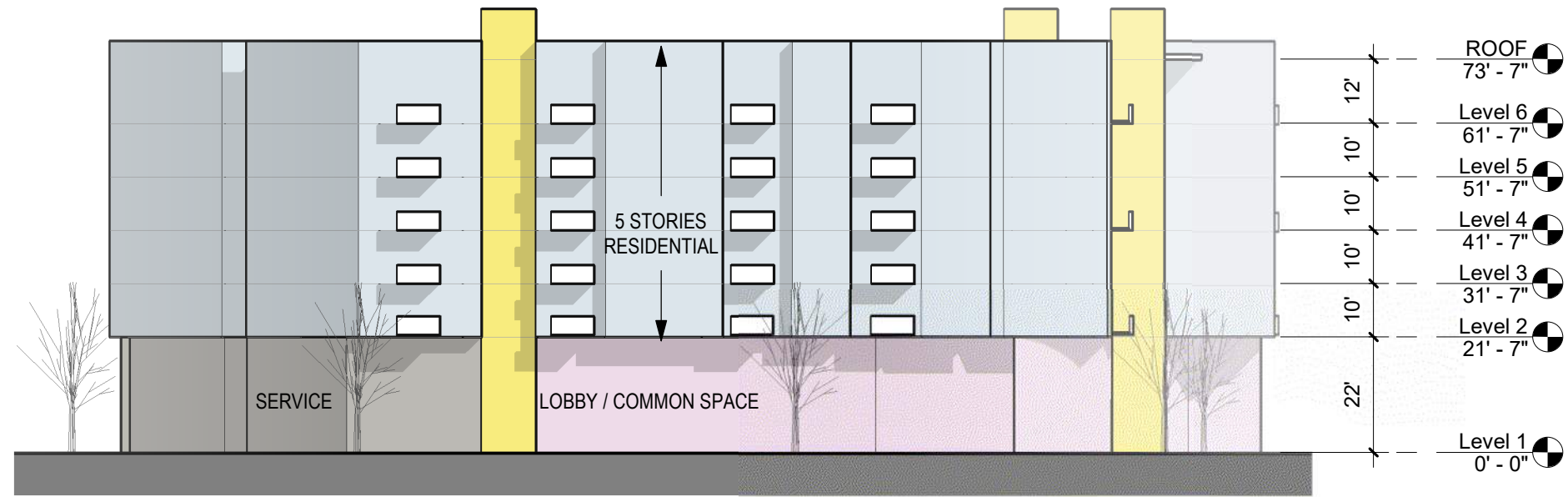




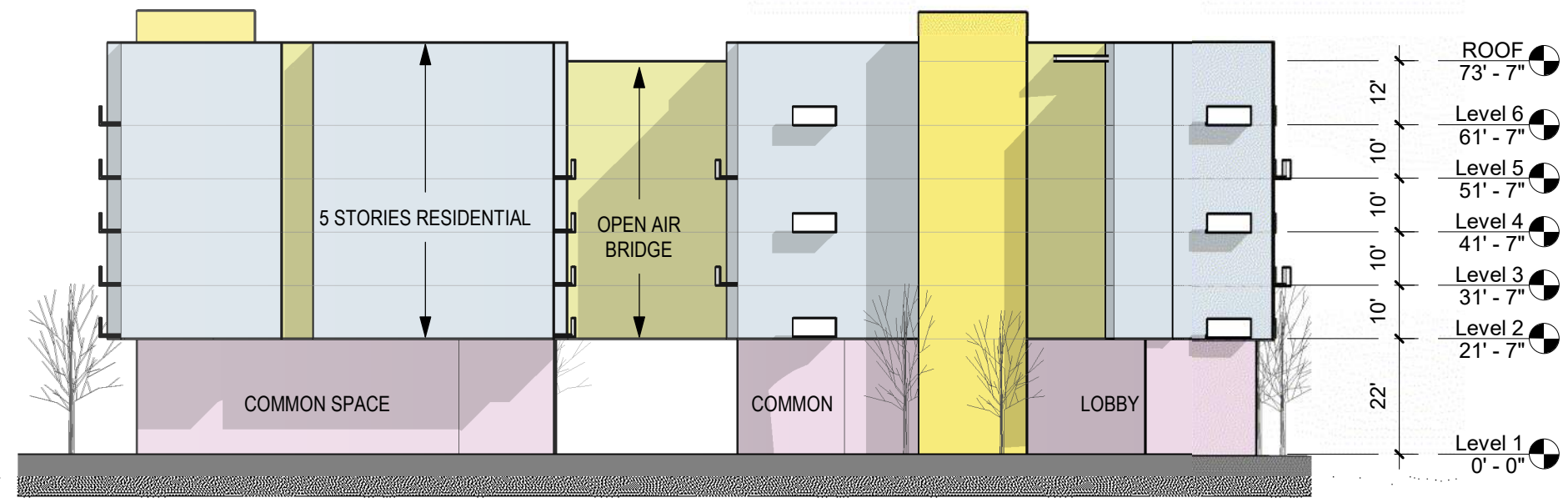






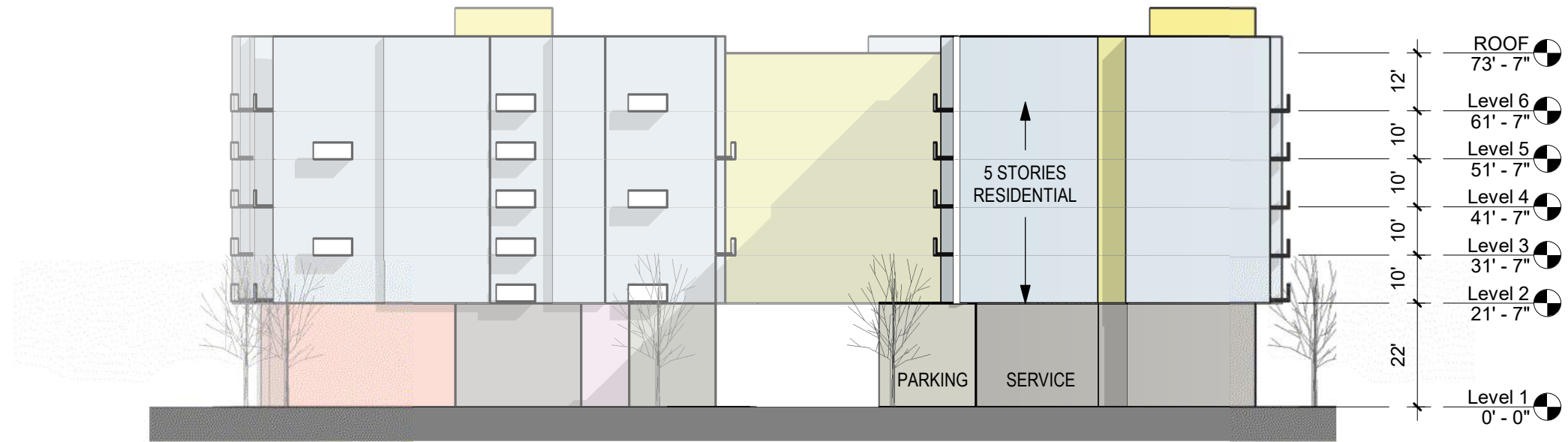


① SOUTH ELEVATION  
1" = 30'-0"

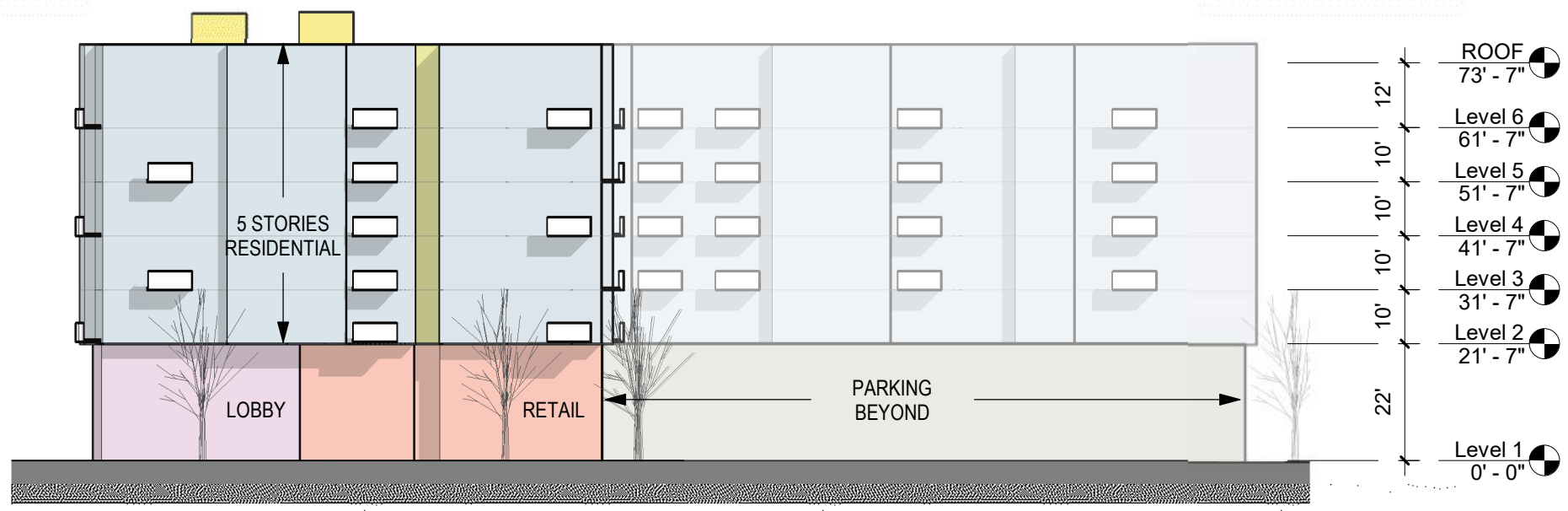


② EAST ELEVATION  
1" = 30'-0"



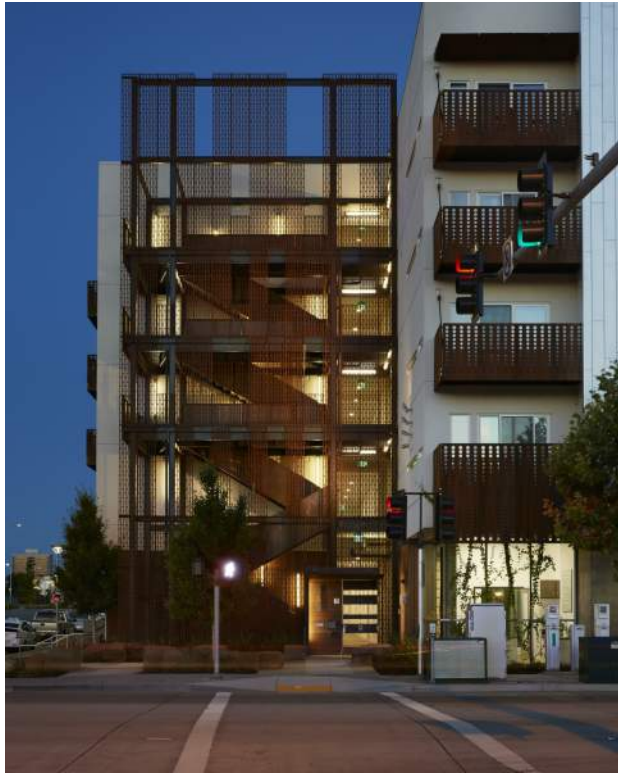


① WEST ELEVATION  
1" = 30'-0"



② NORTH ELEVATION  
1" = 30'-0"





OPEN AIR CIRCULATION /  
CORTEN SCREEN



COMMON SPACE CONNECTION / TEXTURED  
CONCRETE / RANDOM BATTON SIDING



OPEN AIR CIRCULATION / CORTEN SCREEN /  
SUNSHADES / HARDIE PANEL



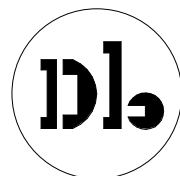
FLEX LOFT / WOOD SIDING /  
TEXTURED CONCRETE



OPEN ENTRY COURT / GLASS STOREFRONT



FLEX LOFT / TEXTURED CONCRETE



David Baker Architects Azuaris SJ

1804 Bay Road

MATERIALS

22007  
scale:  
date: 2020-11-04

A500