

## PROJECT DESCRIPTION

# 1933 PULGAS AVENUE, EAST PALO ALTO

### APPLICATION PURPOSE:

The following is an application for tree removal, lot subdivision, and design review for new townhomes development of a 2.12 acre portion of a 2.536-acre site at 1933 Pulgas Avenue, East Palo Alto, CA 94303, APN #: 063-492-280. The zone change from Zoning R-MD-1 to the current Zoning R-MD-2 was approved by the City of East Palo Alto on December 3, 2024 through a City Council reading. The proposed development requests a Density Bonus for increasing the base density for R-MD-2 from 46.7 (46 Rounded) units to 58 units through 26% Density Bonus (12 Density Bonus units), that includes 20% Inclusionary Units Provided.

### CONCEPT:

The goal of the project is to provide 58 new, high quality residential homes for sale in a multi-family development that respects the predominantly single family fabric of the surrounding neighborhood.

### PROJECT - DESCRIPTION SUMMARY

#### Tree Removal.

The new development will require removal of existing trees. Please see the tree removal plan.

#### Lot Subdivision.

The medium density residential project - 1933 Pulgas Ave Residences - proposes subdivision of the 2.536 acre APN 063-492-280 to allocate an approximately 2.124 acre lot for up to a 58 unit residential ownership, townhome development. The remaining 0.411 acre lot will preserve the neighborhood serving retail commercial buildings.

#### Design Review for New Townhomes Development

The scope of work of the new townhomes development included demolition of existing 1 and 2 story residential buildings on the existing lot and the construction of ten 3-story buildings to include 58 residential townhouse units total and shared amenities, over an underground parking garage.

The development employs the CA State Density Bonus Legislation to increase the density to a total of 58 units. The allowed base density for R-MD-2 zoning is 22 dwelling units per acre, which is a total of 46 dwelling units. The project proposes an increase of the density by a 26% bonus or 12 units in order to provide a total of 58 units. 20% inclusionary requirement applies to the base 46 units = 9.34 units. Of this, 0.36 units will be covered by an in-lieu fee. The 58 units include 5 (10% at 80%AMI) moderate inclusionary housing units and 4 (10% at 120% AMI) that total 9 inclusionary units.

### **1933 Pulgas Ave Density Bonus Worksheet**

Zoning = R-MD-2 Multiple-family high density residential (12-22 du/ac)

General Plan = Medium Density Residential (12-22 du/ac)

Area = 2.124 acres

Therefore:

22 units/acre x 2.124 acres of residential use equals 46, 46 units x 26% density bonus = 57.96, which rounds up to 58 units per the DBL

The project complies with the State Density Bonus Law (DBL) and the City of East Palo Alto's (EPA) affordable housing program is as follows:

58 total units

- 9 affordable units
- 5 at 80% AMI (12% of base unit count)
- 4 at 120% AMI (8% of base unit count)

Waivers:

1. Increase maximum floor area ratio from a maximum 0.65 to 1.25.
2. Decrease size of typical Parking Space to 8'-0" x 16'-0".
3. Increase Building Height from a maximum 36'-0" to 40'-4"-feet.
4. Decrease Front Setback from 27'-6" to 2'-6" after 20-foot + 7'-6" sidewalk dedication for public right-of-way.
5. Decrease Rear Setback from 20-feet (first story) and 30-feet (second story) to 10-feet minimum and 19-feet maximum.

## PROJECT ATTRIBUTES

- 58 new family sized ownership homes with multi-generational floor plans
- On-site inclusionary housing in conformance with the CA State Density Bonus requirements. The development would yield 9 units of inclusionary housing ( moderate income ), 20% total moderate inclusionary rate
- Efficient land-use with a contextualized and vernacular residential architectural expression
- Active, pedestrian oriented street frontage
- Private open space for units complimented with adjacent shared open space.
- On-site building amenities including gym and community room.
- On-site renewable power generation with provisions for electric vehicle charging
- On-site stormwater management
- Energy efficient modern construction
- ADA compliant
- On-site underground parking garage with 120 spaces: 108 residential parking + 12 guest parking. The 120 spaces include 4 ADA total.
- Secure bicycle parking - 58 spaces