

A Planning Application Update for:

2535 Pulgas Ave

East Palo Alto, CA 94303



DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES
- ◆ SINCE PREVIOUS ISSUE
- + MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

07.18.2025
PLANNING SUBMITTAL UPDATE

COVER SHEET

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PROJECT TEAM

| | | | |
|---------|--|--|---|
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PROJECT DESCRIPTION

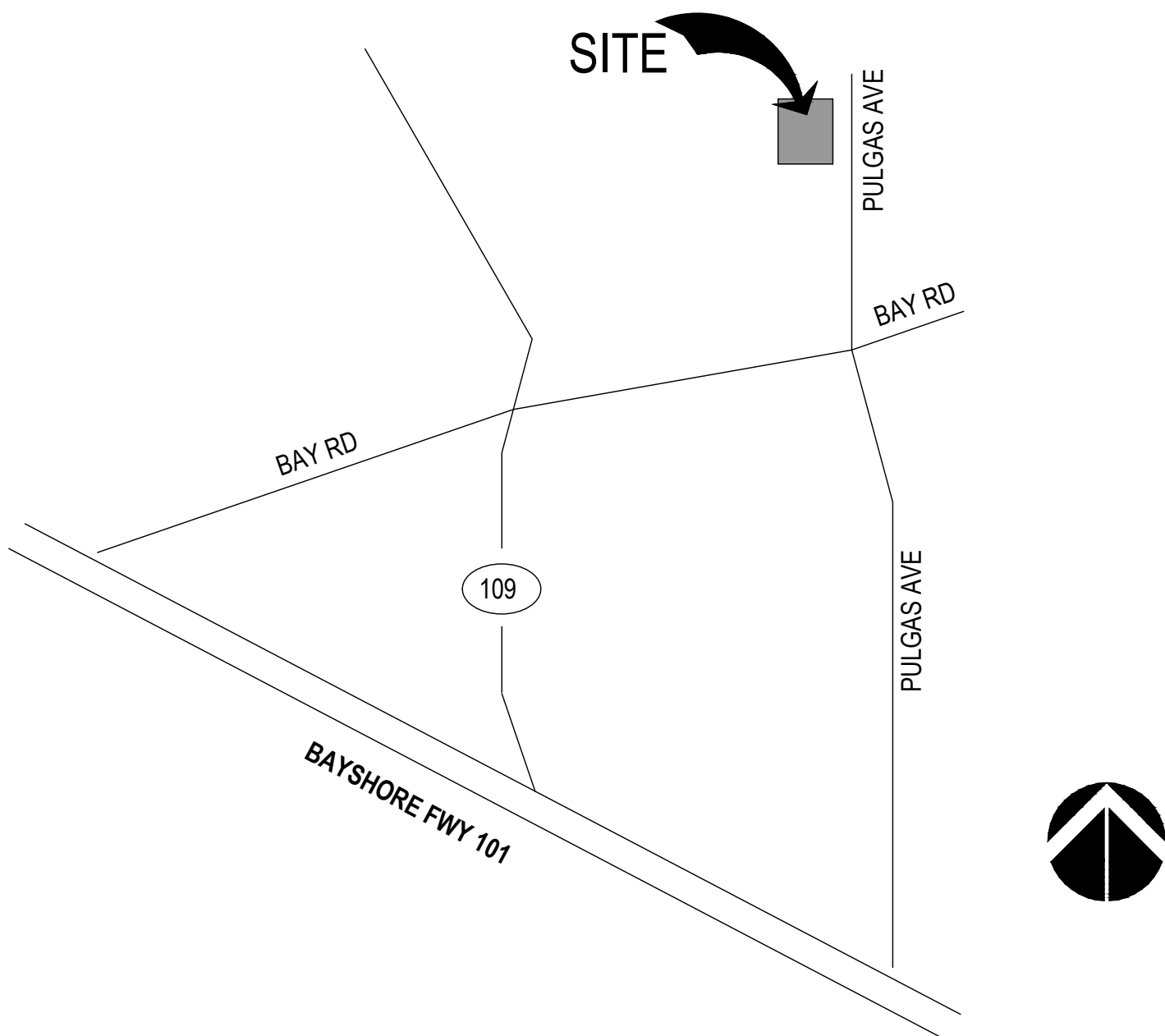
THE PROPOSED PROJECT IS A PLANNING APPLICATION UPDATE FOR MINOR MODIFICATIONS TO THE EXISTING ENTITLEMENT TO MEET THE REQUIREMENTS OF THE CITY OF EPA TO OCCUPY THE BUILDING AS A CITY HALL. THE REVISIONS INCLUDE SITE ADJUSTMENTS TO ACCOMMODATE A FUTURE 1-STORY POLICE FACILITY, AN INCREASE IN-FAR INCREASING THE FIRST FLOOR HEIGHT TO 18'-0" FLOOR TO FLOOR AND ADJUSTING THE OVERALL HEIGHT, ADJUSTING THE WEST ELEVATION FOR AN ADDITIONAL ENTRY, ADJUSTMENTS TO THE GLAZING AND CANOPIES AT THE EXISTING EAST AND WEST ENTRIES, AND REMOVAL OF THE SITE WALL ON THE WEST SIDE FOR FUTURE DEVELOPMENT AS A PLAZA DURING THE TENANT IMPROVEMENT PHASE WHEN DESIGN AND PROGRAM ARE COMPLETE.

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
- 2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
- 2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
- 2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
- 2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
- 2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

VICINITY MAP



PROJECT DATA

| | | | |
|------------------|--|--------------------|--------------|
| PROJECT ADDRESS: | 2535 PULGAS AVE EAST PALO ALTO, CA 94303 083-151-370 | BUILDING AREA: | 109,582 S.F. |
| APN #: | | NUMBER OF STORIES: | 4 |
| GENERAL PLAN: | GENERAL INDUSTRIAL | CONSTRUCTION TYPE: | I-B |
| ZONING DISTRICT: | MUCMMED-USE (CORRIDOR) | FIRE SPRINKLERS: | YES |
| SPECIFIC PLAN: | RAVENSWOOD EMPLOYMENT CENTER (REC) | OCCUPANCY TYPE: | B |

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GENERAL NOTES

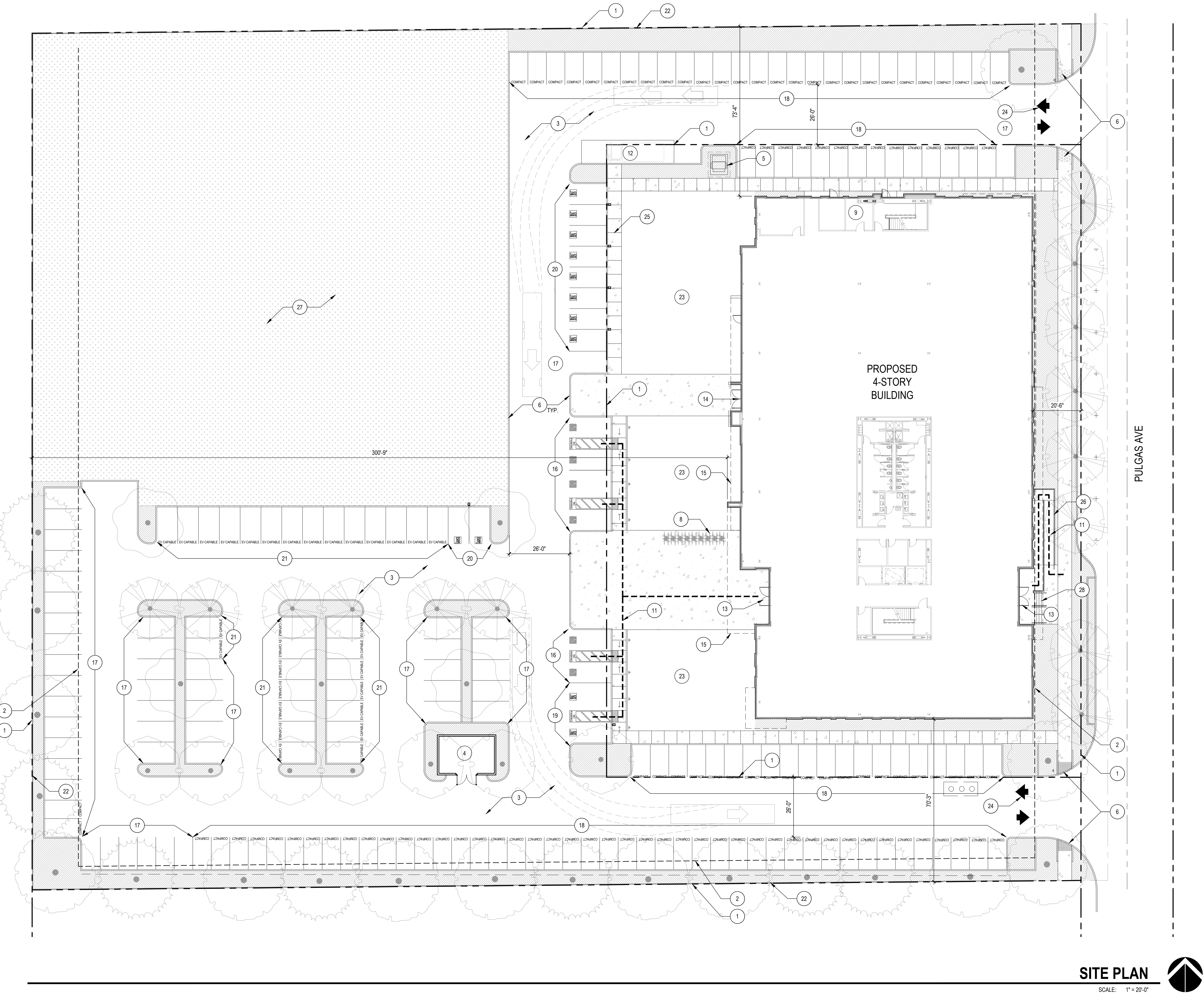
- A. DIMENSIONS ARE TO THE FACE OF BUILDING, CURBS OR SPACES UNLESS NOTED OTHERWISE.
- B. REFER TO DRAWINGS A0.03 THROUGH A0.05 AND DETAILS ON SHEET A1.02 FOR SITE ACCESSIBILITY PATH OF TRAVEL REQUIREMENTS AND ACCESSIBLE PARKING REQUIREMENTS.
- C. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE. THEY SERVE WHERE MORE THAN ONE ROUTE IS PROVIDED. ALL ROUTES MUST BE ACCESSIBLE. EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN SITE ARRIVAL POINTS AND THE BUILDING OR FACILITY ENTRANCE IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS.
- D. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL CBC 11B-402 AND CBC 11B-403:
- I. GROUND SURFACES SHALL COMPLY WITH CBC 11B-302.
 - II. RUNNING SLOPES ARE LIMITED TO 1:20 EXCEPT WHERE RAMPS PER CBC 11B-405 OR CURB RAMPS PER CBC 11B-406 ARE PROVIDED.
 - III. CROSS SLOPES ARE LIMITED TO 1:48 MAXIMUM.
 - IV. CHANGES IN ELEVATION SHALL COMPLY WITH CBC 11B-303.
 - V. ROUTES ARE NOT LESS THAN 48 INCHES WIDE PER CBC 11B-403.5.1 EXCEPTION 3.
- E. REFER TO LANDSCAPE DRAWINGS FOR DESCRIPTION AND DIMENSIONS OF HARDSCAPE AND LANDSCAPE AREAS.

PROJECT DATA

| | |
|---|----------------------------|
| ASSESSOR'S PARCEL NO.: | APN 063-121-370 |
| ZONING: | MUC (MIXED-USE CORRIDOR) |
| SITE AREA: | ±168,180 S.F. / 3.86 ACRES |
| MAX. ALLOWABLE AREA / MAX. F.A.R.: | 168,180 S.F. / 1.0 |
| PROPOSED F.A.R.: | 102,614 S.F./0.61 |
| (REFER TO BUILDING AREA CALCULATIONS BELOW) | |
| ALLOWABLE HEIGHT: | FIVE STORIES ABOVE GRADE |
| PROPOSED HEIGHT: | FOUR STORIES ABOVE GRADE |
| LANDSCAPE COVERAGE MIN.: | 5%-8,409 SF |
| PROPOSED LANDSCAPE COVERAGE MIN.: | 33.6%-56,622 SF |
| BUILDING SETBACKS: | |
| FRONT: | 10' |
| SIDE: | 10' |
| EXTERIOR SIDE: | 10' |
| SID: | 20' |

PARKING ANALYSIS

| | |
|---|------------|
| SURFACE PARKING PROVIDED: | 200 SPACES |
| ACCESSIBLE PARKING REQUIRED: | 6 STALLS |
| ACCESSIBLE PARKING PROVIDED: (INCLUDING 1 VAN) | 6 SPACES |
| BICYCLE PARKING: | |
| PROVIDED SHORT TERM: | 10 SPACES |
| PROVIDED LONG TERM: | 10 SPACES |
| ELECTRIC VEHICLE (EV): | |
| PROVIDED EV CAPABLE: | 30 SPACES |
| PROVIDED EVCS: | 10 SPACES |
| TOTAL EV: | 40 SPACES |
| ELECTRIC VEHICLE CHARGING STATIONS PER 11B-228.3: | |
| PROVIDED EV ACCESSIBLE SPACES: | 1 SPACE |
| STANDARD ACCESSIBLE | 1 SPACE |
| VAN ACCESSIBLE | |



SITE PLAN

SCALE: 1"=20'-0"



KEYNOTES

- 1 PROPERTY LINE.

2 REQUIRED SET BACK LINE.

3 PAVED ASPHALT PARKING AND DRIVES, TYP.

4 TRASH ENCLOSURE.

5 TRANSFORMER.

6 6" CONCRETE CURB, TYP.

7 CURB RAMP.

8 BIKE RACKS, REFER TO LANDSCAPE DRAWINGS.

9 BIKE STORAGE ROOM FOR LONG TERM BICYCLE STORAGE (12 BIKES).

10 PEDESTRIAN CONCRETE PAVING, REFER TO LANDSCAPE DRAWINGS.

11 DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL.

12 10' X 40' LOADING AREA.

13 CITY HALL ENTRY.

14 LIBRARY ENTRY.

15 DASHED LINE INDICATES OVERHEAD ELEMENTS.
- 16 ACCESSIBLE PARKING STALLS.

17 STANDARD PARKING STALLS.

18 COMPACT PARKING STALLS.

19 ACCESSIBLE PARKING STALLS FOR ELECTRIC VEHICLE CHARGING STATIONS.

20 STANDARD PARKING STALLS FOR ELECTRIC VEHICLE CHARGING STATIONS.

21 ELECTRIC VEHICLE CAPABLE PARKING STALLS.

22 CHAIN LINK FENCE; REFER TO LANDSCAPE DRAWINGS.

23 CIVIC COURTYARD PLAZA TO BE DEVELOPED.

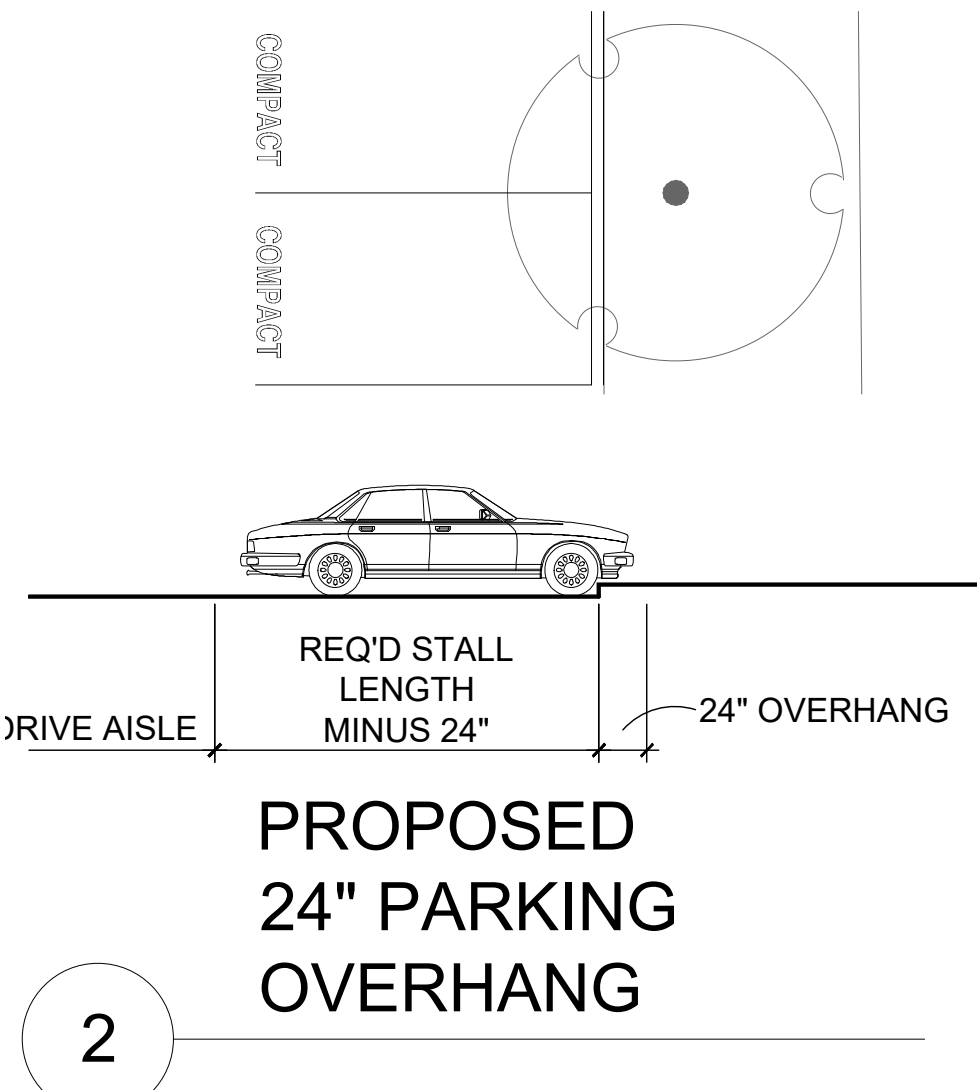
24 PAVEMENT DIRECTIONAL ARROWS.

25 TYPICAL CONCRETE SIDEWALK JOINTS.

26 SLOPED CONCRETE WALK WITH HANDRAIL.

27 FUTURE POLICE DEPARTMENT FACILITY.

28 CONCRETE STAIR WITH HANDRAIL.



REQUIRED NUMBER OF ACCESSIBLE EVCS(CBC TABLE 11B-228.3.2.1)

| TOTAL PARKING SPACES | MINIMUM REQUIRED VAN | MINIMUM REQUIRED STANDARD | COMPLIANT |
|----------------------|----------------------|---------------------------|-----------|
| 5-25 | 1 | 1 | YES |

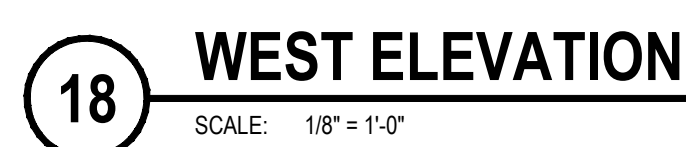
BUILDING AREA CALCULATIONS

| FLOOR LEVEL | GROSS FLOOR AREA (SF) | EXCLUSIONS FOR FAR PER ZONING (EXTERIOR WALLS, STAIRS, SHAFTS, MECHANICAL) | FLOOR AREA (SF) (EPA ZONING) | EXCLUSIONS FOR PARKING SPACE CALCULATIONS PER ZONING (EXTERIOR WALLS, STAIRS, SHAFTS, MECHANICAL AND RESTROOMS) | AREA FOR PARKING CALCULATIONS (SF) (EPA ZONING) |
|-------------|-----------------------|--|------------------------------|---|---|
| LEVEL 1 | 27,830 S.F. | 1,442 S.F. | 26,388 S.F. | 2,936 S.F. | 24,894 S.F. |
| LEVEL 2 | 27,876 S.F. | 1,884 S.F. | 25,992 S.F. | 3,012 S.F. | 24,864 S.F. |
| LEVEL 3 | 26,938 S.F. | 1,821 S.F. | 25,117 S.F. | 2,949 S.F. | 23,989 S.F. |
| LEVEL 4 | 26,938 S.F. | 1,821 S.F. | 25,117 S.F. | 2,949 S.F. | 23,989 S.F. |
| TOTAL | 109,582 S.F. | 6,968 S.F. | 102,614 S.F. | 11,846 S.F. | 97,736S.F. |

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| 07.18.2025 | PLANNING APPLICATION UPDATE |

REFERENCE SITE PLAN AND DETAILS



REV 06.27.2024

- PROJECT NO: 205138.11

[illegible]

KEYNOTES

- 1 3 COAT CEMENT PLASTER SYSTEM ON METAL STUD FRAMING.
- 2 STOREFRONT GLAZING SYSTEM: FINISH WITH 1" INSULATED LOW E GLAZING.
- 3 CURTAIN WALL GLAZING SYSTEM: FINISH WITH 1" INSULATED LOW E GLAZING
- 4 SPANDREL GLAZING.
- 5 COMPOSITE METAL PANEL CLAD CANOPY
- 6 ROOF SCREEN:
- 7 COMPOSITE METAL PANEL
- 8 GALVANIZED STEEL OSHA GUARDRAIL, PAINTED TO MATCH:
- 9 GALVANIZED METAL CAP FLASHING, COLOR TO MATCH ADJACENT WALL, TYP.
- 10 MURAL, TBD BY EPA ART COMMISSION

MATERIAL PALETTE

| | | |
|----|---|--|
| S1 | TYPE: COLOR: PRODUCT REF.: | EXTERIOR CEMENT PLASTER WHITELITE SHERWIN WILLIAMS - SW703 |
| S2 | TYPE: COLOR: PRODUCT REF.: | EXTERIOR CEMENT PLASTER GRECIAN IVORY SHERWIN WILLIAMS - SW7541 |
| M1 | TYPE: COLOR: PRODUCT REF.: | COMPOSITE METAL PANEL PEWTER REYNOLDS COLORWELD 500 |
| M2 | TYPE: COLOR: PRODUCT REF.: | COMPOSITE METAL PANEL COPPER PENNY REYNOLDS COLORWELD 300XL |
| M3 | TYPE: COLOR: PRODUCT REF.: | COMPOSITE METAL PANEL BRIGHT METALLIC SILVER REYNOLDS COLORWELD 500XL |

GLAZING TYPES

TYPE 1

VE26-85 VIRACON INSULATING GLASS
1/4" SOLAR BLUE
VE-85 #2
1/2" AIR SPACE - BLACK EDGE DELETION
1/4" CLEAR

TYPE 2

VE24-2M VIRACON INSULATING GLASS
1/4" OPTIWHITE
VE-2M#2
1/2" AIR SPACE - BLACK EDGE DELETION
1/4" OPTIWHITE

TYPE 3

GRAY GLASS-SPANDREL
VNE19-53-OITC 30
1/4" CLEAR VNE-53#2
1/2" AIR SPACE - BLACK EDGE DELETION
1/4" CLEAR HS W/ FULL COVERAGE V908 #4

* GLAZING SPECIFIED INDICATES GENERAL TONE AND COLOR. FINAL PERCEIVED COLOR AND CLARITY WILL VARY DEPENDING ON 1" INSULATED GLAZING SPECIFICATION TO BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.

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EXTERIOR ELEVATIONS

A3.12

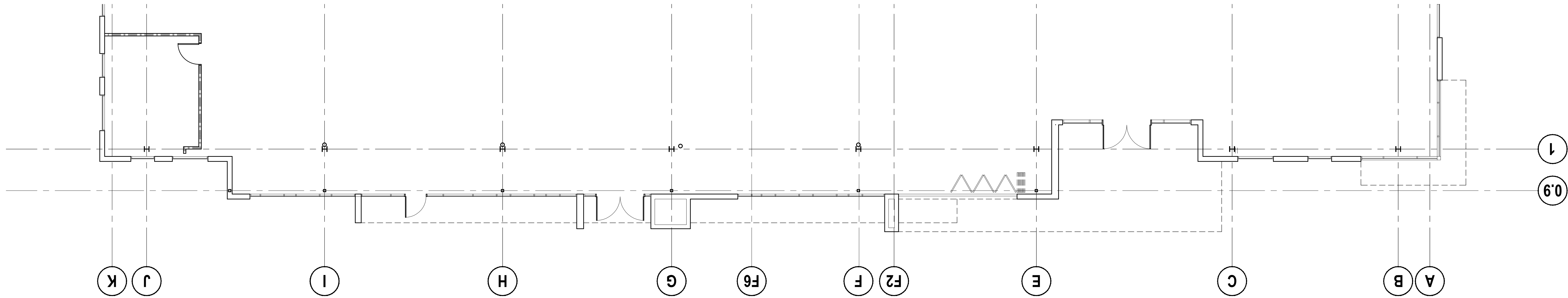
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18 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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WEST ELEVATION

A3.13

PROJECT NO: 205138.11



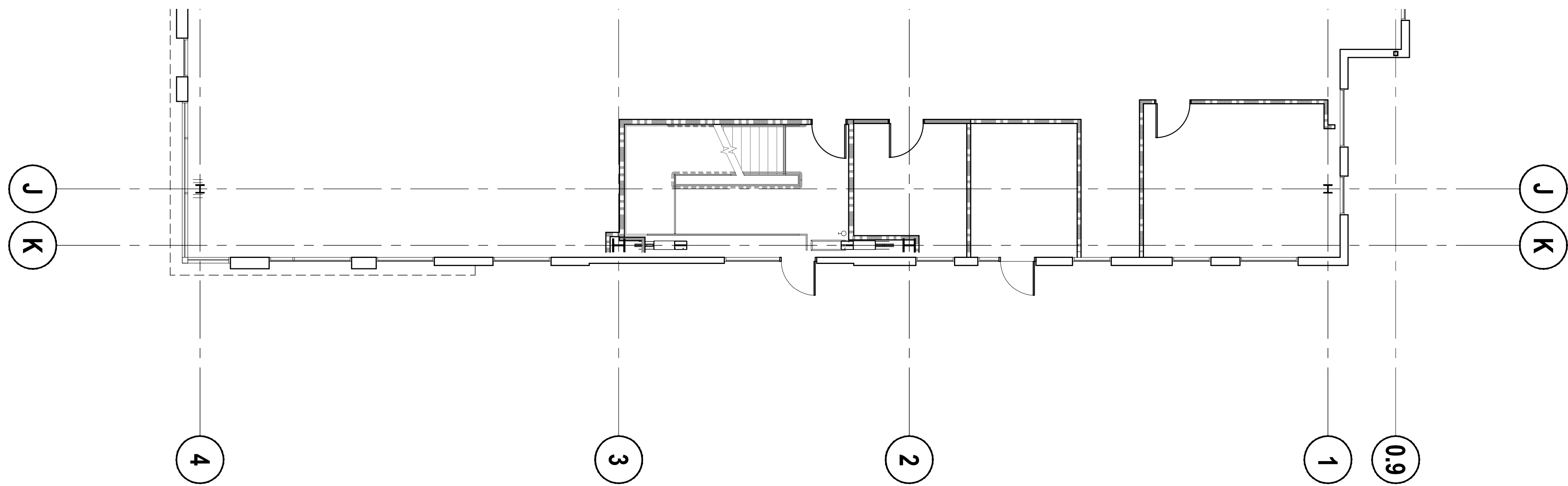
California

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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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NORTH ELEVATION

A3.14

PROJECT NO: 205138.11



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EAST ELEVATION

A3.15

PROJECT NO: 205138.



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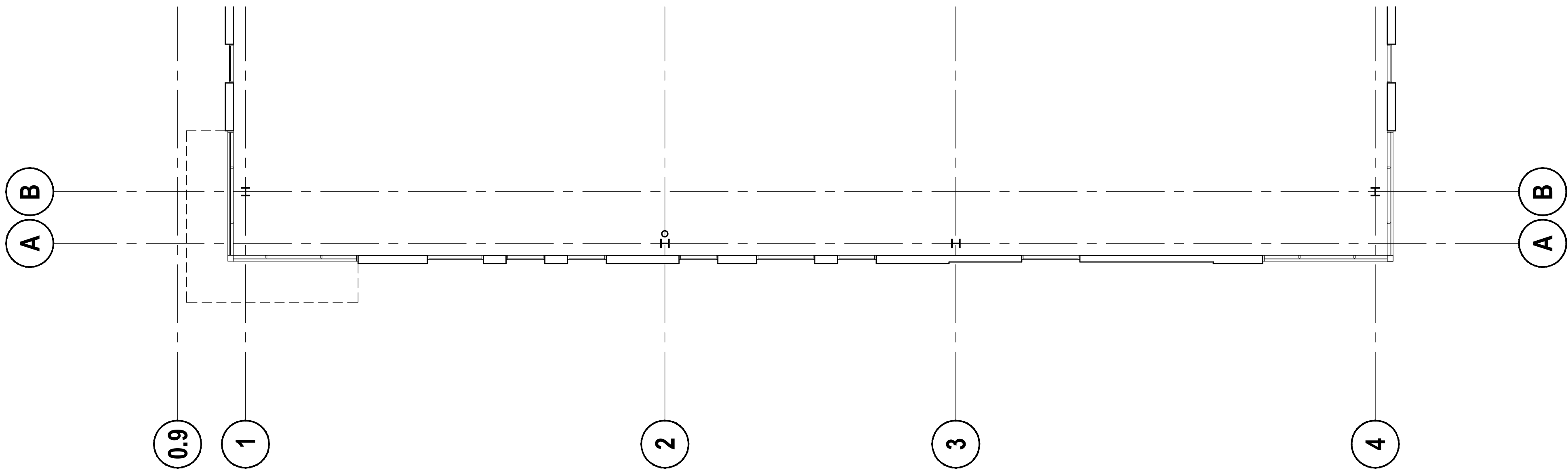
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SOUTH ELEVATION

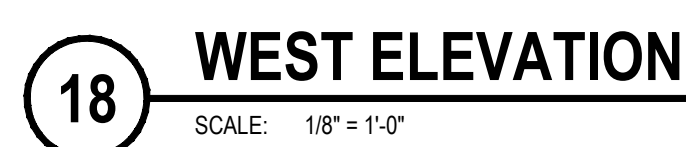
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18 SOUTH ELEVATION

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