

Menlo Park
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Dramatic plan for Gulch area

By Mary T. Fortney
 Times Tribune staff

East Palo Alto's Whiskey Gulch neighborhood would be transformed into a 1.5 million-square-foot office, hotel and retail building area under a plan proposed by a San Mateo developer.

The East Palo Alto City Council, sitting as the city's Redevelopment Agency, met Monday to consider the proposal for Whiskey Gulch, a

Redevelopment proposal for E. Palo Alto neighborhood

strip of bars, liquor stores, restaurants and small retail shops along University Avenue on the west side of the Bayshore Freeway.

However, it delayed any action on the developer's proposal until its next meeting March 16. At that time it will consider whether to give De Monet Industries of San

Mateo the exclusive right to develop the area. The term of the agreement would extend to Sept. 1, 1989.

De Monet's general plans include construction of up to an estimated 1.5 million square feet of office, hotel and retail space, and associated landscaping and parking space.

The proposed redevelopment would be built in three to six phases over four to 10 years.

The company's president, Joaquin De Monet, was reluctant today to give details of the proposal until an agreement is reached with the Redevelopment Agency.

De Monet said his firm is one of

the largest developers in the San Mateo area, with commercial development projects in San Mateo, San Jose, Texas and Los Angeles. The firm was involved in the redevelopment project for the Mariner's Island area in San Mateo.

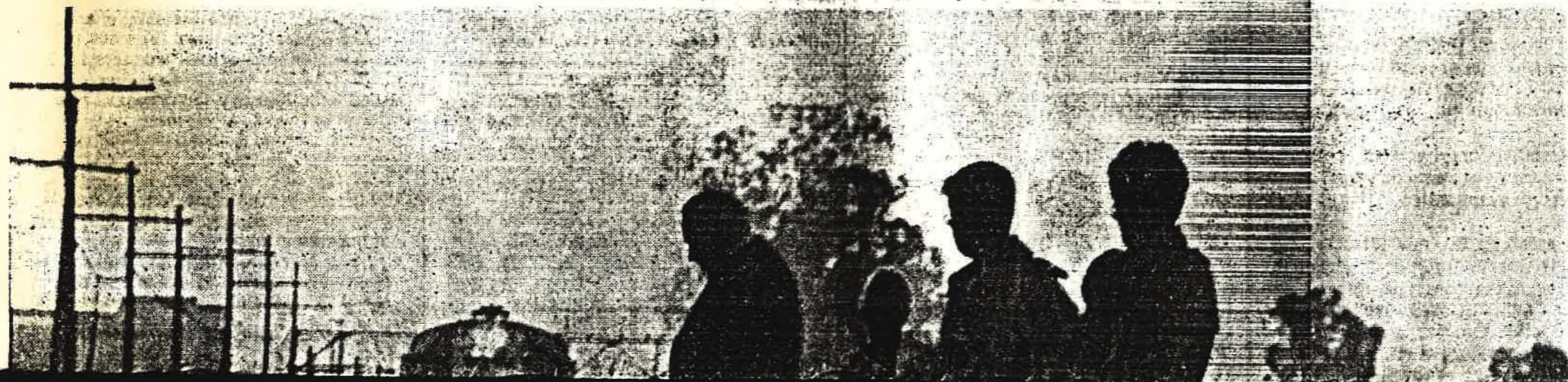
According to officials, the proposed redevelopment project would be financed by increases in property taxes produced by an increase in assessed valuations from

the new construction. A portion of the improvements on the site also may be financed through improvement assessments.

Whiskey Gulch, currently made up of small retail firms, dates back to the development of Stanford University when it was one of the few places in the area where alcohol could be served legally.

The East Palo Alto council re-

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Voter turnout is low

San Mateo County to pick sheriff, supervisor

By Mark Simon
 Times Tribune staff

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property to be developed by an or- Commission meeting Monday.

Galileo spacecraft to be reoutfitted

PASADENA (AP) — The Galileo spacecraft has been returned from Kennedy Space Center to Jet Propulsion Laboratory so it can be outfitted for a new trajectory for its postponed, \$1.36-billion mission to Jupiter. The spacecraft had been scheduled for launch from the cargo bay of a space shuttle last May. But the launch was postponed until at least October 1989 because of the Jan. 28, 1986, explosion of the shuttle Challenger and the June 1986 cancellation of the Centaur rocket program.

attempt to break the Geneva deadlock. The proposal dropped a Soviet demand that the United States restrict its Strategic Defense Initiative, popularly known as "Star Wars," before an arms control package could be agreed on.

In a speech to the 40-nation Geneva Conference on Disarmament, the Soviet Union today renewed its attack on the SDI research into a space-based missile-defense system.

CalTrain

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program unless the state help them run it or pays a cost for upgrading the

Either that, or he's got train," said Santa Clara supervisor and Transit board member Rod Diridon.

doesn't do one or the other give us a fairly funded joint the JPA (Joint Authority), it is his train. It ain on the side and that error as far as we are

Diridon said a state role in the operation of the San Francisco is not likely to be agreed at all and it is foolhardy to forge one, government and transit of trying to impart a sense to the discussions over, arguing that decisions made now for an orderly 1990.

It can't be another exercise," said Assemblyman Bea, R-San Carlos. "There are some definite things to be done now. It can't be one thing that is put off no one wants to make decisions," said Duplissea, chairman of the Assembly Transportation Committee.

Caltrans officials see a link as necessary to the traffic flow, because no new options are planned and options are enormous.

easy to see the locals had something, or sink in their gut," said Jim Gallagher,

deputy general manager of San Mateo County Transit.

But before the counties and local transit agencies agree to take the train, they are asking for major additions to the system, among them:

- The extension of the San Francisco train station into the city.
- The purchase of former train owner Southern Pacific's right-of-way and stations between San Jose and San Francisco.

- The extension of San Jose service to link up with a local light rail system now under construction downtown.

- The construction of a maintenance yard to service the Peninsula commute run.

Last year, 16,000 trips were made daily on the CalTrain, 60 percent of them by Peninsula commuters going to and from work in San Francisco.

If the rail line is to boost local ridership, proponents argue that the present San Francisco station must be moved from its location south of Market at Fourth and Townsend streets to a terminal nearer to downtown.

It is the big-ticket item of the proposed rail upgrading, one that may cost \$300 million to \$350 million.

Proponents claim it will vastly increase ridership, appealing to commuters who balk now at the 1-mile or greater walk to the downtown financial district.

It's a must, said Kopp. "The most important part is moving the San Francisco terminal. If that terminal isn't relocated, I wouldn't put a penny into that system," Kopp said.

Critics argue that the extension would come at the expense of more logical mass transit choices.

The Bay Area Council, a business organization concerned with regional growth issues, argued publicly against the extension.

GULCH

Continued from A-1

cently rechristened the neighborhood with a new name — "University Circle."

The council's Redevelopment Agency meeting was the first in about 18 months.

In the interim, the city set the stage for redevelopment by completing its general plan and an economic development element for the state, which are required before redevelopment begins. The next step now is to begin a redevelopment plan.

"All this time people have been saying we're against development," said Councilman Ruben Abrica. "But we couldn't jump the gun. We had to develop the general plan first."

The general plan was completed in December.

Abrica said developers have been lining up for quite awhile, waiting for the redevelopment process to begin.

VOTER

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for sheriff: acting sheriff Leonard Cardoza, San Mateo County Sheriff's Lt. Kenneth Frank; Santa Clara County Sheriff's Sgt. Joe Kirby; San Mateo County Sheriff's Deputy Quincy Tex Powell; county Supervisor Bill Schumacher; and Jim White, a federal police officer at the U.S. Mint in San Francisco.

In addition to the countywide contest, voters in San Mateo will cast ballots on Measure A for authorization to issue general obligation bonds.

The \$6.5 million bond issue

The city has targeted three areas for redevelopment. They are:

- The Whiskey Gulch area, renamed University Circle, a mix of shops, bars and restaurants on University Avenue west of the freeway.

- The commercial area along University Avenue east of the 101 Freeway.

- The industrial area along Bay Road, which includes auto wrecking companies and a chemical plant.

At the Redevelopment Agency's next meeting March 16 the agency will consider whether De Monet should be given the exclusive right to redevelop the University Circle area.

It is expected that the proposal also will be discussed at the City Council meeting following the agency's session.

If an exclusive agreement is approved, De Monet's proposal would have to go through the city procedures of public hearings, Planning Commission review and final action by the City Council.

would be used to finance the improvement of Beresford Park, the Laurie Meadows/Casanova parks, and Bayside/Joinville Park and the acquisition and the construction of a senior center.

Belmont voters will be asked for authorization to issue \$4.7 million in bonds for construction of storm drain improvements within the city.

Slocum, supervising his first balloting since being elected county clerk last year, said that the 3.8 percent turnout as of 10 a.m. is the lowest mid-morning sampling since 1973, when 4.07 percent of the voters had been to the polls by the same time.