

# CITY OF EAST PALO ALTO

## A G E N D A

PLANNING AGENCY MEETING, MONDAY, SEPTEMBER 12, 1983

### REGULAR MEETING

COUNCIL CHAMBERS, 2415 UNIVERSITY AVENUE, 8:00 P.M.

MAYOR: Barbara A. Mouton  
VICE-MAYOR: James E. Blakey, Jr.  
COUNCIL: Ruben Abrica, Omowale Satterwhite, Gertrude Wilks

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1. CALL TO ORDER

2. ROLL CALL

Council Members Present:

Council Members Absent:

5. NEW BUSINESS

(A) Adoption of Guidelines for the Implementation of the California Environmental Quality Act (CEQA)

4. PUBLIC HEARING

(A) Whether or not to adopt the East Palo Alto Community Plan and Final Environmental Impact Report, approved by the Board of Supervisors of the County of San Mateo on May 18, 1982, as the General Plan of the City of East Palo Alto, with the following change:

Consideration of a General Plan Amendment changing the land use designation of the Ravenswood High School Site from Medium-High Density Residential to Institutional and General Open Space (GPA 83-3, APN: 063-511-230, 063-512-220).

COUNCIL ACTION:

5. ADJOURNMENT

*Blakey -  
Abrica*

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To assist in the preparation of accurate minutes, the meetings of the Council of the City of East Palo Alto are tape recorded, which tapes will be preserved for two (2) years.

COUNTY OF SAN MATEO

Inter-Departmental Correspondence

Date: September 12, 1983

To: East Palo Alto Planning Agency

From: San Mateo County Planning and Development Division

Subject: Adoption of Guidelines for the Implementation of the California Environmental Quality Act (CEQA)

RECOMMENDATION

That your Agency, by resolution, recommend that the City Council adopt the State CEQA Guidelines as amended August 1, 1983, and the County CEQA Guidelines, April, 1978 as the City's guidelines for the implementation of the California Environmental Quality Act (CEQA).

SUMMARY

In order to comply with the California Environmental Quality Act (CEQA), the City of East Palo Alto must adopt guidelines for the implementation of CEQA. This can be done by adopting the State Guidelines through incorporation by reference in conjunction with adopting the County's Guidelines for administering specific objectives, criteria and procedures required of the City (or any agency) under Section 15022(a) of the State CEQA Guidelines.

BACKGROUND

By law, a governmental agency is required to comply with the California Environmental Quality Act (CEQA) procedures when the agency proposes to carry out or approve an activity. The activities may include those undertaken by the agency, financed by the agency or those which require approval by the agency. Section 15022 of the State CEQA Guidelines indicates that each public agency shall adopt objectives, criteria and specific procedures for implementing CEQA.

Section 15022(d) allows the agency to adopt the State CEQA Guidelines through incorporation by reference and also adopt the more specific procedures required by Section 15022(a) as a separate document.

Adoption of the State CEQA Guidelines, August 1, 1983, by reference together with the adoption of the County's Guidelines will fulfill the requirements of Section 15022.

DSN:fc - F2E01502

*find ECP  
to City Council for certification  
adopt.*



RESOLUTION NO. \_\_\_\_\_

PLANNING AGENCY, CITY OF EAST PALO ALTO, STATE OF CALIFORNIA

\* \* \* \* \*

RESOLUTION RECOMMENDING ADOPTION OF GUIDELINES  
FOR THE IMPLEMENTATION OF THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT OF 1970

\* \* \* \* \*

RESOLVED, by the Planning Agency of the City of East Palo Alto, State of California, that

WHEREAS, there has been presented to this Planning Agency for its consideration and recommendation Guidelines for the Implementation of the California Environmental Quality Act of 1970, consisting of the State CEQA Guidelines, August 1, 1973, and County of San Mateo Guidelines for the Implementation of the California Environmental Quality Act of 1970, adopted by Board of Supervisors Resolution No. 38458, April 1978, and

WHEREAS, this Planning Agency has examined and approved same as to both form and content and desires to recommend that the City Council of the City of East Palo Alto adopt said Guidelines.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that said Guidelines shall be forwarded to the City Council for their adoption.

Regularly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

AYES, and in favor of said resolution:

Planning Agency Members:

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\_\_\_\_\_  
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NOES, and against said resolution:

\_\_\_\_\_  
\_\_\_\_\_

ABSENT Planning Agency Members:

\_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk  
City of East Palo Alto

DSN:fc - F6E01502a

COUNTY OF SAN MATEO

Inter-Departmental Correspondence

Date: September 12, 1983

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noise element

To: East Palo Alto Planning Agency  
From: San Mateo County Planning and Development Division  
Subject: Adoption of East Palo Alto Community Plan as City General Plan

RECOMMENDATION

That your Agency, by resolution:

1982

1. Find the Final Environmental Impact Report on the East Palo Alto Community Plan to be acceptable and direct staff to transmit the Final EIR to the City Council for certification.
2. Approve the East Palo Alto Community Plan as the General Plan of the City of East Palo Alto.
3. Recommend that the City Council certify that the Final Environmental Impact Report is complete, correct, and adequate, and prepared pursuant to CEQA and State and County Guidelines.
4. Recommend that the City Council adopt the East Palo Alto Community Plan as the General Plan of the City of East Palo Alto.

*as our general plan the county general plan*

*and the EIR focus*

BACKGROUND

California State Law Requirements

California state law requires each city and county to adopt a general plan. Preparing, adopting, and maintaining a general plan serves to:

1. Identify the community's environmental, social, and economic goals.
2. State the local government's policies on the maintenance and improvement of existing development and the location and characteristics of future development needed to achieve community goals.
3. Establish within local government the ability to analyze local conditions and to respond to problems and opportunities concerning community development in a way consistent with local, regional, and state goals and policies.
4. Provide citizens with information about their community and with opportunities to understand and participate in the planning and decision-making process of local government.

*change in the plan light industrial zoning*

*M & K park General Plan*



5. Identify the need for and methods of improving the coordination of community development activities among all units of government.
6. Create a basis for subsequent planning efforts, such as the preparation of specific plans and special studies.

Until recently, State law only allowed general plans to be broadly stated policies which were more inspirational than legal. However, in 1971 zoning and subdivision approvals were required to be consistent with general plans. As a consequence, general plans became more legally forceable and specific, and began to present clearer standards for making consistency determinations.

### East Palo Alto Community Plan

After a two-year hearing process, a community plan for East Palo Alto was adopted by the San Mateo County Board of Supervisors on May 18, 1982. Prior to the Board's action, the draft plan was reviewed extensively by the Planning Commission and the East Palo Alto Municipal Council. The plan met all State General Plan and California Environmental Quality Act (CEQA) requirements at the time it was adopted.

### ISSUES

#### Land Use Decisions Must be Consistent with a General Plan

If the City desires to begin making land use and development decisions, it is imperative, because of consistency requirements, that it adopt a General Plan as soon as possible. State laws in recent years have required that more and more land use and development decisions be consistent with the General Plan. Laws now require that zoning; subdivisions; open space acquisition, disposal, and regulation; park dedication, capital improvement programs; development agreements; and redevelopment plans be consistent with the General Plan.

Although Section 65302.5 of the California Government Code allows newly incorporated cities 30 months to adopt general plans, land use decisions can only be made during this time if certain findings are made. These findings are: (1) that there is reasonable probability that the land use proposed in an application for a subdivision, rezoning, land use permit, variance or building permit will be consistent with the general plan that is being prepared or soon to be prepared within a reasonable time; (2) there is little or no probability of substantial detriment to or interference with the future adopted general plan if the use proposed is ultimately inconsistent with the general plan; and (3) the application is in conformance with State law or local ordinances.

Thus, it would be more practical, efficient and useful for the City to have a General Plan than to have to make these findings for each development application.

### ENVIRONMENTAL EVALUATION

A Final Environmental Impact Report that was determined to be complete, correct, and adequate, and prepared pursuant to CEQA and State and County Guidelines, was certified by the Board of Supervisors when the Community Plan was adopted. If the City adopts the plan as approved by the Board, no new environmental evaluation will be required.

PLANNING AGENCY, CITY OF EAST PALO ALTO, STATE OF CALIFORNIA

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RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT  
THE EAST PALO ALTO COMMUNITY PLAN AS THE GENERAL  
PLAN OF THE CITY OF EAST PALO ALTO

\* \* \* \* \*

WHEREAS, the San Mateo County Board of Supervisors adopted the East Palo Alto Community Plan on May 18, 1982; and

WHEREAS, the unincorporated Community of East Palo Alto became a city on July 1, 1983; and

WHEREAS, the goals of the East Palo Alto Community Plan are to:

1. Develop local business and economic entities which increase the income of community residents.
2. Increase the availability of retail goods and services in the community.
3. Protect current community residents from housing displacement.
4. Maintain the low density nature of current single-family areas.
5. Develop an adequate fiscal base to support municipal services that are responsive to community needs.
6. Develop adequate infrastructure capacity to allow for community growth and development.
7. Plan for the development of a range of new housing opportunities in the community for persons of all income levels.



COUNTY OF SAN MATEO

Inter-Departmental Correspondence

Date: September 12, 1983

To: City of East Palo Alto Planning Agency  
From: San Mateo County Planning and Development Division  
Subject: General Plan Amendment for Ravenswood High School Site (GPA 83-3)

BACKGROUND

APPLICANT: City of East Palo Alto.

OWNER: Sequoia Union High School District.

REQUEST/PURPOSE: Amend General Plan Land Use designation for Ravenswood High School Site.

LOCATION: 2415 University Avenue, East Palo Alto, California.

SIZE: Approximately 29 acres.

EXISTING ZONING: R-1/SS-101 (Single-Family Residential, 5,000 sq. ft. minimum parcel size).

EXISTING LAND USE: High School (vacant).

GENERAL PLAN DESIGNATION: Medium High Density Residential (8.8-17.4 du/ac.)

ENVIRONMENTAL EVALUATION: No further Environmental Review necessary (CEQA, Section 1506F).

East Palo Alto City Council Directive

On August 8, 1983, the City Council passed a motion directing staff to prepare a General Plan Amendment which would redesignate the Ravenswood High School site from Medium High Density Residential (8.8-17.4 du/ac) to Institutional and General Open Space.

Staff has prepared the Amendment which consists of: (1) a land use redesignation on the East Palo Alto General Plan Land Use Map (adopted by the Board of Supervisors May 18, 1982 and entitled Proposed Land Use), and (2) two policy changes in the adopted East Palo Alto Community Plan. These amendments are contained in Attachment "A".



## Summary of Previous County Actions

When approving the East Palo Alto Community Plan on February 10, 1982, the San Mateo County Planning Commission designated the entire high school site as Institutional. On May 18, 1982, the Board of Supervisors adopted the Community Plan but changed the designation to Medium High Density Residential (8.8-17.4 du/ac). The site, presently zoned R-1/SS-101 (Single Family Residential, 5,000 square feet minimum parcel size), was never rezoned to conform with either of the two land use designations.

## Detailed Description of Previous County Actions

The 1963 General Plan for East Palo Alto designated the Ravenswood High School site for a public high school. The school was constructed in the early 1960's and closed in 1976. An unsuccessful attempt was made at that time to acquire the site for public use.

In 1981, a new Draft Community Plan, developed by the San Mateo County Planning and Development Division, designated the developed part of the site as Institutional and the playing fields as Medium High Density Residential. These designations would have allowed the High School District to develop a portion of the site with residences, while maintaining the buildings for public uses. During community workshops and public hearings on the Plan, concern was expressed repeatedly about the inadequacy of recreational lands in the community. At the same time, the High School District reiterated its strong desire to find either an institutional user for the site or obtain a land use designation which would allow the District to market the site at the best possible price. The District suggested either Medium High Density Residential or a Research and Development designation for the site in the event public acquisition did not prove feasible.

At a joint study session of the District and the Municipal Council in October 1981, a blue-ribbon task force was established to fully investigate all possibilities for public acquisition of the site. The task force, however, reported to the Commission in February 1982 that "... There were no public or private funds available to acquire the Ravenswood High School site. Even if there were funds, the only entities that have legal standing to acquire the site are the Ravenswood Recreation and Park District and the County of San Mateo." In recognition of this report and the Municipal Council's continued request for an interim Institutional designation over the entire high school site, the Planning Commission, during the November meeting, designated the entire site as Institutional until the possibility of public acquisition was again fully explored. When the Commission took final action on the Community Plan on February 10, 1983, they retained the Institutional designation for the entire site.

Following, the Board of Supervisors began hearings on the Draft Plan and on April 29, 1982, established a task force consisting of two supervisors, two East Palo Alto Municipal Council members, and two Sequoia Union High School District representatives to resolve the land use issue concerning the Ravenswood High School site. The task force, consisting of Supervisors Speier and Gregorio, Superintendent Harry Reynolds, and Board of Trustee Member Richard Dorst, and Councilpersons Mouton and Driessel, met on May 3, along with staff members. Dr. Reynolds proposed that the entire site be designated for light



industrial use, and that, through a separate agreement, the high school buildings and immediately surrounding land be set aside for one year to allow for possible public acquisition. Terms of sale would be negotiated and would be based on the use of the lands for a public park. In ensuing discussions during that meeting, light industrial use of this site was deemed not to be appropriate for a number of reasons.

Dr. Reynolds indicated that a light industrial designation was proposed primarily because of current market conditions; however, the district would make the same proposal concerning a one-year agreement to sell the buildings and surrounding area at below market terms if the site were designated Medium High Density Residential. The following compromise proposal was then developed:

1. The entire site would be designated Medium High Density Residential.
2. The School District would give the County an option (assignable at the discretion of the Board of Supervisors to some other appropriate public entity) to purchase for park purpose approximately 8 acres of the site, including the buildings, gym, swimming pool and some of the surrounding open space, at a price to be agreed upon.

The effect of the compromise solution would be to allow the School District (following approval of a minor subdivision to split the parcel) to sell 20 acres for development, while the community would have one year to purchase 9 acres, including the buildings, at a greatly reduced price.

Since adoption of the Community Plan, the School District entered into an agreement with the County giving the County an option to purchase the 9 acre site. To date, the County has not done so. The agreement will be in effect until December 7, 1983, and can be extended.

## ISSUES

### Specific Land Use Designations

When adopting the General Plan Amendment, it will be necessary for the City of East Palo Alto to specify which land shall be designated Institutional and which land General Open Space. Attachment "A" illustrates an amendment which would designate the existing school buildings as Institutional and the school's recreational facilities as General Open Space.

### Zoning

The site will eventually have to be rezoned to be in conformance with the General Plan Amendment. There is no existing zoning district which specifically conforms to an Institutional designation although several zoning districts allow Institutional uses. Two districts, the Resource Management (RM) and Conservation and Community Open Space (COSC), would conform to a General Open Space designation.

The rezoning will require the Planning Agency and the City Council to hold at least one public hearing each. It will also require that property owners within 500 feet of the perimeter of the property are notified 10 days before each hearing.



## ENVIRONMENTAL EVALUATION

An Environmental Impact Report was prepared for the East Palo Alto Community Plan in July 1981. The Draft EIR received a 45-day public review period. The Preliminary Final EIR and the Community Plan were subjected to comments at numerous public hearings until certification of the Final EIR and adoption of the Plan by the Board of Supervisors on May 18, 1982. During this 10-month review process of the EIR and Plan, a number of alternatives were considered for the Ravenswood High School site including Institutional and Open Space uses. The Preliminary Final EIR discussed the impacts of Open Space use of the undeveloped portion of the high school site. The Draft EIR discussed the impacts of Institutional use of the entire site. For these reasons and according to Section 15067 of CEQA/EIR Guidelines, no further environmental review is necessary for a General Plan Amendment which would designate the Ravenswood High School site as Institutional and Open Space.

## ATTACHMENTS

Attachment "A": General Plan Amendment for Ravenswood High School Site

MLD:jmr - J2P01456

ATTACHMENT "A"  
GENERAL PLAN AMENDMENT FOR THE  
RAVENSWOOD HIGH SCHOOL SITE



### III. COMMUNITY RESOURCES AND FACILITIES POLICIES

#### 4.2 Ravenswood High School

- a. Designate the entire site as Medium High Density Residential. At the time an application is submitted for development of this area, require the applicant to prepare a Planned Unit Development. existing high school buildings as Institutional.
- b. Designate the remaining portion of the site as General Open Space.
- c. ~~Authorize staff to negotiate an agreement between the Sequoia Union High School District and the County which gives the County (or another public agency designated at the discretion of the Board of Supervisors) the option, for a one-year time period from the date of the agreement, to purchase 8 acres for park purposes at a price and location to be agreed upon.~~

### III. LAND USE POLICIES

#### RESIDENTIAL LAND USE

#### 7.4 Development of the Ravenswood High School Site

Designate the Ravenswood High School site as Medium High Density Residential. At the time an application is submitted for development of this area, require the applicant to prepare a Planned Unit Development.



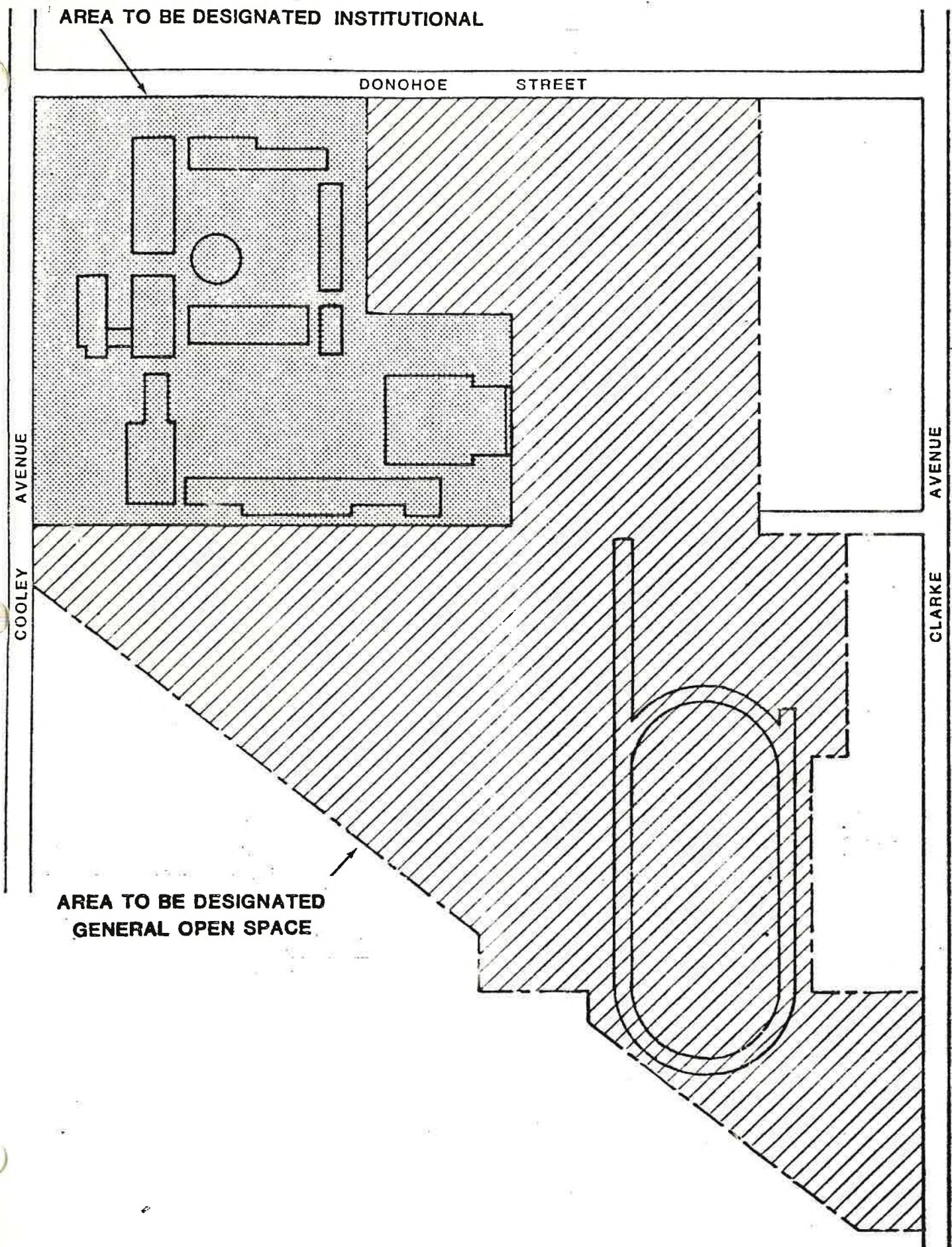


Figure 1.



RESOLUTION NO. \_\_\_\_\_

PLANNING AGENCY, CITY OF EAST PALO ALTO, STATE OF CALIFORNIA

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RESOLUTION APPROVING THE RAVENSWOOD HIGH SCHOOL SITE  
~~GENERAL PLAN AMENDMENT AND RECOMMENDING THAT THE CITY COUNCIL~~  
~~ADOPT THE AMENDMENT AS AN AMENDMENT TO THE GENERAL PLAN~~  
OF THE CITY OF EAST PALO ALTO

*which includes*

\* \* \* \* \*

WHEREAS, the San Mateo County Board of Supervisors adopted the East Palo Alto Community Plan on May 18, 1982; and

WHEREAS, the unincorporated Community of East Palo Alto became a city on July 1, 1983; and

WHEREAS, the Ravenswood High School Site General Plan Amendment was properly advertised and subject to public review at the East Palo Alto Planning Agency's public hearing of August 22, 1983 and September 12, 1983; and

WHEREAS, according to Section 15067 of CEQA/EIR Guidelines, no environmental review of the amendment is necessary,

NOW, THEREFORE, BE IT RESOLVED, THAT THIS PLANNING AGENCY:

1. Approves the Ravenswood High School Site General Plan Amendment as an amendment to the General Plan of the City of East Palo Alto.
2. Recommends that the City Council adopt the amendment as an amendment to the General Plan of the City of East Palo Alto.

Regularly passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 1983.

AYES, and in favor of said resolution:

Planning Agency Members:

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NOES, and against said resolution:

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ABSENT Planning Agency Members:

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ATTEST: \_\_\_\_\_

City Clerk

City of East Palo Alto

MLD:pb - P6P01471



8. Provide adequate recreational opportunities for all community residents; and

WHEREAS, the Community Plan has been designed to promote attainment of these goals; and

WHEREAS, the adoption of the Community Plan as the City's General Plan was properly advertised and subject to public review at the Planning Agency's public hearing of September 12, 1983; and

WHEREAS, an environmental impact report has been prepared in accordance with the California Environmental Quality Act and San Mateo County Guidelines, assessing the impacts of the East Palo Alto Community Plan.

NOW, THEREFORE, BE IT RESOLVED, that this Agency:

1. Finds the Final Environmental Impact Report on the East Palo Alto Community Plan to be acceptable and directs staff to transmit the Final EIR to the City Council for certification.
2. Approves the East Palo Alto Community Plan, as the General Plan of the City of East Palo Alto.
3. Recommends that the City Council certify that the Final Environmental Impact Report is complete, correct, and adequate, and prepared pursuant to CEQA and State and County Guidelines.
4. Recommends that the City Council adopt the East Palo Alto Community Plan as the General Plan of the City of East Palo Alto.

Regularly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

AYES, and in favor of said resolution:

Planning Agency Members:

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NOES, and against said resolution:

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ABSENT Planning Agency Members:

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ATTEST: \_\_\_\_\_

City Clerk

City of East Palo Alto

MDL:fc - F6P01483