



UNIVERSAL PLANNING APPLICATION COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1960 Tate Street, East Palo Alto, CA 94303 (650) 853-3189
planning@cityofepa.org www.cityofepa.org/planning

PROJECT INFORMATION

Project Address

1893 Woodland Avenue, East Palo Alto Ca 94303

Assessor's Parcel Number (APN)

Project Description

Location to be used as a staging yard

APPLICANT INFORMATION

Name Precision Engineering Inc. Address 1939 Newcomb Ave, San Francisco, CA 94124
ATTN: Enrique Vargas-Sandoval
Phone 415-999-7758 **Email** Evar@precision-engineering-inc.com

OWNER INFORMATION

Name Woodland Glory Investment LLC Address 16890 Monterey Road, Morgan Hill, CA 95037
Phone **Email** tedkuang@yahoo.com

ARCHITECT/DESIGNER INFORMATION

Name N/A Address
Phone **Email**

ENGINEER INFORMATION

Name N/A Address
Phone **Email**

APPLICATION TYPE – PART 1 (check boxes that apply)

<input type="checkbox"/> Administrative Design Review (Single story addition, new Single-family home, New guest house, medium projects with staff level approval , small projects)	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Design Review with public hearing (medium project with public hearing , major project)	<input type="checkbox"/> Tree Removal Permit
<input checked="" type="checkbox"/> Use Permit (Administrative, Conditional, Special, Temporary)	<input type="checkbox"/> Variance
<input type="checkbox"/> Mitigated or Negative Declaration (CEQA)	<input type="checkbox"/> CEQA-Environment Impact report (EIR)
<input type="checkbox"/> Subdivision – lot line adjustment or merger	<input type="checkbox"/> Planned Development Permit
<input type="checkbox"/> Subdivision – Tentative Parcel Map (4 or fewer)	<input type="checkbox"/> Other _____
<input type="checkbox"/> Subdivision – Tentative Tract Map (5 or more lots)	<input type="checkbox"/> Final Map
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Specific Plan Amendment
<input type="checkbox"/> Zone Designation Change	<input type="checkbox"/> Zone Text Amendment
<input type="checkbox"/> Streamlined Review (SB35)	<input type="checkbox"/> Preliminary Review (SB330)

FOR STAFF USE ONLY

PERMIT NUMBER

DATE RECEIVED COMPLETE PACKET



UNIVERSAL PLANNING APPLICATION COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1960 Tate Street, East Palo Alto, CA 94303 (650) 853-3189
planning@cityofepa.org www.cityofepa.org/planning

APPLICATION TYPE – PART 2 (check the box that applies, include sq. ft. under applicable category)

Residential*	Commercial	Industrial	Mixed-Use	Retail	Other / Special Project **
					X
					1.13 Acre

*See Housing requirement on page-3 checklist

**Detail of Other / Special project, specify type of project (Additional information may be required, See Stormwater Management)

Gas Station Automotive Restaurant X Parking Lot (>5,000 sq. ft.)

STORMWATER MANAGEMENT

1. Is combined area (existing + proposed) of impervious surface between 0-4,999 sq. ft.?
X Yes No
2. Is the combined area of uncovered parking lot, impervious surface 'equal to' or 'greater than' 5,000 sq. ft. and less than 9,999 sq. ft.?
X Yes No
3. Is total proposed impervious surface is equal to or greater than 10,000 sq. ft.?
Yes X No
4. Does your project include uses such as gas station, automotive, restaurant, parking lot (over 5,000 sq. ft.)?
X No (To be used as a staging yard)

Additional information may be required if deemed necessary in the review process.

ADDITIONAL QUESTIONS

Does this Property currently have an Active Code Case?

Yes No X Not Sure
Specify Code number:

Properties with active code cases will need to comply with all requirements set forth by Code Enforcement. This includes scheduling 30-day inspections.

Does this project qualify for streamlining per Senate Bill SB35 (SB35?)

Yes No
Submit Checklist

Please complete the [SB35 Eligibility Checklist](#) and review supplemental submittal requirements.

SERVICE AREA COMPLIANCE

Note: Approval by these agencies may be required prior to the issuance of planning and building permits.

SEWER: The undersigned shall contact the East Palo Alto Sanitary Sewer District (EPASD) at (650) 325-9021 ([epasd.com](#)) or the West Bay Sanitary District at (650) 321-0384 ([westbaysanitary.org](#)) to determine the service purveyor. Prior to connecting sewer lines, the undersigned will contact underground service alert at [www.usanorth811.org](#)

WATER: The undersigned shall contact Palo Alto Mutual Water Company at (650) 322-6903, the O'Conner Tract Cooperative Water Company at (650) 321-2723 or the American Water at (650) 322-2083 to comply with any submittal requirements. Prior to connecting water lines, the undersigned will contact underground service alert listed above.

FIRE: Upon building submittal, two(2) additional plan sets will be provided directly to the Menlo Park Fire Prevention District (MPFPD) [Menlo Fire Online Permit Center](#)

SCHOOL: The undersigned acknowledges that payment of school impact fees may be required and will be paid upon issuance of Building or Public Works permit. Contact the Sequoia High School District to verify the amount of school fees.

FLOOD INSURANCE RATE MAP: The undersigned certifies that the property
☐ is NOT ☐ is in the Special Flood Hazard Area, if known, per FEMA.

Acknowledgement (initial)

EVS


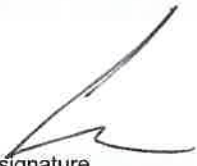


UNIVERSAL PLANNING APPLICATION
COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

1960 Tate Street, East Palo Alto, CA 94303 (650) 853-3189
planning@cityofepa.org www.cityofepa.org/planning

AFFIDAVIT OF OWNERSHIP



I hereby guarantee, as authorized agent for the applicant, owner, and project sponsors, that they individually or jointly assume full responsibility for all costs incurred by the City in processing this application. By signing below, the property owner consents that all information is true and accurate and to the processing of the application by the applicant and authorizes the applicant to comply with the requirements places on the application by the City. A letter of authorization from the owner may be submitted in lieu of the property owner's signature. Please sign this affidavit to acknowledge compliance with all requirements set forth.

	01/23/2026		1/26/26
Property owner's signature	Date	Applicant's signature	Date

INDEMNIFICATION AGREEMENT

As part of the application, the applicant and/or property owner agree to defend, indemnify, and hold harmless the City of East Palo Alto, its agents, officers, council members, employees, boards, commissions and Commission from any and all claims, actions or proceedings brought against any of the foregoing individuals or entities, seeking to attack, set aside, void or annul any approval of the application or related decision, or the processing or adoption of any environmental documents or negative declarations which relate to the approval.

This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees, or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions, and Council. If for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect. The City of East Palo Alto shall have the right to appear and defend its interest in any litigation arising from the approval of the application or any related decision through its City Attorney or outside counsel selected by the City Attorney. The applicant shall be required to reimburse the City for attorney's fees incurred by the City in connection with the litigation. I have read and agree with all the above.

	01/23/2026		1/26/26
Property owner's signature	Date	Applicant's signature	Date



UNIVERSAL PLANNING APPLICATION COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

1960 Tate Street, East Palo Alto, CA 94303 (650) 853-3189
planning@cityofepa.org www.cityofepa.org/planning

ARCHITECTURAL DRAWINGS COPYRIGHT STATEMENT

Under California State Government Code Section §65103.5 (State Law), official copies of architectural drawings submitted to the City of East Palo Alto Community and Economic Development Department (Department) may contain protected information under federal copyright law. State Law nevertheless allows the City of East Palo Alto to maintain official copies of architectural drawings. Such drawings may be subject to public inspection or review on the Department's premises, the City's planning agency. Copies, however, may be made for internal review, provided to various governing bodies, including the Planning Commission and City Council, or otherwise made public as part of a development application during a public hearing.

Except otherwise provided for under State Law, the City will ensure the drawings are made available to the public in a way that does not facilitate duplication, including that they are not to be copied or posted to the internet by the Department.

Pursuant to State Law, the City hereby requests that the undersigned provide a site plan or a massing diagram for posting online or for distribution to the public. If, however, such site plan and/or massing diagram is not submitted, permission is deemed granted to the Community Development and Economic Department to post online the architectural drawings without the restrictions that would otherwise apply.

BASED ON THE FOREGOING, THE UNDERSIGNED ATTESTS AS FOLLOWS:

I, the design professional, or owner of the copyright if different from the design professional, acknowledge that the City of East Palo Alto Community and Economic Development Department has formally requested a "site plan" and/or "massing diagram" to accompany this application for posting online or for distribution to the public. If I fail to submit a "site plan" or "massing diagram" for online posting or for distribution to the public, then permission is deemed granted to post online or to provide to the public (if requested) copies of the architectural drawings without the restrictions that would otherwise apply.

If the design professional, or owner of the copyright if different than the design professional, does not consent to the posting of only certain selected drawings, please draft a letter stating that authorization has not been granted to the City of East Palo Alto Community and Development Department to post those particular drawings, and provide any details that may help in locating the drawings in question.

Please include a physical or digital signature on the letter mailed to:
City of East Palo Alto Community and Economic Development Department
1960 Tate Street
East Palo Alto, CA 94303

Or by email to: planning@cityofepa.org

Property owner's
signature

01/23/2026

Date

Applicant's signature

1/26/26

Date

Precision Engineering Inc.
1893 Woodland Avenue East Palo Alto, Ca 94303
Staging Yard use plan
January 22nd, 2026

DESCRIPTION

The 1893 Woodland Ave site is a vacant parcel of approximately 1.13 acres and contains no existing building structures. The property is located between Woodland Avenue and West Bayshore Road.

The proposed use of the site is for the temporary storage of construction equipment, including but not limited to excavators, backhoes, skid steers, tool trucks, water trucks, and trench-shoring equipment such as steel plates, shoring cylinders, and related materials. The site will also be used to store construction materials, including HDPE pipe, manhole materials, and catch basin materials.

In addition, the site will be used for the storage of aggregates, such as drain rock and base rock, and for stockpiling of covered and tested soil in quantities of up to approximately 666 cubic yards at any given time (approximately 75 feet by 40 feet by 6 feet high).

The site is fully enclosed and secured with a chain-link fence.

The usage of this staging yard is for a storm drain project for the City of Palo Alto, On Hamilton Avenue from Rhodes Drive to Center Drive.

Site Description

The property located at 1893 Woodland Avenue is a vacant parcel consisting of approximately 1.13 acres with no existing building structures. The site is situated between Woodland Avenue and West Bayshore Road.

Proposed Use

The site will be utilized as a temporary construction staging yard in support of a storm drain improvement project for the City of Palo Alto, located along Hamilton Avenue between Rhodes Drive and Center Drive.

The staging yard will be used for the temporary storage of construction equipment, including but not limited to:

- * Excavators
- * Backhoes
- * Skid steers
- * Tool trucks
- * Water trucks
- * Trench shoring equipment (steel plates, shoring cylinders, and related materials)

In addition, the site will be used for the storage of construction materials, including:

- * HDPE pipe
- * Manhole materials
- * Catch basin materials

The site will also be used for the storage of aggregates, such as drain rock and base rock, and for temporary soil stockpiling in quantities of up to approximately 666 cubic yards at any given time (approximately 75 feet long by 40 feet wide by 6 feet high). The soil has been tested and will also be covered upon stockpiling.

The property is fully enclosed and secured with a chain-link fence.

Zoning and Adjacent Land Uses

The site at 1893 Woodland Avenue is zoned R-MD-1

Adjacent Land Uses:

North Side:

- * Fix Auto Palo Alto, 1880 W Bayshore Rd, Palo Alto, CA 94303
- * Ace Fire Equipment & Service Co., Inc., 1870 W Bayshore Rd, East Palo Alto, CA 94303

South Side:

- * Woodland Creek Condominiums, 1982 W Bayshore Rd, East Palo Alto, CA 94303

Operating Information:

Hours of Operation:

Monday through Friday: 7:00 AM to 5:00 PM

Inspection and monitoring activities will occur during normal business hours and, only if necessary, during off-business hours. After-hours monitoring will not require any special lighting.

Site Usage and Staffing:

The staging yard will be used by approximately 5 to 7 employees as a morning and afternoon meeting point prior to mobilizing to and demobilizing from the construction site.

Precision Engineering Inc. anticipates use of the site through December 2026
Transportation and Parking

Approximately 3 to 5 employee personal vehicles will be parked on site during operating hours. Site parking is currently unstriped, and no formal parking stalls are required.

Construction equipment will remain stored on site and will be mobilized to and from the Hamilton Avenue construction area within the approved operating hours.

Noise:

Site-related noise will be limited to normal construction activities associated with the movement of vehicles and equipment, including excavators, skid steers, and backhoes. Noise will primarily occur during morning equipment mobilization and at the end of the workday when equipment is returned and secured on site.

EXHIBIT A

Location Map

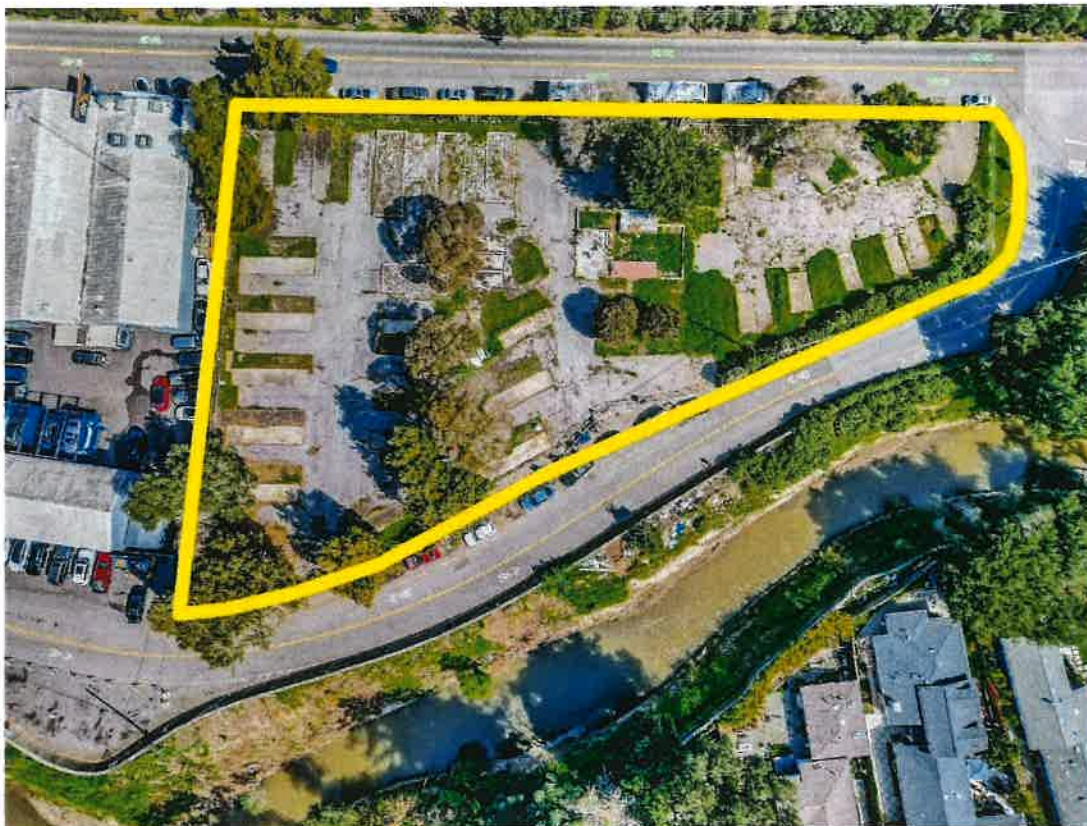
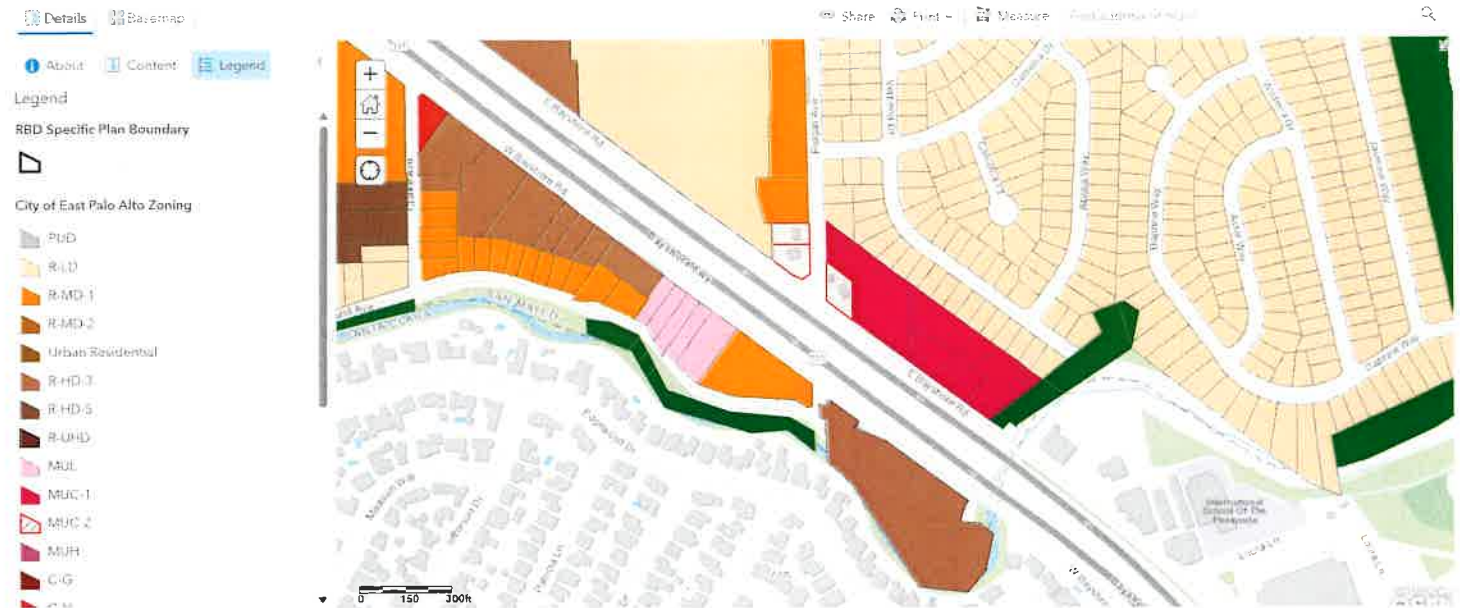


EXHIBIT B

Zoning Map

ArcGIS - EastPaloAltoZoning_2021

Open in Map Viewer | Modify Map | Sign in



Land Use Zones

- ① 4 Corners: Mixed Use (Residential, Retail, Office/Lab)
(22 - 86 DU/A)
- ② Bay Road Central (Residential, Retail, Medical, Civic)
(22 - 65 DU/A)
- ③ Ravenswood Employment Center (Low/Medium-Intensity
Industrial/Lab/Office, Retail/Community)
- ④ Industrial Transition (Low/Medium-Intensity Industrial/PDR)
- ⑤ Waterfront Office (High-Intensity Office/Lab/Industrial)
- ⑥ Urban Residential (Medium/High-Density Residential)
(22 - 43 DU/A)

Overlay Zones (see Municipal Code)

- Ⓐ R-MD-1 (15 DU/A)
Low-Density Residential
- Ⓑ R-MD-2 (22 DU/A)
Low/Medium-Density Residential
- Ⓒ R-HD-5 (43 DU/A)
Medium-High Residential / Mixed-Use
- Ⓓ Bay Road Central (50 DU/A)
Medium-High Residential / Mixed-Use