

GENERAL PLAN AMENDMENT
RELATED TO THE INDUSTRIAL SECTION
AND THE FOUR CORNERS SECTION

CITY OF EAST PALO ALTO

Adopted By City Council Resolution No. _____
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GENERAL PLAN AMENDMENT
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AND THE FOUR CORNERS SECTION

PART I. PURPOSE AND SCOPE OF AMENDMENT

A. Background

The General Plan for the City of East Palo Alto (the "General Plan") was adopted in December 1986 as the City's basic policy document for directing the community's future. The General Plan identified as key elements of the community's economic development program the revitalization of the industrial area of the City (hereinafter referred to as the "Industrial Section") and the commercial hub at the intersection of University Avenue and Bay Road (hereinafter referred to as the "Four Corners Section"). The effective use and reuse of under-productive developable land resources in these two subareas is viewed in the Economic Development Element of the General Plan as central to the creation of job opportunities and expanded incomes for City residents, generation of revenues to support improved and expanded City services, and provision of adequate basic neighborhood goods and services within the community.

Building upon the original General Plan, this General Plan Amendment sets forth updated and expanded goals, objectives,

policies and implementation strategies for the revitalization of the Industrial Section and the Four Corners Section. Part I of the General Plan Amendment provides background information to set the context of the Amendment, including a description of the areas involved, a summary of the Amendment's purpose and scope, the relationship of the Amendment to the Ravenswood Industrial Area Redevelopment Plan that is being prepared concurrently, an outline of the California Environmental Quality Act ("CEQA") review process for the General Plan Amendment and the Redevelopment Plan, and a preview of further planning actions that will be initiated to accomplish effective economic revitalization of the Industrial Section and the Four Corners Section.

Parts II-V of this General Plan Amendment set forth the actual text and map amendments to the Land Use, Economic Development, Circulation, and Conservation elements of the General Plan.

B. Description of the Sections

1. Industrial Section. The Industrial Section contains approximately 166 acres of land in the northeast quadrant of the City (see Map 1 for location of the Industrial Section). The Industrial Section encompasses all of the City's current industrial facilities and all of the land zoned "industrial" in the City's Zoning Ordinance and designated for industrial use in

the General Plan. The Industrial Section's current land uses include a Pacific Gas and Electric Company substation, a chemical manufacturing plant, a solvent recycling facility, a wide variety of small-scale industrially-related businesses, large scattered areas of unused and minimally used land (primarily auto salvage and storage yards), a few scattered residences, and a wetlands area along the northeastern boundary.

Many of the businesses in the Industrial Section employ hazardous materials in their operations. Past operations have resulted in contamination problems that will impair the long-term development potential of the Industrial Section unless extensive remediation efforts are undertaken. The Industrial Section is fragmented into numerous small parcel ownerships, making it difficult for existing businesses, private developers and potential new business users to assemble parcels large enough to sustain modern industrial operations. Access to the Industrial Section is generally inadequate, with Bay Road serving as the only truck route from the Section to the City's arterial circulation system and ultimately to the regional transportation network. Circulation and utility systems within the Industrial Section are similarly deficient by modern industrial standards.

As a result of these deficiencies, development of the Industrial Section has been extremely slow and the employment densities of existing uses are considerably below the typical densities for industrial employment centers elsewhere in San

Mateo and Santa Clara counties. Consequently, the use of land in the Industrial Section has failed to meet key General Plan goals related to the provision of an employment and income base for City residents, and generation of revenues to support and increase City services.

2. Four Corners Section. The Four Corners Section comprises approximately 20 acres of land in the vicinity of the City's major commercial intersection at University Avenue and Bay Road (see Map 1 for location of the Four Corners Section). The Four Corners Section constitutes one of the three major shopping concentrations in the City and its development as a community "hub" or focal point is designated in the Land Use Element as a priority objective.

Unfortunately, two-thirds of the Section's land currently sits idle, with the remainder used for the County Office Building, several small scale retail/commercial enterprises, and three single family residences. The Nairobi Shopping Center, built in 1957 at the northeast corner of University Avenue and Bay Road to serve the community as a full service commercial center, has recently been razed due to its dilapidated condition and its inability to become commercially viable. Consequently, the Four Corners Section currently fails to fulfill its designated role in the General Plan as the community's commercial "hub".

C. Purpose and Scope of Amendment

In the past year, the City has initiated a review of certain economic development goals, objectives, and policies and the crucial role of the Industrial Section and the Four Corners Section in their achievement. This review has been undertaken partly as a periodic reassessment of the General Plan called for in Land Use Element General Goal III ("to monitor land use needs and periodically determine whether changes in land use are needed"). The review has been further stimulated in response to and in anticipation of various private development proposals for the two Sections.

This General Plan Amendment is one of two policy outcomes of the review of development needs and potential of the Industrial Section and the Four Corners Section. (The other policy document, the Ravenswood Industrial Area Redevelopment Plan, is described in Section D below). The General Plan Amendment is intended to provide a comprehensive update of the City's goals, objectives, and policies for revitalization of the two Sections. While the updated goals, objectives, and policies are more detailed than those contained in the original General Plan, they build upon and are consistent with the fundamental economic development goals for the Industrial Section and the Four Corners Section first articulated in that document.

This General Plan Amendment encompasses a comprehensive, coordinated set of revisions to five elements of the General

Plan, thus providing in a single integrated document the City's current vision for revitalization of two of its key subareas. At the same time, the policy plan for the Industrial Section and the Four Corners Section set forth in this General Plan Amendment is structured to fit within and be internally consistent with the framework of overall goals, objectives, and policies contained in the General Plan.

Because of their symbiotic relationship, it is appropriate to consider the revitalization of the Industrial Section and the Four Corners Section in an integrated General Plan Amendment. The two areas are physically and economically interrelated. The Four Corners Section serves as a physical and psychological "gateway" to the Industrial Section. Physical and economic revitalization of the Four Corners Section is important in creating the positive community image necessary to stimulate further private investment in the nearby Industrial Section. In turn, establishment of a strong employment and income base, both among City residents and other employees in the Industrial Section, will help to support the desired neighborhood commercial revitalization of the Four Corners Section. Finally, development of effective transportation links to the Industrial Section, which will in part involve the use of Bay Road and University Avenue through the Four Corners Section, will directly impact the revitalization potential of both areas.

D. The Redevelopment Plan

Concurrently with consideration of this General Plan Amendment, the East Palo Alto Redevelopment Agency (the "Agency") is preparing for consideration by the City Council a Ravenswood Industrial Area Redevelopment Plan (the "Redevelopment Plan"). The Redevelopment Plan encompasses essentially the same project area that is the subject of this General Plan Amendment. While the General Plan Amendment articulates the development goals, objectives and policies for revitalization of the Industrial Section and the Four Corners Section, the Redevelopment Plan will serve as a primary technique to accomplish those goals, objectives and policies. This coordinated use of the General Plan and the Redevelopment Plan implements the "tiered" planning approach recommended in both the Land Use and Economic Development elements of the General Plan.

The Redevelopment Plan will expressly adopt the goals, objectives, policies and land use designations of the General Plan (as amended) and any subsequently adopted specific plan(s) for the Industrial Section and the Four Corners Section (see Section F below for a further discussion of the adoption of a specific plan or plans). The Redevelopment Plan will imbue the Agency with legal authority to work with property owners, developers, and prospective business operators to assemble parcels, undertake necessary site and infrastructure improvements, and enforce design standards to stimulate

revitalization consistent with the General Plan. Chief among the powers of the Agency will be the ability to assist the private sector, where necessary, in financing land assembly, site improvements (including hazardous materials remediation), and infrastructure improvements (circulation and utility systems) using property tax increment revenue generated by development in the redevelopment project area.

E. CEQA Review

The General Plan Amendment and the Redevelopment Plan are the subject of an integrated program Environmental Impact Report (the "EIR") prepared pursuant to CEQA to evaluate the potential adverse impacts arising from implementation of the development program envisioned by these policy documents, as well as possible mitigation measures and program alternatives.

The City has served as the "lead agency" and the Agency as a "responsible agency" for preparation of the EIR. Following preparation of an Initial Study, City and Agency staff distributed a Notice of Preparation for the EIR on October 13, 1989. On behalf of the City and Agency, Wallace Roberts & Todd prepared a Draft EIR taking into consideration comments received in response to the Notice of Preparation. A Notice of Completion for the Draft EIR was published on February 14, 1990 and the Draft EIR was circulated for a 45-day comment period. Following the comment period, Wallace Roberts & Todd completed the Final

EIR, consisting of the Draft EIR together with responses to 21 comments received on the Draft EIR.

The Final EIR was certified by concurrent resolution of the City Council and the Agency on July 2, 1990. Pursuant to the concurrent resolution, the City Council made the findings required pursuant to CEQA in connection with approval of the General Plan Amendment.

F. Subsequent Actions

As highlighted in the General Plan (as modified by this Amendment), following adoption of the General Plan Amendment and the Redevelopment Plan, a specific plan (or perhaps two separate specific plans) will be prepared for the Industrial Section and the Four Corners Section pursuant to the provisions of Government Code Section 65450 et. seq. The specific plan(s) will build upon the goals, objectives and policies of the General Plan to outline more precise development standards and implementation guidelines for the Industrial Section and the Four Corners Section.

The specific plan(s) will provide further policy guidance to the Agency in implementing the Redevelopment Plan and to the City Council, the City Planning Commission and City staff in processing development proposals. The specific plan(s) may, among other elements, contain revised zoning standards for the Industrial Section and the Four Corners Section.

PART II. LAND USE ELEMENT AMENDMENTS

The Land Use Element of the General Plan is amended as follows:

A. Residential Land Use - Large Scale Residential Development

The subsection entitled "Large Scale Residential Development" within the section entitled "Residential Development" on page 1-6 is revised by adding an additional sentence at the end of the first paragraph as follows (note: the entire paragraph is set forth below to provide context for the added sentence, which is underlined):

"East Palo Alto has several large land areas which could accommodate relatively large-scale residential developments. These include the 32-acre floricultural area south of O'Connor Street and various portions of the Industrial Section. Introduction of housing development in such areas would provide: (1) new housing opportunities for people with a range of income levels; and (2) new jobs in the community, both in construction and in the commercial sector which would grow to meet the needs of an expanding population. On the negative side, large scale residential development could also contribute to traffic congestion, noise pollution and diminish the amount of land available for agricultural and institutional uses. Because it is essential to preserve available industrially-designated land within the City to achieve the community's economic development goals, large scale residential development is determined to be inappropriate in the Industrial Section."

B. Industrial Land Use and Industrial Policies

The sections entitled "Industrial Land Use," "Type and Amount of Industrial Development," "Relationship of Industrial and Adjacent Residential Uses," and "Industrial Goals and Policies" (pages 1-18 through 1-21) are revised in their entirety to read as follows:

"INDUSTRIAL LAND USE

Current Setting of Industrial Section; Impediments to Development

The Industrial Section, containing approximately 166 acres in the northeasterly corner of the community, encompasses all of the City's current industrial facilities and all of the land zoned for industrial use in the City's Zoning Ordinance and designated for industrial use in this General Plan. The Industrial Section is generally bounded by the Southern Pacific railspur right-of-way and Clarke Avenue on the west, the baylands on the north and east, and Weeks Street on the south.

The Section's current land uses include a Pacific Gas and Electric Company substation, a chemical manufacturing plant, a solvent recycling facility, a wide variety of small-scale industrially-related businesses, large scattered areas of unused and minimally used land (primarily auto salvage and storage yards), a few scattered residences, and a wetlands area along the northeastern boundary.

The Industrial Section is surrounded by sensitive and valuable community resources: residential neighborhoods to the south and west; the "Four Corners" community center to the west on Bay Road at University Avenue; the baylands to the north and east; and Cooley Landing to the east. Industrial uses and circulation systems in the Industrial Section must be developed to be compatible with and provide buffers to these surrounding sensitive resources while enabling sound economic development of the Industrial Section itself.

Though long planned for industry, development of

desirable business operations in the Industrial Section has been very slow. To date, East Palo Alto has been bypassed by industries that have grown explosively in other nearby parts of San Mateo and Santa Clara counties, such as electronics and aerospace. Impediments to the development of such quality industries in the Industrial Section include:

1. Poor aesthetic quality of many of the current heavy industries and auto junk yards in the Industrial Section and functional incompatibility of such uses with more modern light industrial operations;

2. Extensive long-term use of hazardous materials on many parcels in the Industrial Section which will affect the reuse of surrounding parcels unless an effective remediation program is implemented;

3. Fragmentation of the Industrial Section into numerous small parcel ownerships, coupled with the scattering of developed and underdeveloped parcels, which makes it extremely difficult for prospective business users to assemble parcels large enough to sustain modern industrial operations;

4. Limited access (via Bay Road) to the City's arterial street system and thereby to the regional highway network;

5. Internal circulation and utility systems that are incomplete and wholly inadequate for modern industrial facilities; and

6. The perception by many potential desirable business users that the Industrial Section is unattractive and unsafe, due to its relative isolation, lack of visibility, and heavy industrial character of many of its current business operations.

Despite these problems, rising land values and the diminishing supply of light and general industrial land in the mid- and south-Peninsula area make the Industrial Section a potentially attractive industrial location if the impediments to development outlined above can be overcome through concerted public and private sector initiatives.

Vision for Development

The Economic Development Element outlines a series

of community economic development goals, including increasing existing resident incomes; generating sufficient revenues to support and increase City services; utilizing underproductive developable land resources; and enhancing natural amenities and the quality, safety, and function of the built environment in East Palo Alto.

As the community's industrial district, the Industrial Section can best serve to meet these objectives if public and private actions are directed to the attraction of higher quality, clean, light industry, such as electronics and other light assembly operations, research and development facilities, office headquarters and other ancillary facilities that support such light industry. Such uses have several distinct advantages over heavier industrial uses:

1. They tend to generate higher property tax revenues and can generate higher sales tax revenues for the City to support community services;
2. As employment intensive growth industries, they have the potential to provide greater numbers of lasting, higher income, employment opportunities for community residents; and
3. As "clean" industries, such uses are more compatible with surrounding sensitive land resources and will better conserve the community's physical environment.

While light industry and related operations constitute the preferred use for the Industrial Section, retention or attraction of some of the productive, labor intensive types of general industrial activities currently present in the Industrial Section would be acceptable as a means to achieve, to a lesser extent, the community economic development goals outlined above if market forces do not permit timely, large-scale development of light industrial operations. In any event, auto wrecking and storage yards and activities which continue to contribute to the hazardous materials problems of the Industrial Section should be phased out as rapidly as possible. New chemical plants and other activities which might contribute to future hazardous materials problems should not be introduced to the Industrial Section. The few scattered residences are incompatible with sound industrial development of the Industrial Section and should be removed, provided that suitable measures are taken to relocate the few affected households and to develop in-

fill replacement housing units in more suitable residential neighborhoods of the community.

To achieve this vision for the revitalization of the Industrial Section will require large-scale land assembly and reparcelization to provide larger more appropriately configured development parcels, as well as major efforts to remediate hazardous contamination problems, provide the necessary circulation system and utilities network for modern industrial operations, and create adequate buffers and functional interrelationships with surrounding land resources. Consequently, it is essential that the vision for Industrial Section revitalization be accomplished through implementation techniques, such as adoption of a redevelopment plan and specific plan, that will establish a concerted public and private sector action program.

INDUSTRIAL GOAL AND POLICIES

Following are a series of goals, objectives and policies to translate the vision for Ravenswood Industrial Section revitalization into reality.

GOAL

TO STIMULATE DEVELOPMENT AND REDEVELOPMENT OF THE RAVENSWOOD INDUSTRIAL PARK IN A MANNER THAT WILL BEST ACHIEVE THE GENERAL GOALS OF THE ECONOMIC DEVELOPMENT ELEMENT RELATED TO INCREASING EXISTING RESIDENT EMPLOYMENT OPPORTUNITY AND INCOMES, GENERATING REVENUES TO SUPPORT AND EXPAND CITY SERVICES, AND ENHANCING NATURAL AMENITIES AND THE QUALITY, SAFETY AND FUNCTION OF THE BUILT ENVIRONMENT.

Objective No. 1 To establish, through the City's land use regulations, the development of light industry and ancillary operations as the preferred use and certain types of general industry as an acceptable alternate use for the Industrial Section.

Policies

1. Encourage as the preferred development approach the attraction and development of high quality, labor intensive, clean, light industrial operations that are characterized by (a) significant potential for providing well-paying permanent jobs to local residents

and for generating property tax, sales tax and other revenues to support City services and (b) the generation of limited, mitigable adverse environmental impacts. Such light industry includes, without limitation, electronics and other light assembly operations, research and development facilities, office headquarters and other ancillary facilities that support light industrial operations.

2. Permit as an acceptable alternate use general industrial facilities otherwise described in the "General Industrial" land use designation category (see Table 2 of this Land Use Element), provided that such facilities do not preclude the attraction of potential light industrial operations to the Industrial Section as well. Preference among general industrial facilities should be given to facilities best meeting the criteria for light industry operations described in Policy 1 above.
3. Discourage the development of additional chemical plants, other uses described in the "Heavy Industrial" land use classification (see Table 2 of this Land Use Element), and uses that generate or have the potential to generate significant hazardous wastes. Existing chemical manufacturing facilities may remain in the Industrial Section subject to all federal and state development and operating standards and to standards to be specified in City land use regulations.
4. Encourage the removal of auto wrecking and storage yards and activities which continue to contribute to the hazardous materials problems of the Industrial Section in order to establish an environment more attractive for the preferred and alternate uses described in Policies 1 and 2.
5. Provide for the orderly relocation of the few households in the Industrial Section and replacement of the remaining housing units in the Industrial Section through in-fill development in more suitable residential neighborhoods of the City, applying state and local standards for residential relocation and replacement housing.
6. To promote the orderly development of the Industrial Section in accordance with Policies 1-5, establish in the City's land use regulations or other planning tools such as development agreements, as appropriate,

appropriate standards for setbacks, landscaping, parking, and control of noise, odors, smoke, other air emissions, liquid and solid waste, hazardous materials, and light-generated glare.

Objective No. 2 To promote development of the Industrial Section as envisioned in Objective No. 1 through the establishment of an appropriate circulation and utility network and remediation of existing hazardous materials problems.

Policies

1. Provide for development of a loop arterial street through the Industrial Section that provides access to the City arterial network via Bay Road at University Avenue and at a new intersection with University Avenue in the vicinity of the Southern Pacific rail crossing. The loop arterial should be designed and constructed to (a) create accessible large parcels suitable for modern industrial development, (b) adequately serve anticipated employee, truck and visitor traffic, (c) provide traffic flows through the University Avenue and Bay Road intersection that are compatible with revitalization of the Four Corners Section as a community center, (d) minimize noise and visual impacts on nearby residential and wetlands areas, (e) permit suitable access to the Cooley Landing area, and (f) provide for adequate linkage of the loop arterial at University Avenue near the Southern Pacific rail crossing (an area that is currently in the City of Menlo Park) through coordination of transportation planning efforts with the City of Menlo Park or through annexation of property near the proposed intersection, as appropriate.
2. Provide for development of utility systems suitable to the needs of modern industrial operations and causing minimum adverse environmental impacts on surrounding land resources.
3. Working with affected business and property owners, develop and implement a workable hazardous materials remediation and prevention program to (a) alleviate or minimize the adverse effects of past operations in the Industrial Section, (b) require new developments on

parcels impacted by past contamination to participate as appropriate in remediation efforts as a condition of development approval, and (c) prevent the generation of hazardous materials problems from ongoing current operations and from future new operations.

Objective No. 3 To provide for orderly industrial development of the Ravenswood Industrial Section in a manner that is sensitive to and supportive of surrounding land resources.

Policies

1. Encourage development of the Industrial Section with the preferred and alternate uses described in Objective No. 1 above, which are designated in part because they will minimize adverse impacts on surrounding areas.
2. Implement development of the circulation and utility systems described in Objective No. 2 above, which are intended to minimize adverse impacts on surrounding areas.
3. Retain the wetlands along the northeast boundary of the Section to the maximum extent reasonably possible. Any wetlands that must be eliminated for development of the loop arterial described in Objective No. 2, Policy 1 above should be mitigated by replacement of lost wetlands or other appropriate actions.
4. Provide for appropriate pedestrian and bicycle access to the Section.
5. Limit uses along the southern boundary of the Industrial Section (adjacent to the existing residential neighborhood) to research and development, office space and similar uses as provided in the "Industrial Buffer" land use designation (see Table 2 of this Land Use Element).
6. Promote development of the Industrial Section in a manner that facilitates access to Cooley Landing.
7. Promote development of the Industrial Section in a manner that retains and enhances the open vistas and habitat quality of the baylands and that preserves to the maximum extent possible natural corridors for the movement of wildlife to and from the baylands (this

Policy implements various goals and policies set forth in the Conservation Element).

Objective No. 4 To establish appropriate implementation mechanisms to coordinate the public and private sector resources necessary to achieve the above objectives.

Policies

1. Consider preparation and adoption of a redevelopment plan pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.) to provide resources necessary for land assembly, site preparation and infrastructure financing to achieve the above outlined objectives and policies.
2. Prepare and administer a specific plan pursuant to the provisions of Government Code Section 65450 et. seq. or other appropriate land use planning actions to provide the land use regulations and guidelines necessary to implement the above outlined objectives and policies.
3. Consider use of assessment districts, Mello-Roos districts, development fees and other financing techniques to provide for orderly development of the infrastructure improvements necessary to implement the above outlined objectives and policies."

C. Agricultural and Open Space Goals and Policies

A new Policy 3 is added to Goal I, Objective No. 1 of the section entitled "Agricultural and Open Space Goals and Policies" to read as follows:

- "3. Establish a mechanism for the orderly and timely termination of the sole Williamson Act contract for land in the Industrial Section (covering approximately 5 acres) and for conversion of other scattered agricultural uses in the Industrial Section (covering approximately an additional 5 acres) to promote and

ensure industrial development of that area consistent with the goals, objectives and policies set forth in the section of this Land Use Element entitled 'Industrial Goal And Policies'".

D. Special Area Goal and Policies

The following revisions are made to the section entitled "Special Area Goal and Policies" (page 1-31):

1. Policy 2 under Objective No. 1 is deleted (as it will be addressed more fully under a new Objective No. 4 set forth below), and former Policy 3 is renumbered to constitute Policy 2.

2. A new Objective No. 4 is added to read as follows:

Objective No. 4 To create a vibrant community center in the Four Corners Section that serves as a focal point for community activity and identity.

Policies

1. To the extent feasible under applicable market conditions, encourage the development of a concentration of compatible neighborhood commercial facilities in the Four Corners Section (the properties surrounding the intersection of University Avenue and Bay Road), including upon the former Nairobi Shopping Center site.
2. Encourage the development of compatible supporting uses that will add to the physical quality and vitality of the Four Corners Section, provide market support for neighborhood commercial facilities in the Four Corners Section, and establish the Four Corners Section as a focal point of community activity and identity. Such uses may include high density residential developments, offices, and institutional and open space facilities.
3. Establish through land use regulations (including a

specific plan prepared pursuant to Government Code Section 65450 et. seq.) a design program for the Four Corners Section that functionally and aesthetically integrates the various uses in the Four Corners Section, and creates an identifiable design theme demarking the Section as the City's community center. These regulations will include standards for common-use parking facilities and open spaces, building design and landscaping, and pedestrian and vehicular access.

4. Consider adoption of a redevelopment plan to assist in the assembly of land and the financing of infrastructure and common-use facilities necessary to accomplish Policies 1-3."

E. Redevelopment Plans.

A new subsection 16 is added to the section entitled "Land Use Element Action Program" to read as follows:

"16. Redevelopment Plans

Redevelopment plans prepared pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) are also appropriate implementation mechanisms for some of the areas for which specific plans will be prepared. A redevelopment plan establishes a redevelopment project area meeting certain statutory requirements within which the community's redevelopment agency (the East Palo Alto Redevelopment Agency) is authorized to undertake an action program to stimulate private investment and reinvestment.

Among other activities, a typical redevelopment plan enables a redevelopment agency to assemble land for disposition to private developers, work with property owners to revitalize private improvements, finance and construct public facilities and improvements such as streets, utility systems, parks, and public buildings, and implement special design standards. To finance the agency's activities, a redevelopment plan may authorize the collection of 'tax increment revenue' - the increased property tax revenue generated by

increases in project area assessed valuation as a result of the redevelopment program.

In brief, redevelopment plans provide a mechanism to allow the City, through the Redevelopment Agency, to obtain special financial resources and establish public/private cooperative efforts to affirmatively work toward implementation of the goals and policies of the General Plan and relevant specific plans, rather than passively waiting for market forces to achieve such goals and policies.

Redevelopment plans for appropriate areas may be prepared and adopted before, after or concurrently with the preparation of specific plans for such areas. The provisions of each redevelopment plan should be consistent with the goals, policies, land use designations and development standards of the General Plan and any existing or subsequently adopted relevant specific plan. (Please see further discussion of the redevelopment plan as a General Plan and specific plan implementation technique in the Economic Development Element.)"

F. Figure 1

Figure 1 of the Land Use Element on page 1-40 sets forth the General Plan land use designations for all land in the City. Figure 1 is hereby amended to set forth the land use designations for the Industrial Section and the Four Corners Section shown on Map 2 of this General Plan Amendment. Basically, Map 2 indicates "General Industrial", "Industrial Buffer", and "Resource Management" uses for the Industrial Section, and "Community Center" uses for the Four Corners Section.

G. Table 2

The following revisions are made to Table 2 of the Land Use Element on page 1-45:

1. The definition of the "General Industrial" land use designation is revised in its entirety to read as follows:

"General Industrial	Most light and general manufacturing, assembling, processing and storage, and related office and research and development facilities; 'heavy industrial' uses as defined in this Table 2 not permitted."
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2. A definition for the new land use designation "Community Center" is added to the end of Table 2 to read as follows:

"Community Center	Neighborhood commercial uses supported by high density residential developments, offices, and public buildings and open spaces to form an integrated 'core area' or 'hub' as the focus for community activity and identity."
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PART III. ECONOMIC DEVELOPMENT ELEMENT AMENDMENTS

The Economic Development Element of the General Plan is amended as follows:

A. Project Priorities

The first two numbered items in the section entitled "Project Priorities" on page 8-5 are revised to read as follows:

- "1. Development of a vibrant community center, including centralized neighborhood commercial facilities, in the Four Corners Section, as more fully set forth in the section of the Land Use Element entitled 'Special Area Goal and Policies.'
2. Development of the Industrial Section for light and general industrial uses, as more fully set forth in the sections of the Land Use Element entitled 'Industrial Land Use' and 'Industrial Goals and Policies'".

B. Recommended Action Program

The following revisions are made to the section entitled "Recommended Action Program for Economic and Physical Improvement":

1. The first sentence of the first asterisked action item (which appears on page 8-8) is revised to read as follows:

"The City Council should assign highest priority to the development of a vibrant community center, including centralized neighborhood shopping facilities, in the Four Corners Section, as more fully set forth in the section of the Land Use Element entitled 'Special Area Goal and Policies'".

2. The seventh asterisked action item (which appears on page 8-9) is revised to read as follows:

"The City Council/Redevelopment Agency should proceed with the preparation, review and adoption of redevelopment plans for appropriate key improvement sites. Specific plans should also be prepared for these sites. The redevelopment plan(s) should form a central element of the community economic development program for the City of East Palo Alto. (See further discussion of the use of redevelopment plans and specific plans for key improvement sites in the

section of the Land Use Element entitled 'Land Use Element Action Program'".)

3. The ninth asterisked action item (which appears on page 8-9) is revised to read as follows:

"The Redevelopment Agency should work with project area property owners in the manner prescribed for owner participation in the California Community Redevelopment Law and the applicable redevelopment plan(s)."

PART IV. CIRCULATION ELEMENT AMENDMENTS

The Circulation Element of the General Plan is amended as follows:

A. Figure 2

Figure 2 of the Circulation Element on page 6-6 sets forth the street classification system and truck routes in the City. Figure 2 is hereby amended to include the loop arterial street and truck route through the Industrial Section generally as shown on Map 2 of this General Plan Amendment.

B. Industrial Traffic

The section entitled "Industrial Traffic" on page 6-16 is revised in its entirety to read as follows:

"Industrial Traffic

The Industrial Section is relatively isolated from major highways. Trucks and other industrial traffic must pass through the center of East Palo Alto to reach the Industrial Section. Increased development of the Industrial Section will result in heavier volumes of traffic which could create problems of noise, congestion, and safety if such traffic is accommodated exclusively by the existing street network. Such problems would, in turn, diminish the Industrial Section's continued growth potential.

These problems could be mitigated through connection of a new loop arterial street from Bay Road northward through the Industrial Section and then westward along the abandoned Southern Pacific Railway spur, connecting back into University Avenue for easy access to the Dumbarton Bridge. Such an arterial is described more fully in the sections of the Land Use Element entitled 'Industrial Land Use' and 'Industrial Goal and Policies'. This loop arterial extension could be funded through a number of sources including an assessment district, direct developer and industrial property user contributions and redevelopment tax increment revenues."

C. Goal and Policies

Policy 7 under the subsection entitled "Roads" of the section entitled "Goal and Policies" on pages 6-19 and 6-20 is revised in its entirety to read as follows:

"7. Industrial Section Arterial Connector

Develop a loop arterial street through the Industrial Section that provides access to the City arterial network via Bay Road at University Avenue and at a new intersection with University Avenue in the vicinity of the Southern Pacific rail crossing. Such a loop arterial street will provide direct access from the Industrial Section to the Dumbarton Bridge and will alleviate congestion at the critical University Avenue/Bay Road intersection in the Four Corners Section and in surrounding residential neighborhoods. Since the likely location of the northern connection of the loop arterial street to University Avenue is

currently within the City of Menlo Park, planning for the loop arterial should be coordinated with the City of Menlo Park or actions should be taken to annex the necessary property, as appropriate. See Policy 1 of Objective No. 2 in the section of the Land Use Element entitled 'Industrial Goal and Policies' for a further description of the loop arterial street."

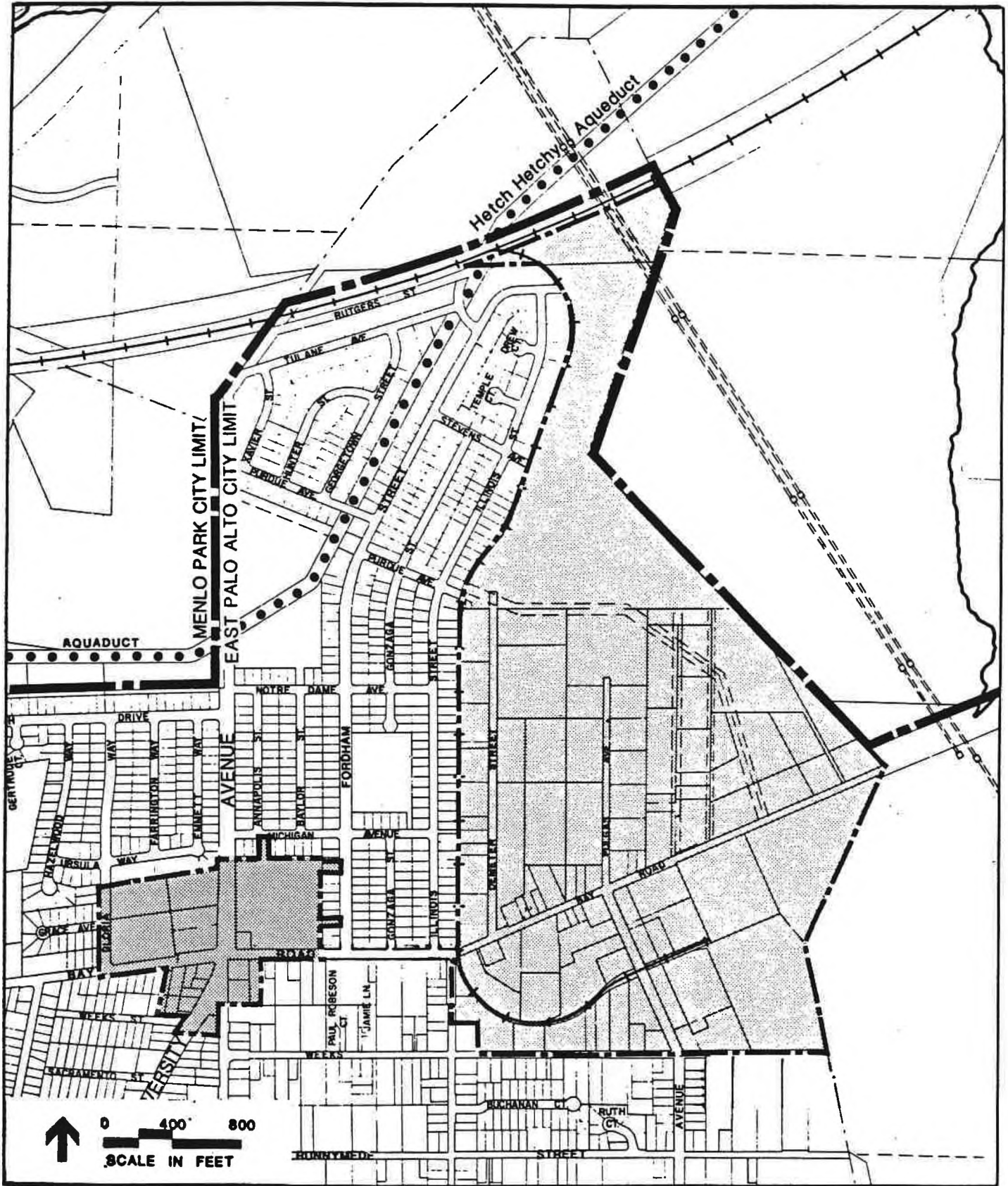
PART V. CONSERVATION ELEMENT AMENDMENT



The Conservation Element of the General Plan is amended as follows:

A. Agricultural Land Balance

A new Policy 3 is added to Goal IV ("to maintain a reasonable balance of agricultural land within the urban environment") on page 4-15 to read as follows:

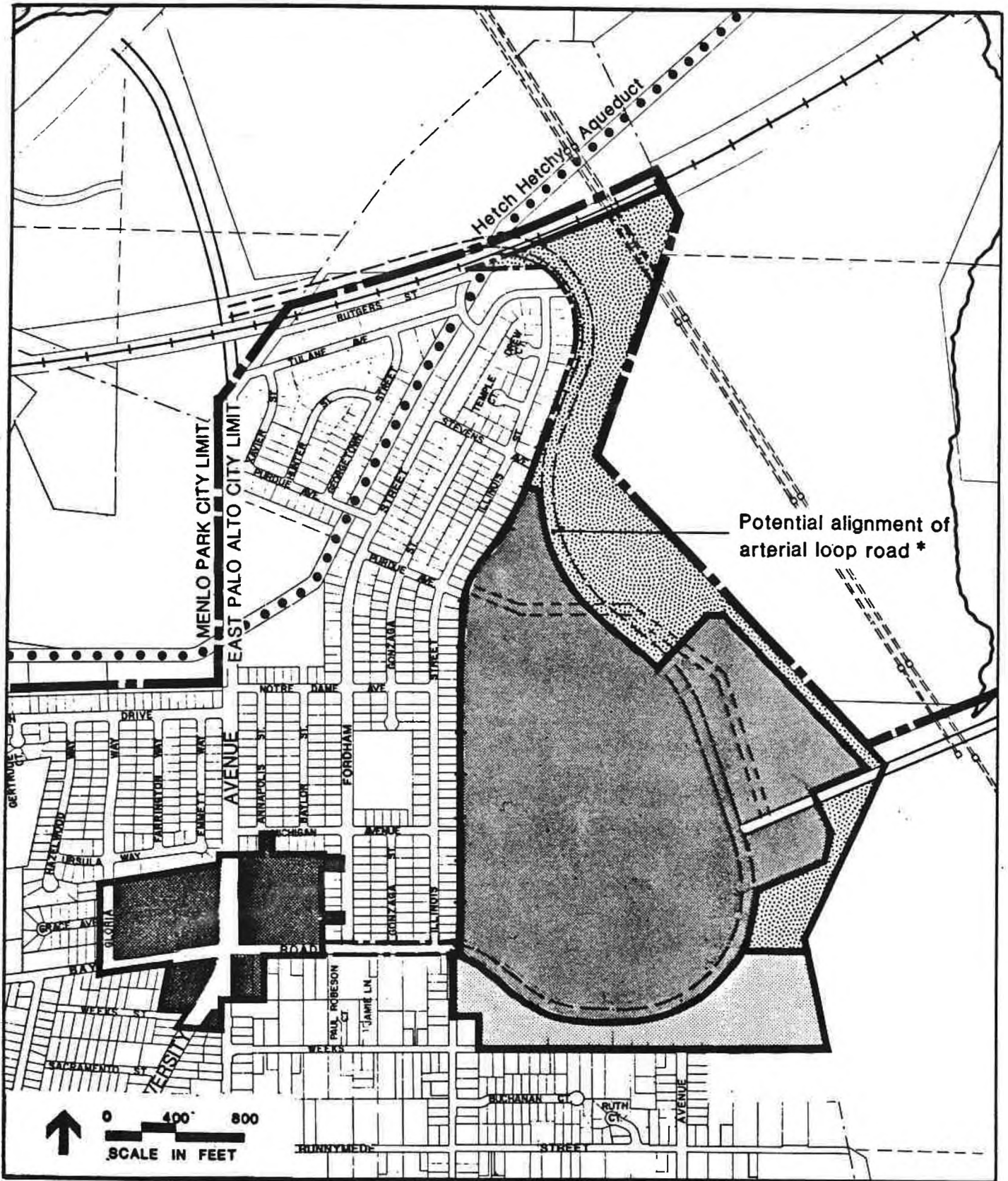
- "3. Establish a mechanism for the orderly and timely termination of the sole Williamson Act contract for land in the Industrial Section (covering approximately 5 acres) and for conversion of other scattered agricultural uses in the Industrial Section (covering approximately an additional 5 acres) to promote and ensure industrial development of that area consistent with the goals, objectives and policies set forth in the Land Use Element and the Economic Development Element."



-  Ravenswood Industrial Area
-  Four Corners





Ravenswood Industrial Area

Wallace Roberts & Todd



Potential alignment of arterial loop road *



-  Community Center
-  General Industrial
-  Industrial Buffer
-  Resource Management

* Note: Arterial loop road to be developed in accordance with Policy #7 of the Circulation Element of the General Plan.

Ravenswood Industrial Area

Wallace Roberts & Todd