

**Attachment 1**

**RESOLUTION NO. PC 2026 -**

**A RESOLUTION OF THE EAST PALO ALTO PLANNING COMMISSION  
RECOMMENDING APPROVING OF A ONE-LOT TENTATIVE PARCEL MAP WITH  
58 CONDOMINIUM AIRSPACES, DEVELOPMENT OF 58 TOWNHOUSES OVER  
PODIUM PARKING WITH COMMON AMENITIES, AND REMOVAL OF 71 (50  
PROTECTED AND 21 UNPROTECTED) TREES AT 1933 PULGAS AVENUE, EAST  
PALO ALTO**

**WHEREAS**, the application pertains to an approximately 2.124-acre parcel located at 1933 Pulgas Avenue, East Palo Alto, Assessor's Parcel Number (APN: 063-492-280); and

**WHEREAS**, the current owners of the subject property are Wawaland LLC/Wa Li; and

**WHEREAS**, the application was originally received on April 7, 2025, proposing 58 three-story single-family attached units (townhouses) with podium parking and common driveways and amenities; and

**WHEREAS**, the application that was filed included three permits: 1) Tentative Parcel Map (TTM25-001) to a) subdivide one 2.536-acre lot into two 2.124-acre and 0.412-acre parcels and b) further subdivide the 2.124-acre parcel into 58 condominium airspace units with common areas and shared amenities, 2) Design Review Permit (DR25-001) for the development of 58 townhouses, and 3) Tree Removal Permit (TRP25-001) to remove 71 protected and unprotected trees at 1933 Pulgas Avenue; and

**WHEREAS**, the applicant previously held an in-person community meeting on March 21, 2024, for a Pre-Application (PRE24-001) that was filed on January 29, 2024, to solicit early input prior to filing a formal development application; and

**WHEREAS**, the City Council unanimously approved the rezoning of the subject site from R-MD-1 to R-MD-2 on November 19, 2024, to facilitate the development of the project; and

**WHEREAS**, the applicant held an in-person community meeting on November 20, 2025, at the Lewis and Joan Platt YMCA city room at 550 Bell Street in East Palo Alto to solicit community input on the proposed project; and

**WHEREAS**, the applicant received very positive comments on the quality of the project and its compatibility to the surrounding neighborhood at each of the community meetings; and

**WHEREAS**, at a duly noticed public hearing on February 23, 2026, the Planning Commission received and considered the project application, supporting documentation, public testimony, and a recommendation from staff.

**NOW, THEREFORE, BE IT RESOLVED THAT THE EAST PALO ALTO PLANNING COMMISSION** hereby:

1. **Approves** Tentative Map, Design Review, and Tree Removal Permits (TTM25-001, DR25-001, and TRP25-001)) based on the findings, and subject to the required objective requirements and conditions of approval, included in this staff report as may be amended by the Planning Commission (PC); and
2. **Finds** that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15332 In-Fill Development Projects.

**ADOPTED on this 23rd day of February 2026**, by the following vote:

**AYES:**

**NOES:**

**ABSTAINED:**

**ABSENT:**

**SIGNED:**

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Robert Sherrard, Chair

**ATTEST:**

**APPROVED AS TO FORM:**

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Ruby Phillips, Planning  
Secretary

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John D. Lê, City Attorney