



Comprehensive Development Code

On October 4, 2016 the City Council adopted the 2035 General Plan, providing long term, overarching policy guidance for East Palo Alto. The General Plan acts as the constitution to guide decisions on growth and development by identifying the types of allowable land uses and patterns of future development.



The primary tool to implement the goals and policies of the General Plan is the Development Code. On July 17 and July 31, 2018 the City Council held public hearings to receive public comments regarding the Development Code. Staff will seek Council guidance on August 8, 2018 to introduce an Ordinance to establish the 2018 Development Code which will guide the future development of the City for the next 20 years.

If the ordinance is introduced on August 8, 2018, the Council will consider its adoption on September 4, 2018. The Ordinance and new Development Code would go into effect on October 5, 2018. We invite you to follow this important process.

Family Movie Night

The East Palo Alto Community Programs Division is teaming up with the San Mateo County Library again this year to bring you another Family Movie Night at the park. Bring your blankets and head to the park for some free family fun. Festivities begin around 7 p.m. At sundown, settle in for a free screening of popular films.

Superhero Summer!

Date	Movie
August 24, 2018	Jedi 
September 28, 2018	Infinity War 

This year's movie nights will follow a superhero theme with movies like Star Wars: The Last Jedi, and Avengers: Infinity War. Join us on the dates listed above at Bell Street Park (550 Bell St.) for these fun family events and some free popcorn!

Recognizing Bernestine C. Benton

On July 31, the City Council honored and celebrated Bernestine C. Benton for her contributions to the City of East Palo Alto as she retires from her position as Community Program Supervisor at the San Mateo County Health System's Prenatal Advantage Black Infant Project.

The City of East Palo Alto thanks Ms. Benton for her hard work and dedication to the City and wishes her a happy retirement.



Celebrating Mr. Jose Luis Guzman Avelar's 50th Birthday

On July 31, the City Council celebrated Mr. Jose Luis Guzman Avelar's 50th birthday. Mr. Guzman Avelar was born in Nochistlán, Zacatecas, México on April 10, 1968 to Soledad Avelar and the late Daniel Guzman but came to East Palo Alto as a young child, was raised and has lived here for the majority of his life.

The City of East Palo Alto honors Mr. Jose Luis Guzman Avelar for his, dedication to serve the City of East Palo Alto, his life and prosperity, and wishes him many more years.

San Mateo County Disaster Preparedness Day

Do you want to learn how to be better prepared in case of a disaster? The San Mateo County is hosting their 14th Annual Disaster Preparedness Day on Saturday, September 22, 2018 from 10:00 AM to 4:00PM, at the San Mateo County Event Center on 1346 Saratoga Avenue, San Mateo.

This free, family friendly event will provide speakers and interactive demonstrations about Emergency Medical Services, First-Aid, and School Safety and will also have Police and Fire department activities. For more information visit: www.smcdisasterprep.org or call (650) 363-4790.

Parcel Tax Ordinance to be placed on the November Elections Ballot

On July 31, 2018, the City Council approved for submission to East Palo Alto voters the question of whether to approve a measure that would add Chapter 3.70 to the Municipal Code to enact a special parcel tax titled the “Commercial Office Space Parcel Tax for Affordable Housing and Job Opportunities.”

If approved by the voters, the Measure would enact a parcel tax on commercial office space over 25,000 square feet at an annual rate \$2.50 per square foot. It is estimated that the special tax will generate annual revenue of \$1,675,000. The revenue from the parcel tax will be limited to affordable and supportive housing programs; programs that facilitate access to job opportunities residents in the S.T.E.M. sectors, building trades, and strengthen the City’s First Source Hiring Program; and for City staff and overhead costs to administer the tax and provide an annual report as required by law.

The authority to levy the tax imposed by Chapter 3.70 shall not expire unless ended by the voters of East Palo Alto. The Measure authorizes the City Council to amend the parcel tax without subsequent voter approval, provided such amendment does not increase the amount of tax paid by any taxpayer in excess of the rate set forth in the measure or change the allowed uses for the tax revenues.

To be adopted, the Measure must be approved by a 2/3 majority of the voters in the City of East Palo Alto.

Beat Meetings

The Beat Meetings for the month of May are listed below. We encourage you to be a part of these important community meetings.

Beat One & Four

Date: Thursday, August 16, 2018
Time: 06:30 pm – 08:00 pm
(2415 University Avenue, EPA, CA 94303)



Beat Two

Date: Thursday, August 2, 2018
Time: 06:30 pm – 08:00 pm
(2411 Pulgas Avenue, EPA, CA 94303)

Beat Three

Date: Wednesday, August 8, 2018
Time: 06:30 pm – 08:00 pm
(1977 Tate Street, EPA, CA 94303)

Chan Zuckerberg Initiative Community Fund Accepting Grant Proposals

The Chan Zuckerberg Initiative (CZI), founded by Mark Zuckerberg and Priscilla Chan in December 2015, has worked closely with Bay Area organizations and leaders in the past to provide them with an opportunity to meet the needs of their communities.

This year, the CZI Community Fund is looking to fund organizations operating in Belle Haven, East Palo Alto, North Fair Oaks, and Redwood City. The selected organizations will receive grants ranging from \$25,000 to \$100,000. Local organizations that wish to apply can find the application on the Chan Zuckerberg Initiative [website](#) and must apply by September 19, 2018.

City Water Moratorium Expired and the City Council Adopted Water Capacity Fees

On July 19, 2018, the City’s water connection moratorium expired. Thus, there is no longer a moratorium on new or expanded water service connections within the City’s water system service area. During the moratorium period, the City successfully secured 1.5 million gallons a day of water; through cooperative approval of Water Rights Transfer Agreements with the cities of Mountain View and Palo Alto.

The City Council has approved the adoption of a resolution enacting a water capacity fee to be charged as a one-time fee at the time of building permit issuance for applicable residential and non-residential development projects that require new or updated water connections to the City’s water system. The water capacity fees, in the table below, are effective as of August 1, 2018.

	Water Demand (gpd)	Water Capacity Charge Components			
		Water System Average Buy-In	Water Supply for Growth	Total Water Capacity Charge	
Unit Cost per GPD ¹		\$25.90	\$5.43	\$31.33	
Residential Water Capacity Charges					
<i>Water Capacity Charge applied per residential dwelling unit</i>					
Single Family/Townhouse ^{2,3}	260	\$6,734	\$1,413	\$8,147	
Multi-Family/Apartment ²	160	4,144	870	5,014	
Non-Residential Water Capacity Charges for Meters up to 2-Inches					
<i>Water Capacity Charge applied based on meter size</i>					
Meter Size	Capacity Ratio⁶				
3/4-inch ⁴	1.00	380	\$9,842	\$2,065	\$11,907
1-inch ⁵	1.67	633	16,403	3,442	19,845
1.5-inches ⁵	3.33	1,267	32,807	6,884	39,691
2-inches ⁵	5.33	2,027	52,491	11,014	63,505
Non-Residential Water Capacity Charges for Connections with Larger Meters					
<i>Water Capacity Charge applied based on estimated water demand (\$ per gpd)</i>					
Capacity Charge per GPD ¹		\$25.90	\$5.43	\$31.33	
<p>1 Based on costs per gpd developed in Tables 3 and 4.</p> <p>2 Source: Based on data provided by AECOM, Raimi + Associates, and the City.</p> <p>3 Single Family/Townhouse demand is roughly equal to 2013 average residential demand (pre-drought) reduced by 10% to account for permanent conservation.</p> <p>4 Based on 2013 use per non-residential 3/4-meter equivalent (pre-drought) reduced by 10% to account for permanent conservation.</p> <p>5 Based on water demand per 3/4-inch meter multiplied by the Capacity Ratio for each meter size.</p> <p>6 Based on American Water Works Association standard meter capacities for each meter size divided by the meter capacity for a 3/4-inch meter.</p> <p><i>Note: Standard Capacity Charges are shown. The City reserves the right to calculate alternative charges on a case-by-case basis to ensure charges reflect estimated water demand and/or recover the full costs of facilities benefiting new or expanded water service connections.</i></p>					

Employment Opportunities



The City of East Palo Alto is recruiting! If you are interested in a position with the City, and would like to view an up-to-date job listing, please visit: www.cityofepa.org/Jobs.aspx?CID=98.

Blues Festival

Join the Belle Haven Chamber of Commerce in their annual East Palo Alto Blues Festival, featuring Joe Louis Walker.

This free annual event will feature live music and vendor booths and will be held on August 4th and 5th from 12:00 PM to 5:00 PM at Bell Street Park (560 Bell Street). For more information call (650)799-8563.