

EAST PALO ALTO REDEVELOPMENT AGENCY

2415 UNIVERSITY AVENUE, EAST PALO ALTO, CA. 94303
TEL: 853-3100

MEMBERS:
James E. Blakey, Jr., Chairperson
Ruben Abrica, Vice-Chairperson
John B. Bostic
Warnell Coats
Barbara A. Mouton

VIRGUS O. STREETS, Ph.D.
Redevelopment Administrator

AGENDA

Peter Hardman

EAST PALO ALTO REDEVELOPMENT AGENCY, OCTOBER 19, 1987
REGULAR MEETING, 6:45 P.M.
COUNCIL CHAMBERS, 2415 UNIVERSITY AVENUE, EAST PALO ALTO

CHAIRPERSON: James E. Blakey, Jr.
VICE-CHAIRPERSON: Ruben Abrica
MEMBERS: John Bostic, Warnell Coats, Barbara A. Mouton

1. CALL TO ORDER AND ROLL CALL

Members Present:

Members Absent:

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

Minutes of meeting of September 21, 1987

4. REPORT ON PROJECT AREA COMMITTEE

Summary: Project Area Committee has 7 unfilled residential tenant seats and one residential owner seat in dispute to be resolved.

5. Preliminary analysis for designation of survey area at University and Bay Road site

Summary: University Avenue and Bay Road Site is identified in the General Plan as a Redevelopment Study Area. Preliminary analysis supports designation of a Survey Area.

Survey Area

6. Discussion and recommendation of other areas to consider for Economic Development Purposes

7. ADJOURNMENT

Redevelopment Agency meets every 1st and 3rd Mondays of each month at 5:45 p.m..

ADMINISTRATIVE REPORT

DATED: OCTOBER 16, 1987

STAFF REPORT

TO: Honorable Chairperson and Members of the Agency
APPROVED BY: Stanley H. Hall, City Manager
SUBMITTED BY: Virgus O. Streets, Redevelopment Administrator
SUBJECT: DESIGNATION OF A SURVEY AREA AT THE UNIVERSITY
AVENUE (BAY ROAD SITE)

RECOMMENDATION

Staff recommends that the Agency review the report and authorize staff to prepare materials needed for designating a Survey Area at the University Avenue (Bay Road site).

BACKGROUND

The Economic Development and Land Use Elements of the East Palo Alto General Plan (adopted December, 1986) identifies key improvement sites and links them to the City's development objectives to be implemented through the redevelopment process. "Development of a centralized neighborhood shopping district at the University and Bay Road site" is one of the priority economic development projects.

A preliminary analysis of the redevelopment potential of the University and Bay Road Site is attached.

The metes and bounds of the proposed survey is also attached. These metes and bounds conform to those drawn under San Mateo County's redevelopment procedures prior to incorporation. The preliminary analysis indicates that the area warrants further study for official designation as a redevelopment survey area. The survey area may be designated by resolution of the City Council. The resolution designating a survey area must contain 1) a finding that the area requires Study to determine if a redevelopment project or projects within the site are feasible and 2) a description of the boundaries of the area designated.

If so directed, staff will prepare the necessary material and information for the City Council to designate a survey area at the November 2, 1987 regular meeting

Staff Report

Designation of a Survey Area at the University Avenue (Bay Road Site)

October 16, 1987

Page 2

The Draft Preliminary Redevelopment Plan is intended to provide a guide for preparing a preliminary plan, once a survey and a project area are designated. You may wish to disregard the boundary description. Also, the description of blight within and about the University and Bay Road sites will be updated, should the Council/Agency decide to proceed.

DRAFT

12/10/86

UNIVERSITY AVENUE/BAY ROAD AREA
PRELIMINARY REDEVELOPMENT PLAN

I. Introduction

Redevelopment of the University Avenue/Bay Road area is being pursued in accordance with the provisions of the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.). The Law is the instrument by which California communities may establish a redevelopment agency to prepare and implement plans for the improvement, rehabilitation and reconstruction of blighted areas. The purpose of redevelopment plan is to facilitate the implementation of the community's economic, social and environmental development objectives as expressed in the adopted general plan.

East Palo Alto's General Plan was adopted by the city in December 1986. The plan links specific community development objectives to development of six key improvement sites. The University Avenue/Bay Road area is identified as the primary improvement site for neighborhood commercial development in the city. The primary goal of redevelopment in this area is to facilitate in the reconstruction of the Nairobi Shopping Center and development and rehabilitation of surrounding properties to form a commercial hub east of the Bayshore Freeway.

In 1984 the East Palo Alto City Council designated the entire city as a redevelopment survey area in order to determine the areas in which redevelopment projects may be feasible. The University Avenue/Bay Road area emerged from this process as being designated a redevelopment project area which meets the criteria of the redevelopment law and the city's development goals. The Preliminary Redevelopment Plan is a statutory requirement in the process of establishing a redevelopment project area. The Preliminary Plan is a brief document outlining the basic concept for redevelopment of the University Avenue/Bay Road area and is composed of the following five elements contained in Section II:

- A. Project Area Boundary Description.
- B. Proposed Land Use and Development Standards.
- C. Redevelopment Implementation.
- D. Conformance with the General Plan.
- E. Redevelopment Project Impacts.

II. Preliminary Redevelopment Plan Elements.

A. Project Area Boundary Description

The University Avenue/Bay Road redevelopment project area is an area of approximately 16 acres (excluding streets) in size located on the five corners surrounding the intersection of University Avenue and Bay Road in the city of East Palo Alto (see Figure 1). The boundaries of the designated project area for redevelopment are described as follows:

Beginning at the intersection of the southerly line of Lot 3, Block 4 of that certain subdivision entitled "Ravenswood Villas, San Mateo County, California" filed February 5, 1927 in Book 15, Subdivision Maps of San Mateo County, Pages 21 and 22, with the westerly line of Cooley Avenue as widened (60 feet wide) and shown on University Assessment Project No. 2 dated April 28, 1965, plans of which are filed in San Mateo County Public Work's (formerly County Engineer) Case I-2667, said intersection being a point in the boundary area of Project Area No. 1 of the East Palo Alto Urban Renewal Project adopted by San Mateo County Ordinance No. 2087; THENCE from said Point of Beginning and leaving said project boundary, westerly along said southerly line of Lot 3 to the intersection thereof with the easterly line of University Avenue as shown on the abovementioned Assessment Project and also shown on that Record of Survey filed in Voume 6, Licensed Land Surveys of San Mateo County, Pages 102 through 104; THENCE crossing said University Avenue westerly in a direct line to the southerly

Avenue, said curve having a radius of 8.5 feet; THENCE northwesterly along said curve on an arc to the left, a radial line to the the beginning of said curve bearing North 57 17' 57" West, having a central angle of 120 08' 43" and an arc length of 17.82 feet to a point in the southerly line of Weeks Street as shown on said Record of Survey; THENCE westerly along said southerly line to the intersection thereof with the southerly prolongation of the easterly line of Lot 21, Block 1 of said Ravenswood Villas Subdivision; THENCE northerly along said prolongation and easterly line and the easterly line of Lot 11 in said Block 1 to the northeasterly corner thereof and a point in the southerly line of Bay Road (50 feet in width) as shown on said Ravenswood Villas; THENCE crossing said Bay Road at right angles northerly to the northerly line thereof; THENCE westerly along said northerly line of Bay Road to the beginning of a tangent curve to the right as shown on that subdivision entitled "Tract No. 666 Santa Susanna Subdivision No. 1, San Mateo County, California", filed July 9, 1953 in Book 37, Subdivision Maps of San Mateo County, Page 16, THENCE along said curve having a radius of 20 feet a central angle of 97 40' an arc length of 34.09 feet to a point in the easterly line of Gloria Way (shown as Wilsey Way on said Santa Susanna Subdivision); THENCE northerly along said easterly line to the intersection thereof with the southerly line of Block 1 as shown on "Tract No. 724 Amended Map of Tract No. 704 Flood Park Estates, San Mateo County, California" filed august 4, 1955 in Book 43, Subdivision Maps of San Mateo County, Pages 11 and 12; THENCE easterly along said line of Block 1 to the southeasterly corner thereof; thence northeasterly in a direct line to the southwesterly

corner of Lot 1, Block 1 as shown on "Tract No. 644 Resubdivision of Block No. 1 of Tract No. 637 University Villages Subdivision No. 1 in Unincorporated Territory San Mateo County, California" filed December 6, 1951 in Book 34, Subdivision Maps of San Mateo County, Pages 5 and 6; THENCE easterly along the southerly line of said Lot 1 and Lots 2 and 3 in said Block 1 to the southeasterly corner of said Lot 3; THENCE northerly along the easterly line of said Lot 3 to the southerly line of Michigan Avenue as shown on said map; THENCE easterly along said southerly line to the northwesterly corner of Lot 4 in said Block 1; THENCE southerly and easterly along the westerly and southerly lines of said Lot 4 and continuing easterly along the southerly lines of Lots 5 through 9 in said Block 1 to the westerly line of Lot 11 in said Block 1; THENCE southerly and easterly along the westerly and southerly lines of said Lot 11 to the westerly line of Fordham Street as shown on said map; THENCE southerly along said westerly line to the northeasterly corner of Lot 12 in said Block 1; THENCE westerly and southerly along the northerly and westerly lines of said Lot 12 and continuing southerly along the westerly lines of Lots 13 through 17 in said Block 1 to the southwest corner of said Lot 17; THENCE easterly along the southerly line of said Lot 17 to said westerly line of Fordham Avenue; THENCE southerly along said westerly line to the northeasterly corner of Lot 18 in said Block 1; THENCE westerly and southerly along the northerly and westerly lines of said Lot 18 and continuing southerly along the westerly line of Lot 19 in said Block 1 to the northerly line of Bay Road as shown on said map, being a point also in the boundary of said Urban Renewal Project;

THENCE westerly along said northerly line to the intersection thereof with the northerly prolongation of the easterly line of that certain parcel described as Parcel 1 in the deed to James L. Casey and Wells Fargo Bank, N.A., trustees, and recorded under San Mateo County Recorder's File No. 85021132; THENCE southerly along said prolongation and easterly line of Parcel 1 to the southeasterly corner thereof; THENCE westerly along the southerly line of said Parcel 1 to the southwesterly corner thereof, said southwesterly corner being also the southeasterly corner of that certain parcel described as Parcel 1 in the deed to Clark W. Wallace and Roy L. Adger and recorded under San Mateo County Recorder's File No. 23569AH; THENCE continuing westerly along the southerly line of said Parcel 1 to the easterly right-of-way line of Cooley Avenue as shown on said University Avenue Assessment Project No. 2 plans; THENCE southwesterly on a direct line to the Point of Beginning.

B. Proposed Land Use and Development Standards

Proposed land uses, population densities and building intensities in the project area are based on the policies and standards of the East Palo Alto General Plan. The District consists of 24 parcels. Existing land uses (see Figure 2) are similar to proposed land uses (see Figure 3). Existing development consists of twelve predominately retail, commercial parcels (including a post office and substantially abandoned shopping center), five single-family residential parcels, two office parcels (including a parking lot) and five vacant parcels. Proposed development is reflected by current zoning designations. Twenty-two parcels are designated as C-1, Neighborhood Business, and two parcels are designated as O, Office. In addition, all parcels are designated as Combining Districts, S-2, S-3 or S-7, which allow and control the density of residential development. The following list indicates the potential uses, building intensities and associated population densities of the designated land uses:

Neighborhood Business	Retail commercial uses such as hardware, grocery and drug stores, beauty shops, banks and clothing stores allowed by right. Residential development is permitted with a use permit.
--------------------------	---

Office	Professional and business offices and medical and dental clinics allowed by right. Residential development permitted
--------	--

with use permit.

Combining
Districts

The S-3 district allows 9 residential units per acre, S-5 allows 17 units per acre and S-7 allows 35 units per acre. The minimum lot size is 5,000 square feet, maximum lot coverage is 50 percent, and maximum building height is three stories or 36 feet in all three districts. Available land in the project area outside of the shopping center, post office, and office sites could accomodate about 150 units which could result in a project area population of approximately 420.

The layout of the principal streets is indicated on the maps, Figures 1-3. University Avenue and Bay Road are designated by the city as major arterials. In addition, University south of Bay and Bay east of University are designated as a truck route providing access between the Ravenswood Industrial Park and the Bayshore Freeway. No change in street layout or designation is proposed at this time.

C. Redevelopment Implementation

The designated redevelopment area is characterized by abandoned and underutilized buildings and vacant land and an associated high incidence of loitering and crime, conditions which form a substantially blighted area under the terms of the California Community Redevelopment Law. The largest parcel consists of the abandoned 6-acre Nairobi Shopping Center and represents a serious loss of potential economic activity. Redevelopment will give the city the means to alleviate the blighted conditions and meet the land use and economic development goals of the city's adopted general plan. Specifically the redevelopment district will provide the means:

1. For the community to acquire the Nairobi Shopping Center site which has been abandoned and undeveloped by its current ownership.
2. To comprehensively define site development standards and restrictions on specific parcels that will meet community goals while streamlining the project design and approval process.
3. To use tax-increments or bond issues to help finance improvement and development projects that may be considered economically infeasible under the current physical conditions.

4. To fund landscaping and infrastructure improvements
to support new development.

D. Conformance with Community Plan

The Preliminary Redevelopment Plan is derived from and conforms to the elements and requirements of East Palo Alto's general plan. The major land-use designations outlined in the Preliminary Redevelopment Plan conform to the city's zoning code. The code by law must be consistent with the general plan and is one of the major means of plan implementation. Redevelopment therefore provides an opportunity to implement the provisions of the general plan to the extent that it encourages and assists development in the redevelopment project area consistent with zoning designations.

The land use element of the general plan prescribes a continuation of the existing land use and development pattern. The element envisions an in-fill development process which converts remaining developable parcels to uses consistent with the policies of the overall plan. The economic development element envisions development of the existing land-use pattern to provide for local business revitalization to increase local employment and resident income, the amount of goods and services available locally and the city's tax base.

Specific general plan land-use policies applying to the Bay/University redevelopment area are:

- Encourage development of a "hub" of neighborhood commercial uses at the Bay and University area to form a central business district, increase the tax base and give

East Palo Alto a stronger sense of identity. (Land Use Element).

- The City Council should assign highest priority to the development of a centralized neighborhood shopping center at the University Avenue and Bay Road site. (Economic Development Element).

E. Redevelopment Project Impacts

The Draft Environmental Impact Report for the East Palo Alto Redevelopment Project Area Boundary Amendment - 1981 evaluated project impacts for the maximum allowed development for all of the proposed redevelopment area except the three parcels at the southeast corner of University Avenue and Bay Road. One of the excluded parcels contains the post office and will probably not be subject to redevelopment. Of the remaining two parcels, one contains a residence and the second contains a commercial building that could contribute to project impacts. Project impacts on the residents of the area and surrounding neighborhood, however, should be similar to those described in the DEIR.

Immediate impacts will consist of the increased dust, noise and traffic of construction activity associated with the removal and reconstruction of the Nairobi Shopping Center. The neighborhood will lose the one operating business, a liquor store, in the center, which will be eligible for relocation. Other short-term impacts could be removal of the five occupied single-family residences and relocation of up to existing ten businesses in the project area.

Long-term benefits of redevelopment could be the establishment of approximately 130,000 square feet of retail and personal service businesses at the shopping center site plus additional commercial development on other parcels. Residential development allowed by the combining districts outside of the shopping center, post office

and office-designated parcels could allow development of a maximum of about 150 housing units, some which would be priced for low- and moderate-income buyers.

Redevelopment of the University/Bay area will result in increased traffic, noise, and demand for public services and facilities. The DEIR concludes, however, that the cumulative impacts of redevelopment should enhance the public safety, health and welfare and be beneficial. Long-term impacts can be mitigated by comprehensive redevelopment planning and individual project review to assure consistency with the policies of the city's general plan.

APPENDIX A

PARCEL OWNERS OF RECORD
UNIVERSITY AVENUE/BAY ROAD REDEVELOPMENT PROJECT AREA

63-103-310

Drew Medical-Dental Center
2111 University Ave., East Palo Alto 94303

63-103-360

63-103-370

63-103-380

63-103-390

63-103-400

63-103-420

63-103-430

County of San Mateo
C/D Department of General Services
Real Property Division
County Government Center
Redwood City 94063

63-111-230

County of San Mateo
C/D Department of General Services
Real Property Division
County Government Center
Redwood City 94063

63-111-250

Barca Industries
P O Box 50847, East Palo Alto 94303

63-203-160

Rassaw, James R
2242 University Ave, East Palo Alto 94303

63-203-170

Gaines, Charles R
7037 Cabernet, Newark 94560

63-203-180

Dyer, Cube and Francis
251 Ivy Dr, Menlo Park 94025

63-203-200

Bonner, Thomas J
593 Weeks St, East Palo Alto 94303

63-203-210

Davis, Venita G
585 Weeks St, East Palo Alto 94303

63-203-300

Blumenfeld, Stanley and Jeanine
2 Prado Secoya, Atherton 94025

63-203-310

Dyer, Cube and Francis
251 Ivy Dr, Menlo Park 94025

63-203-320

Roy L Adger, Inc
1586 Bay Rd, East Palo Alto 94303

63-203-330

Manuel, Wilma
860 San Clemente Way, Mountain View 94043

63-203-340

Rassaw, James R and Johnson, Suzann
2242 University Ave, East Palo Alto 94303

63-210-046

Baxter, Joseph G trustee and Baxter, Clyde L trustee
869 Northampton Dr, East Palo Alto 94303

63-220-540

County of San Mateo
C/O Department of General Services
Real Property Division
County Government Center
Redwood City 94063

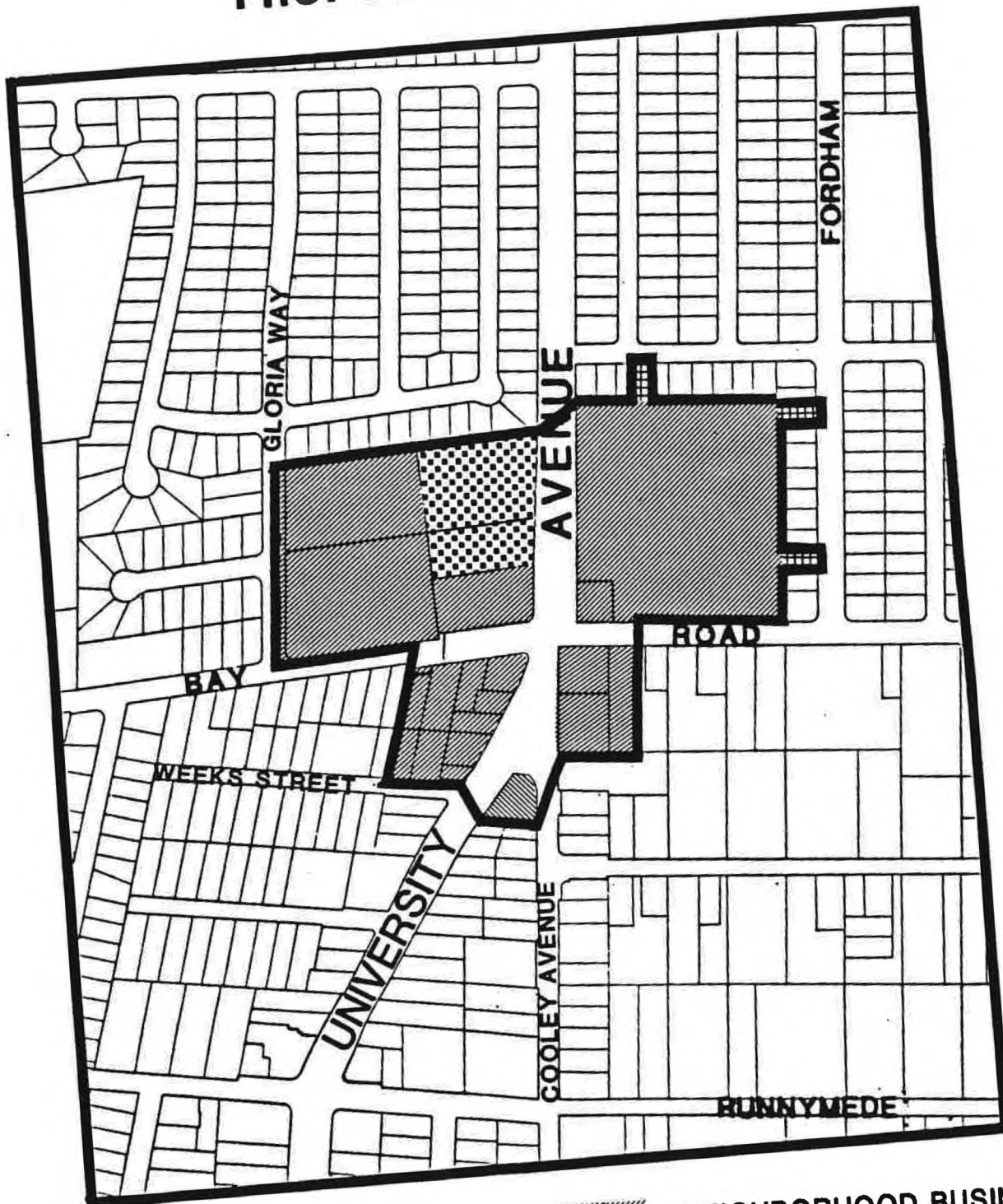
63-220-760



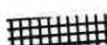
Casey, James L trustee and Wells Fargo Bank N A trustee
500 Hamilton, Palo Alto 94302

63-220-800

Wallace, Clark W and Adger, Roy L
1586 Bay Road, East Palo Alto 94303

UNIVERSITY AVENUE/BAY ROAD REDEVELOPMENT PROJECT AREA PROPOSED LAND USE

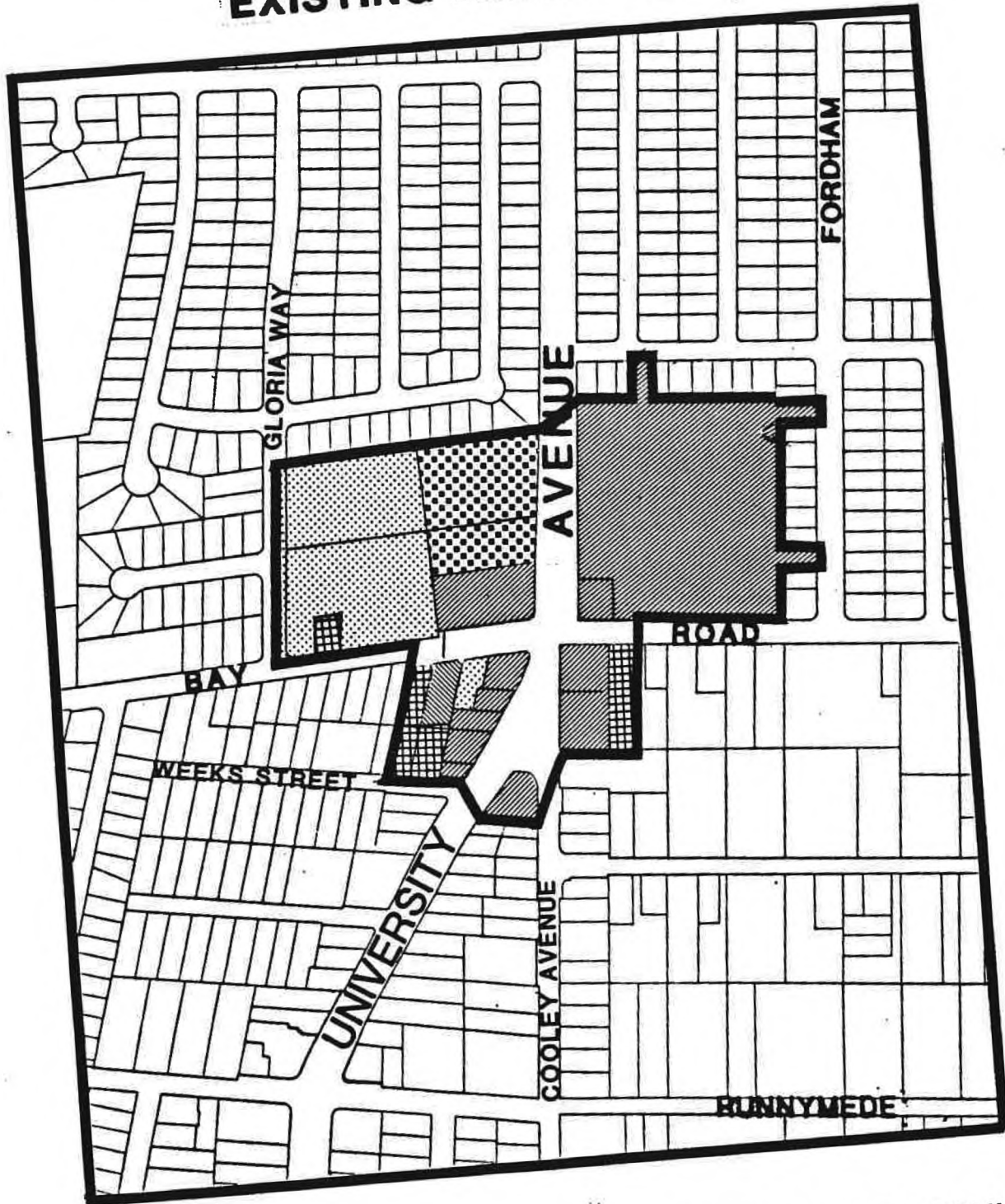


-  NEIGHBORHOOD BUSINESS
(WITH RESIDENTIAL
COMBINING DISTRICTS)
-  OFFICE
(WITH RESIDENTIAL
COMBINING DISTRICTS)
-  RESIDENTIAL



SCALE: 1 IN. EQUALS 400 FT.

UNIVERSITY AVENUE/BAY ROAD REDEVELOPMENT PROJECT AREA EXISTING LAND USE

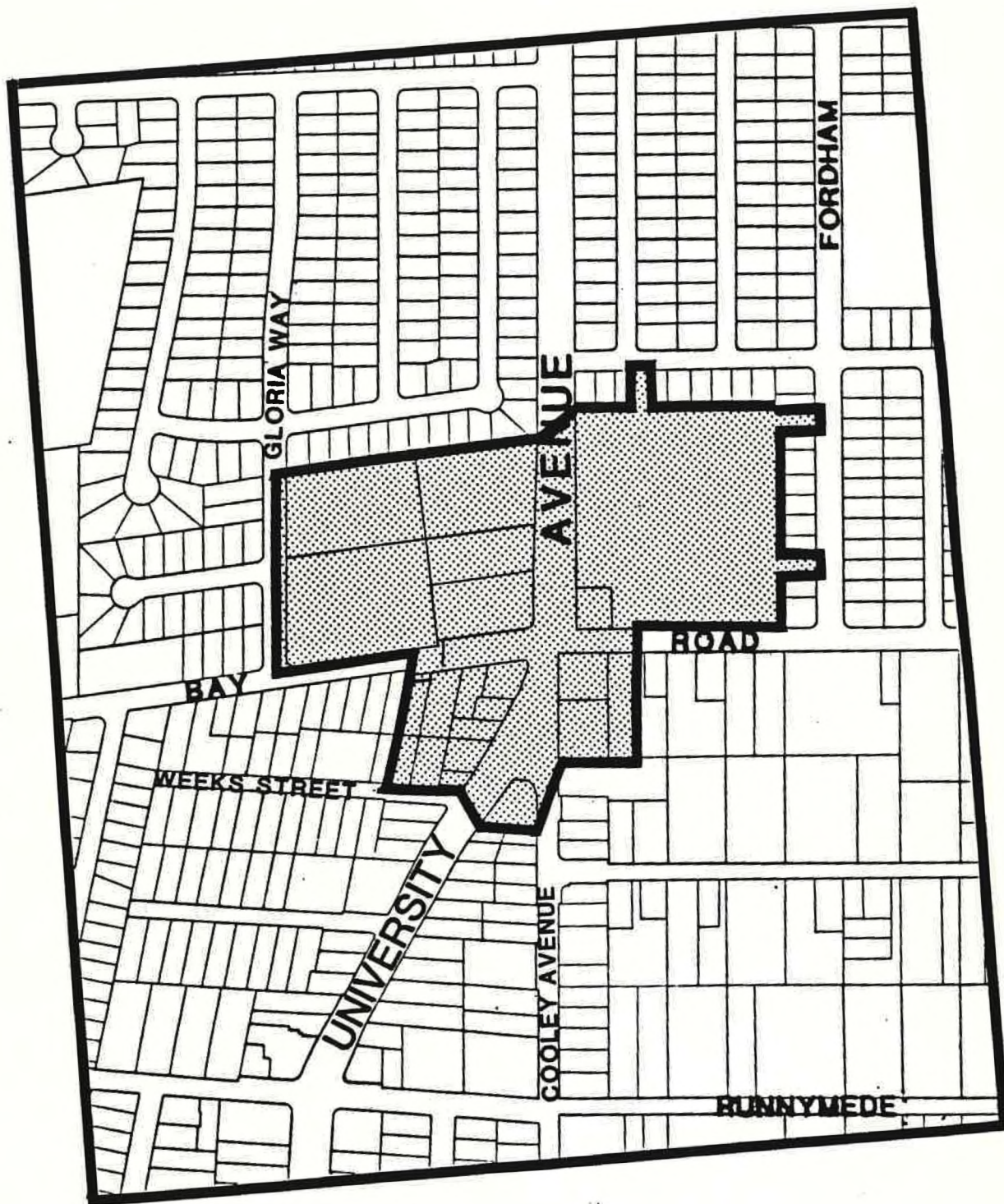


-  RETAIL COMMERCIAL
-  RESIDENTIAL
-  OFFICE/INSTITUTIONAL
-  VACANT



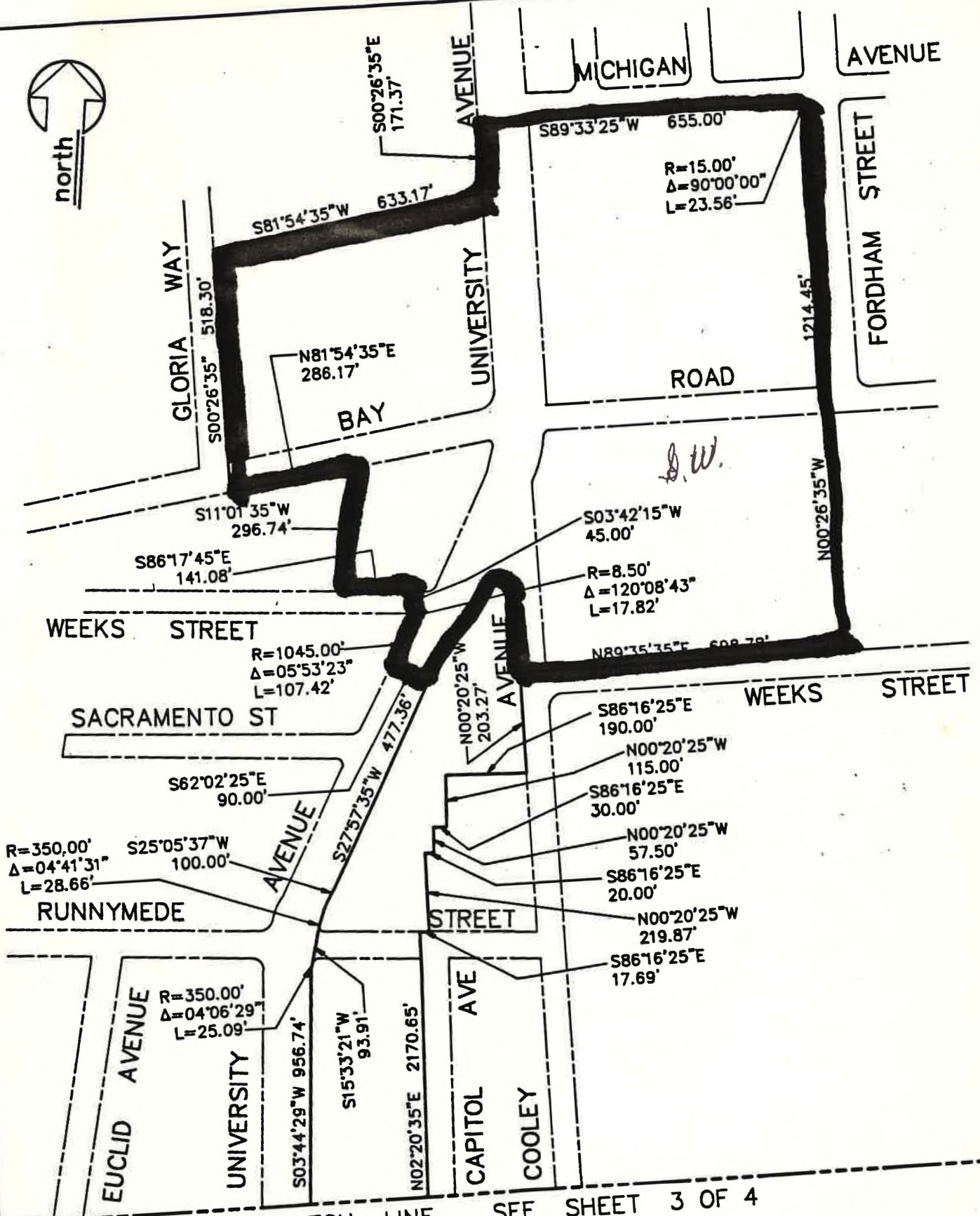
SCALE: 1 IN. EQUALS 400 FT.

UNIVERSITY AVENUE/BAY ROAD REDEVELOPMENT PROJECT AREA



PROJECT AREA BOUNDARY

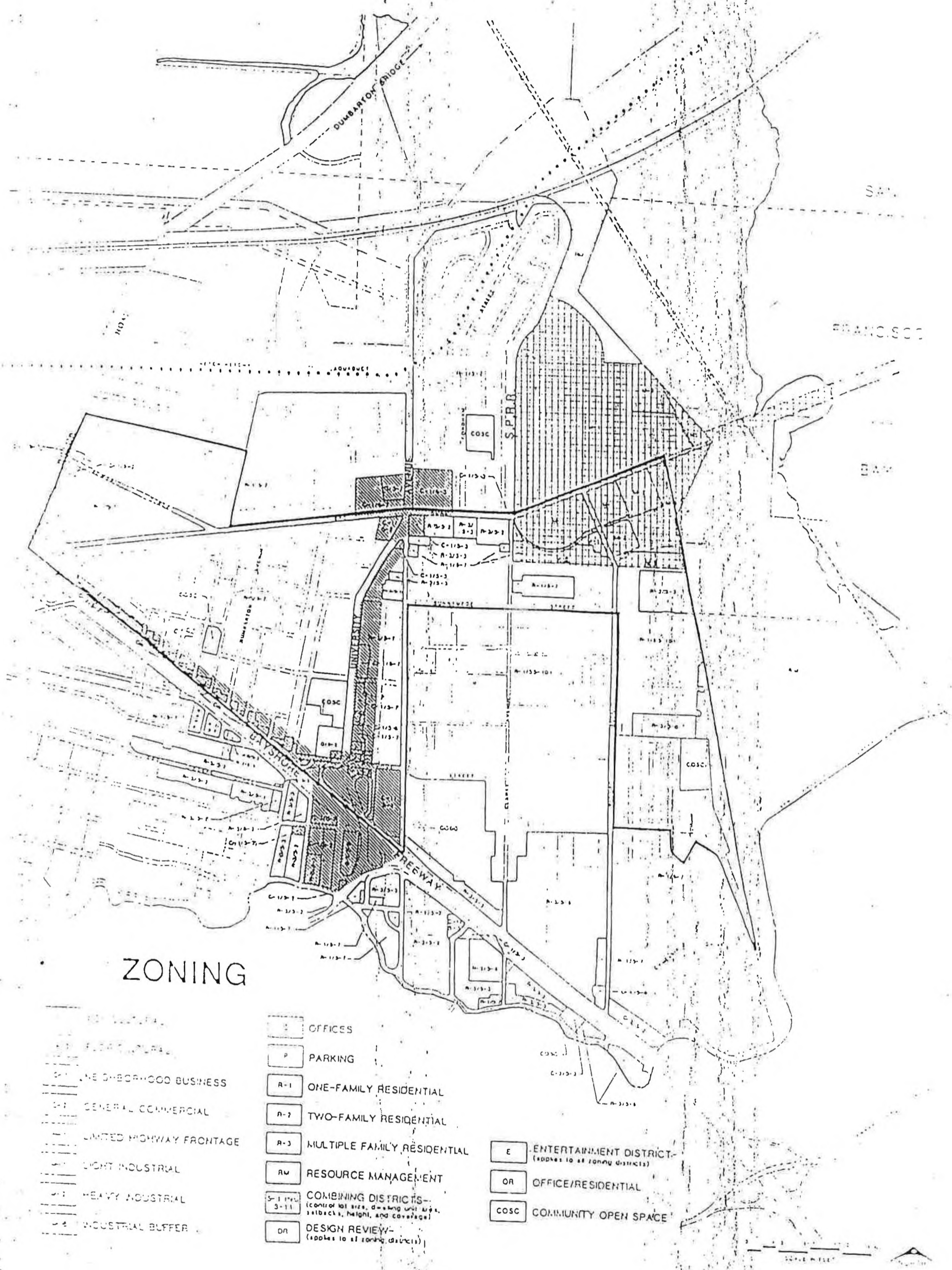
SCALE: 1 IN. EQUALS 400 FT.



MATCH LINE SEE SHEET 3 OF 4

PLAT TO ACCOMPANY
LEGAL DESCRIPTION
EAST PALO ALTO AREA TWO

A9: PROGRAM AREA/HDUA MAP

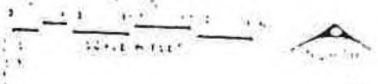


ZONING

- NEIGHBORHOOD BUSINESS
- GENERAL COMMERCIAL
- LIMITED HIGHWAY FRONTAGE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INDUSTRIAL BUFFER

- [O] OFFICES
- [P] PARKING
- [R-1] ONE-FAMILY RESIDENTIAL
- [R-2] TWO-FAMILY RESIDENTIAL
- [R-3] MULTIPLE FAMILY RESIDENTIAL
- [RM] RESOURCE MANAGEMENT
- [S-1, S-11] COMBINING DISTRICTS--
(control lot area, dwelling unit area, setbacks, height, and coverage)
- [DR] DESIGN REVIEW--
(applies to all zoning districts)
- [E] ENTERTAINMENT DISTRICT--
(applies to all zoning districts)
- [OR] OFFICE/RESIDENTIAL
- [COSC] COMMUNITY OPEN SPACE

- [Hatched Box] Neighborhood Economic Development Area (NED)
- [Dotted Box] Targeted Economic Development Area (TED)
- [Solid Box] High Density Unemployment Area (HDUA)



Immigration Clinic } Space
Catholic Social Service }
Housing for needy elders
Catholic
Parish Center

Fri
Nov 27th
Black Brotherhood
Catholic Congress
7:30 - 9:30
Vince Brown

St Francis
480 E. O'Keefe
Safety Hazard
Blue/white
09-134N
Cal