RESOLUTION NO. OB 2014-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF EAST PALO ALTO APPROVING AND ADOPTING THE LONG-RANGE PROPERTY MANAGEMENT PLAN, PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), and Health and Safety Code Section 34175(b) "All assets, properties, contracts, leases, books and records, buildings, and equipment of the former redevelopment agency are transferred on February 1, 2012, to the control of the successor agency, for administration pursuant to the provisions of this part. This includes all cash or cash equivalents and amounts owed to the redevelopment agency as of February 1, 2012. Any legal or contractual restriction on the use of these funds or assets shall also be transferred to the successor agency;" and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), "The Successor Agency shall prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion;" and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, the Department of Finance issued a finding of completion to the Successor Agency on July 16, 2013; therefore the Successor Agency submitted to the Oversight Board and the Department of Finance the Long-Range Property Management Plan approved by the Successor Agency on November 19, 2013 and by the Oversight Board on December 5, 2013, for review and approval before the due date of January 16, 2014; and

WHEREAS, as a result of the Department of Finance (DOF) Review of the LRPMP, DOF staff asked that the Successor Agency modify the LRPMP to include Assessor Parcel Number 063-680-180, a sliver of land, still under Successor Agency ownership located at the northwest corner of University and Woodland Avenues, and now part of the public right of way; and

WHEREAS, Successor Agency staff prepared and submitted to the Oversight Board at its scheduled public meeting of October 16, 2014, the Long-Range Property Management Plan, amended and approved by the Successor Agency on October 7, 2014, as directed by the Department of Finance, including Assessor Parcel Number: 063-680-180; and

WHEREAS, the Oversight Board reviewed the amended Long-Range Property Management Plan adopted by the Successor Agency Board on October 7, 2014, hereby attached to this resolution as "Exhibit A", which addresses the disposition and use of the real properties of the former Agency pursuant to Health and Safety Code Section 34191.5(c);

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE CITY OF EAST PALO ALTO SUCCESSOR AGENCY HEREBY:

1. Approves the Long-Range Property Management Plan (LRPMP) approved by the Successor Agency on October 7, 2014, amending the previous plan as requested by Department of Finance staff, and here attached as "Exhibit A"; and

2. Directs staff to submit the Long-Range Property Management Plan, as amended, to the State Department of Finance for approval.

PASSED AND ADOPTED this 16th day of October 2014 by the following vote:

	Abrica	Chow	Doughty	Farrales	Jellins	Schapelhouman	Singh
AYES:	✓		✓	✓	✓		✓
NOES:							
ABSENT:		x				x	
ABSTAIN:							

Chair,

Carlos Martínez
OB Secretary

Approved as to form, Gary Baum
OB Counsel

Successor Agency to the East Palo Alto Redevelopment Agency

Long Range Property Management Plan

The Successor Agency to the East Palo Alto Redevelopment Agency

October 7, 2014

Exhibit A

TABLE OF CONTENTS

INTRODUCTION 1

EXECUTIVE SUMMARY OF SUCCESSOR AGENCY OWNED PROPERTIES AND DISPOSITION PLANS 1

1) PAD "D" 2

2) RAIL SPUR 7

3) COOLEY LANDING 10

4) 1960 TATE STREET 13

5) NORTHEAST CORNER OF BAY ROAD AND UNIVERSITY AVENUE 16

6) 1798 BAY ROAD ("THE TANKLAGE PROPERTY") 19

7) REMAINDER PROPERTY, APN: 063-492-080 24

8) REMAINDER PROPERTY, APN: 063-312-460 26

9) IMPROVEMENT PLANS FOR UNIVERSITY AVENUE OVERPASS 28

10) REMAINDER PROPERTY, APN: 063-680-180 30

ADDENDUM 1 1

CHAPTER 16. "C-2" DISTRICTS 1

(GENERAL COMMERCIAL DISTRICTS) 1

CHAPTER 15. "C-1" DISTRICTS 3

(NEIGHBORHOOD BUSINESS DISTRICTS) 3

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X 26. One of the key components of AB 1484 is the requirement that all successor agencies develop a Long-Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long Range Property Management Plan for the Successor Agency to the former East Palo Alto Redevelopment Agency (RDA).

EXECUTIVE SUMMARY OF SUCCESSOR AGENCY OWNED PROPERTIES AND DISPOSITION PLANS

The former Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. In March 2011 the Agency transferred all of its properties to the City, prior to adoption of ABx1 26 in the hopes of preserving the assets. The properties are in the ownership of the City but are subject to claw back to the Successor Agency pursuant to Section 34167.5 of the Dissolution Act. Thus, the properties are now owned by the Successor Agency. The Successor Agency is proposing to keep all properties for public use.

Pursuant to Health and Safety Code SEC.22. Section 34181, the Oversight Board shall direct the Successor Agency to do all of the following: "(a) Dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset.

There are ten (10) properties or parcels owned and controlled by the Successor Agency. A summary table with a brief description of the property and the proposed public use is provided below. A more detailed analysis of every property follows, addressing all statutory requirements and questions of the State Department of Finance.

Deed restrictions will be recorded for both Pad "D" and 1798 Bay Road, restricting their use for public purposes, including, but not limited to those listed in the Table below. If Pad D or Tanklage are not used for public purposes, the Successor Agency will come back to the Oversight Board to seek approval to remove the deed restrictions, approve the sale of the properties, and distribute the proceeds to the taxing entities, according to each entity's proportional tax share, as required by law.

PROPERTY	PROPOSED PUBLIC USE
1) Pad "D"	Landing ramp to US 101 pedestrian-bicycle overpass, and a 500 gpm groundwater well.
2) Rail Spur	Open space public pedestrian-bicycle trail
3) Cooley Landing	Open space public park.
4) 1960 Tate Street	Civic facility: Community Development Department.
5) NE Corner of Bay & University	Right turn lane into University from Bay Rd. Required traffic mitigation measure identified in the Specific Plan.
6) 1798 Bay Road (Tanklage)	Relocation of Police Station upon Ravenswood Health Center relocation after lease termination in 2016.
7) Remainder, APN 063-492-080	Part of public right of way at Pulgas and E. Bayshore Rd.
8) Remainder, APN 063-312-460	Part of public right of way on Donohoe St.
9) University Avenue Overpass Improvements Plans	Plans will be used to complete Stage 2A improvements on University Avenue overpass.
10) Remainder, APN 063-680-180	Public right of way at NW corner of University & Woodland Avenues

1) PAD "D"

PROPERTY TYPE

Description: Pad "D" is a Vacant Commercial Property of approximately 20,082 sq. ft. Ownership of this property by the public enables the public to have a place at the table with the other owners of the shopping center. So long as the Successor Agency or the City holds property in the shopping center, it is a Major Owner under the CC&Rs and has an equal vote with entities such as Nordstrom and Home Depot. This has been helpful in dealing with on-going maintenance issues.
See Figures 1 & 2 below.

Figure 1

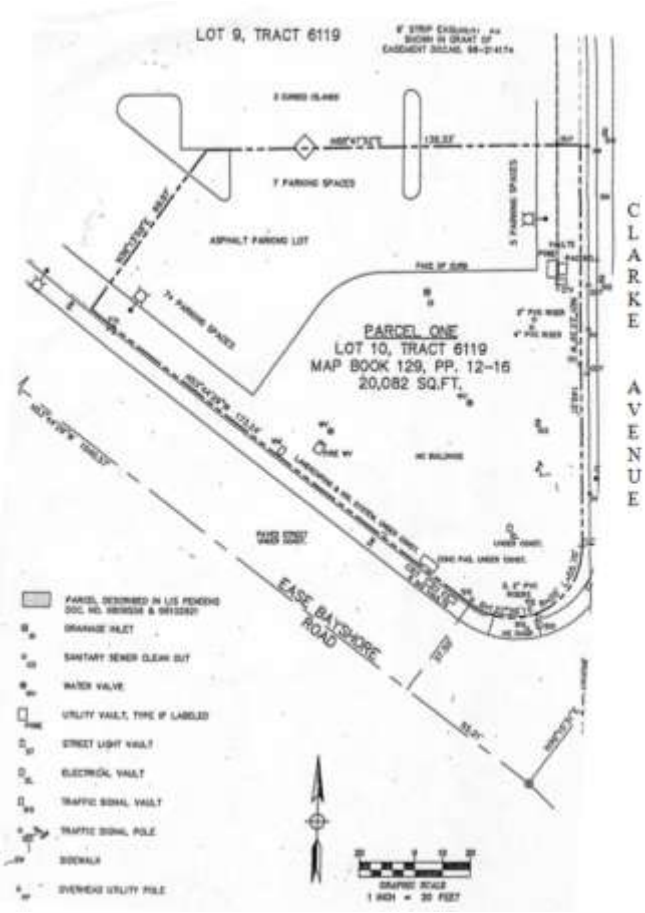


Figure 2

HSC 34191.5 (c) (2)

Permissible Use: "C-2" General Commercial District
Permissible Use Detail:
All commercial uses permitted in "C-l" Neighborhood Business District, and "C-2" General Commercial Districts. See "C-1" and "C-2" allowed uses in Addendum 1.

Pad "D" is part of the Gateway 101 Shopping Center, which has certain restrictions included in the Center's Covenants, Conditions and Restrictions (CC&R's). The CC&R's heavily restrict the uses to which the property may be put; all of the following are prohibited: manufacturing, assembling, distilling, refining, smelting or mining or for agricultural activities; a warehouse or self-storage units; a flea market or a business selling "second hand" goods, except for high quality antiques; a restaurant, a bar, tavern, cocktail lounge, or any other establishment that sells alcoholic beverage for on premises consumption, adult book or adult video or adult magazine store; a "head shop"; a mortuary; an automobile repair shop, service station, car wash, or gasoline station; a self-serve Laundromat, or a dry-cleaning facility, except facilities for drop-off and pick-up of clothing, an entertainment or recreational facility; a training or educational facility.

HSC 34191.5 (c) (1) (A)

Acquisition Date: Fiscal Year 95-96
Value at Time of Purchase: $537,429
Estimated Current Value: $800,000

Value Basis: $800,000
Date of Estimated Current Value: 2002

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The City purchased the site of the blighted and abandoned Ravenswood High School with CDBG funds. After the property was included in the redevelopment project area and became part of the shopping center project, the City transferred all of the property to the Redevelopment Agency pursuant to a purchase and sale agreement whereby the Agency agreed to pay the value of the property over time with a 12% interest rate. (This is one of the City/Agency loans that were nullified by the dissolution process.)".

HSC 34191.5 (c) (1) (C)

Address: No address, this is a vacant commercial property. See Figure 1 and 2 above.
APN: 063-511-580
Lot Size: 20,082 sq. ft.
Current Zoning: "C-2" General Commercial District

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $800,000

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: None

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
Given its relatively isolated location, Pad "D" has very limited potential for a TOD.

Advancement of planning objectives of the successor agency:
The property is necessary for implementation of projects specified in the redevelopment plan and other City plans. The property is essential to keeping tabs on the RDA investment in the shopping center, and maintaining the quality of the center. Two specific uses for Pad "D" have been identified: 1) As a Northeast landing ramp for a pedestrian/bicycle overpass over US101, and 2) as an ideal site for a groundwater well. Both are public purposes and uses compatible with the shopping center.

1) Pad "D" as a pedestrian/bicycle overpass ramp landing

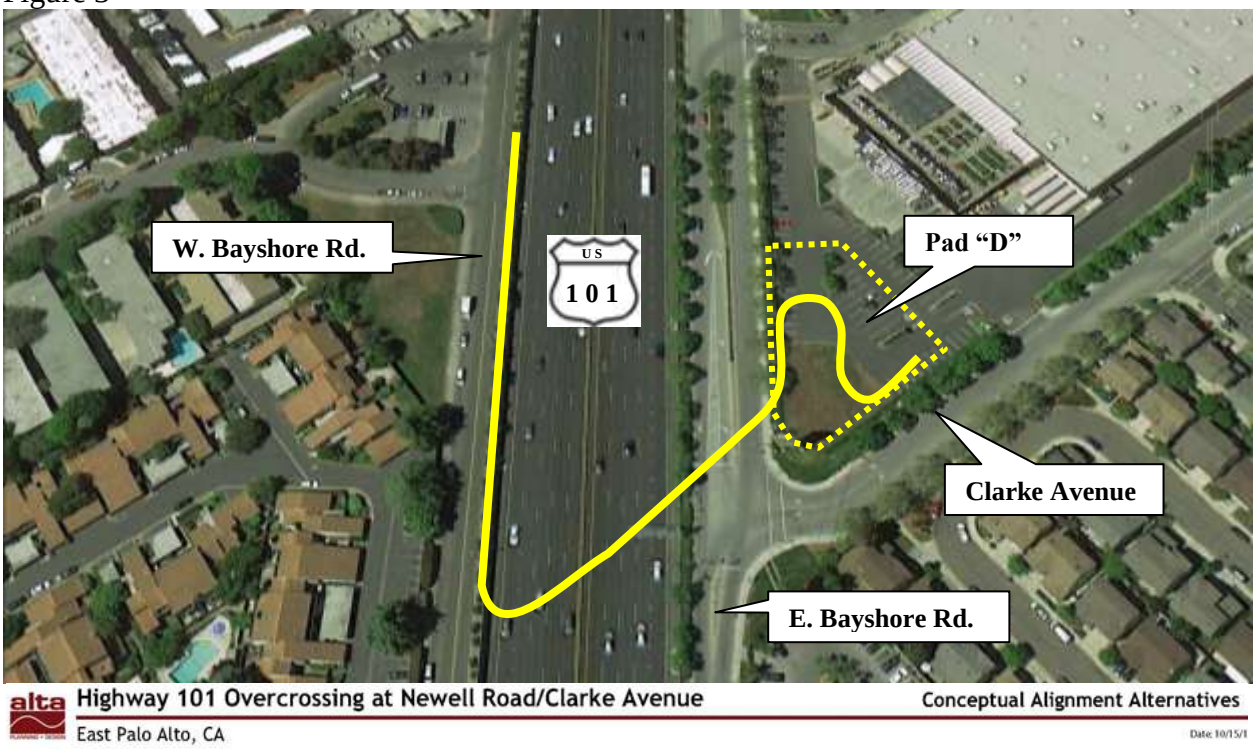
The City of East Palo Alto General Plan identifies the need to create safe and convenient bicycle and pedestrian connections, while the East Palo Alto Capital Improvement Plan specifically identifies the need for a dedicated pedestrian and bicycle crossing of US 101 in East Palo Alto.

In 2011 the City decided to use $300,000 from the voter approved Measure A to fund the design of an overpass over US 101. A series of community meetings were held, and a Draft Feasibility Study was completed in May 2013. As a result, Pad "D" emerged as the ideal landing location for a Class I Pedestrian / Bike Overcrossing Structure over US 101 that would provide a direct connection between the south side and north side of US 101 in East Palo Alto.

For more details, see Feasibility Study at:
http://eastpaloalto101.files.wordpress.com/2013/05/epa_hwy-101-feasibility-study_public-release-draft_may-1.pdf

Route 101 divides the City of East Palo Alto into two segments and creates a dividing wall that cuts off the south side of the City (Woodland Community Neighborhood) where approximately one third of the City population resides from the services, schools, parks, and shopping services on the north side of the City. Providing an independent pedestrian/ Bicycle overcrossing over 101 will enhance public safety, promote walking and bicycling, and reduce vehicular trips on University Avenue. See Figure 3, below; indicating the approved alternative overpass alignment.

Figure 3



2) Pad "D" as an ideal site for a groundwater well

The City of East Palo Alto has limited water supply. Currently, the City has a water supply guarantee of 1.96 million gallons a day (mgd), or 2,199 acre-feet (AF) annually from the San Francisco Public Utilities Commission (SFPUC). The City's 2010 Urban Water Management Plan (UWMP) shows a current demand of 2,200 AF, exceeding the supply guarantee. Furthermore, the UWMP shows that water demand will rise to 2,658 AF in 2015 and 3,400 AF by 2035. In sum, the City does not have adequate water supplies in case of an emergency, a drought, or to support further growth and economic development. Moreover, additional guaranteed water is not available from the SFPUC.

The Gloria Way Well Feasibility and Water Security Study (the Study), was commissioned to adequately support current water needs, and future growth. For details regarding the Study, see: (http://www.ci.east-palo-alto.ca.us/DocumentCenter/View/36).

The Study analyzed several alternatives to augment the City's water resources, concluding that the most practical method of increasing supply is development of local groundwater resources.

Furthermore, the Study identifies two sites to develop these resources:

a. The City's existing Gloria Way well, which is operable but not in use because of high levels of iron and manganese in the groundwater. Because of the elevated iron and manganese, a treatment facility would be required; the existing site has adequate space to accommodate such a facility.

The approximate cost for the design and construction of an iron/manganese removal facility is $2,000,000.

b. Pad D, as the preferred site for a second well. Development of a groundwater supply at Pad D (including an initial test well investigation, full-scale production well, and 500-gpm iron and manganese facility) would cost approximately $3,400,000.

The City Council has appropriated funds and authorized staff to proceed with a test well at the site. Both uses can coexist on the site.

Thus, Pad "D" has been identified as a critical site for East Palo Alto water security.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity:

In June 2010, the Agency entered into a 90 day Exclusive Negotiating Agreement (ENRA), with "Shuman Business Partners." SBP was exploring the possibility of developing the property as an American-style, sit down restaurant. The development proposal failed due to a lack of interest from franchise restaurants to locate in Pad "D". Issues of concern were the triangular shape of the parcel, limited parking and limited access from the Gateway 101 shopping center.

In October 2010, the Agency entered into an ENRA with For the Future Housing. FTFH explored the development of a mixed use project including: 4,000 sq. ft. of ground floor retail and up to 55 single resident occupancy (SRO) units in three levels over the retail area. The development proposal failed due to opposition from Home Depot to approve such development as part of the shopping center Covenants, Conditions and Restrictions (CC&R's), and the inability of FTFH to raise funding for the proposed affordable housing.

The commercial value of Pad "D" has proven to be very limited. A number of different alternative development proposals have failed due to a number of variables, including the irregular shape of the parcel, limited access, and poor visibility.

As mentioned earlier, the most feasible uses, and preferred community land use alternatives for Pad "D" have been as a landing for a critical pedestrian/bicycle overpass over US 101, and a groundwater well.

Preliminary Engineering analysis suggests that both uses are compatible and can be accommodated in the site.

2) RAIL SPUR

PROPERTY TYPE

Description: This property is a former rail spur that is contained within the Bay, Clarke, Weeks and Pulgas Avenue block. The property was acquired by the Agency in 10/13/06 via a quitclaim deed from Union Pacific. Due to its with, length and location, it is not suitable for any purpose other than as a transit corridor. It contains a multi-use pedestrian and bicycle trail. See Figure 4 below.

Figure 4

HSC 34191.5 (c) (2)

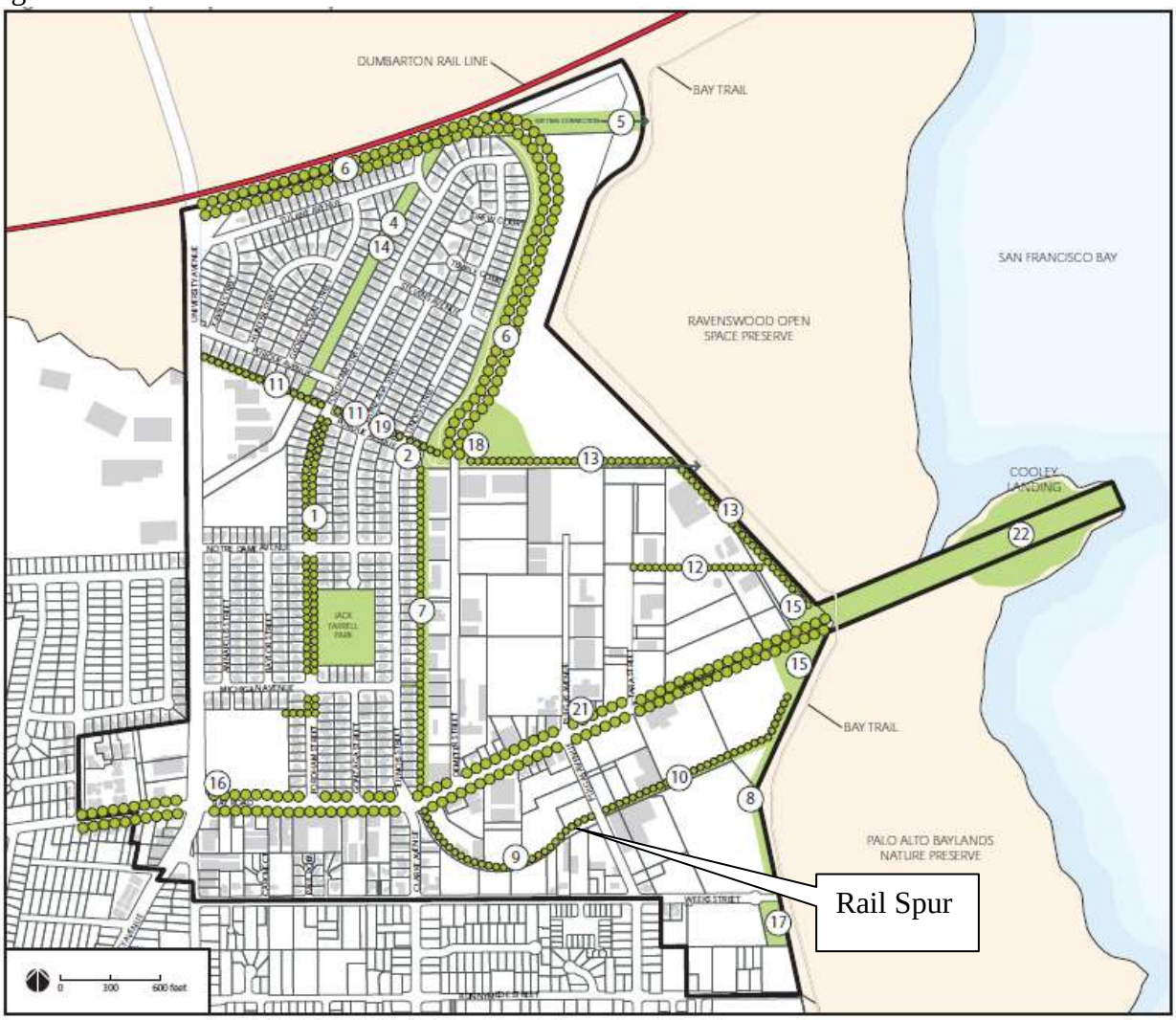
Permissible Use: Open Space. Zoning Ordinance Section 20.5040 place the R-OS (Ravenswood Open Space) overlay zone on this property.
Permissible Use Detail: Conservation of existing open space and development of traditional parks, linear parks and other "public" spaces within the Specific Plan Area." (Specific Plan, p. 89)

After approximately two years of community planning, the City adopted the Ravenswood/Four Corners Transit Oriented Development (TOD) Specific Plan and Environmental Impact Report, (the Specific Plan) in early 2013. For more details regarding the plan, see: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/125.

A key part of the Specific Plan vision is a network of public amenities available to residents, workers and visitors. The Open Space Plan Concept that has been created based on the

community's vision. The Rail Spur site, which has approximately 1300 linear feet, in 0.3 acre, is one of those key open space components, envisioned to become a pedestrian and bicycle path. See Figure 5 below: Specific Plan Open Space Plan Concept.

Figure 5



HSC 34191.5 (c) (1) (A)

Acquisition Date: October 2006
Value at Time of Purchase: $10,000
Estimated Current Value: $0 – Open Space / Pedestrian & bicycle trail

Value Basis: None
Date of Estimated Current Value: 2013

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was acquired to create a multi-use trail and open space as a strategy to revitalize the blighted Ravenswood Business District.

HSC 34191.5 (c) (1) (C)

Address: No address, this is public open space.
APN: 063-321-999
Lot Size: Approximately 13,000 sq. ft.
Current Zoning: Open Space

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Open Space / Pedestrian & bicycle trail

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: Phase I and Phase II studies identified arsenic contamination in the site.

In June 2008, the City received a $100,000 Transportation Development Act (TDA) Article 3 grant from the Metropolitan Transportation Commission (MTC) to pay for costs associated with converting the rail spur into a usable pedestrian/bicycle trail. In July 2011, Council approved a contract with J.J. Albanese to remediate the contaminated site. The site was graded and capped by the pedestrian and bike trail.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
The property itself, due to its configuration, has no potential for Transit Oriented Development. Its value is as a non-motorized vehicular transit corridor to support and enhance pedestrian and bicycle circulation as detailed in the Ravenswood/Four Corners Transit Oriented Development (TOD) Specific Plan.

Advancement of planning objectives of the successor agency:
The rail spur is part of the Successor Agency's efforts to continue revitalizing the blighted Ravenswood area.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity: The site was previously used by the Union Pacific railroad. There has not been any previous development proposal for this site, other than the previously described efforts of the Agency to turn this contaminated site into an open space asset.

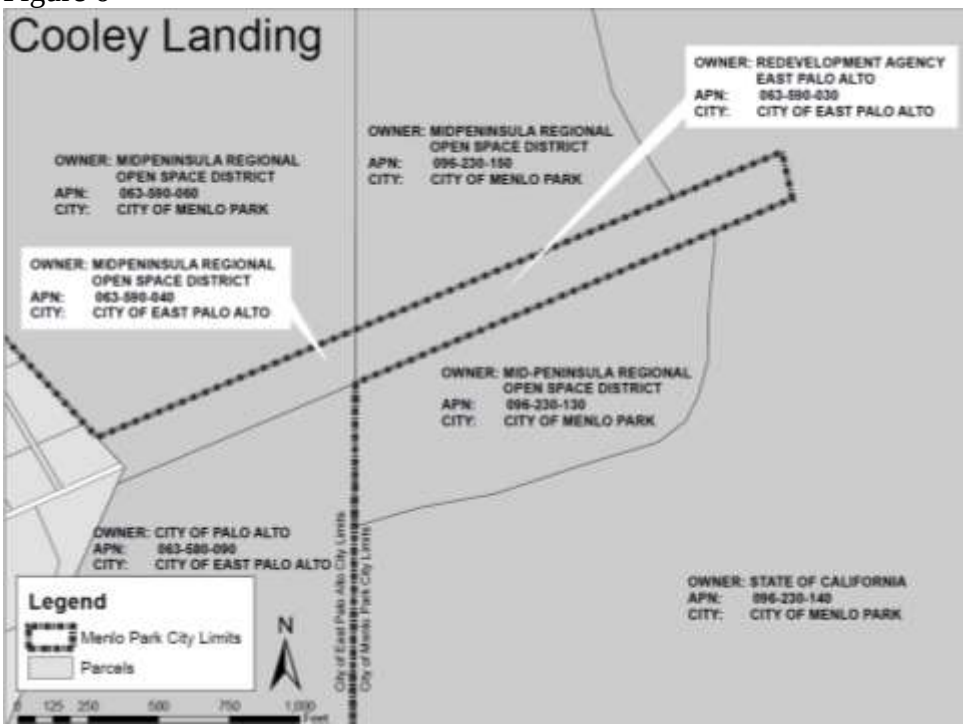
3) COOLEY LANDING

PROPERTY TYPE

Description: Open Space / Passive Park / Capped Landfill

The site is approximately, 297,990 sq. ft., (6.84 acres), with about half of it under SF Bay. The parcels to the North and South of Cooley Landing are owned by Mid Peninsula Regional Open Space District (MPROSD). The parcel to the North is in the City of Menlo Park, the parcel to the South is in the City of East Palo Alto. See Figure 6 below.

Figure 6



The Peninsula Open Space Trust (POST) gifted Cooley Landing to the City of East Palo Alto in 2006. The terms of the deed limit the use of the property to environmental education and passive recreational activities. The City has for many years, planned to develop a public park with a nature and education center at Cooley Landing.

The first phase of developing Cooley Landing as open space was the environmental cleanup related to its previous use as the County waste dump. The first phase has been completed. The site was covered and capped with clean fill under the regulatory oversight of the San Francisco Bay Regional Water Quality Control Board and the County of San Mateo. The park is now open for the community's use from sunrise to sunset.

In March of 2012, the State of California Statewide Parks Program awarded $5 million of Proposition 84 funds to the City of East Palo Alto for design and construction of Phases 2 – 5. The State Proposition 84 grant, which runs until June 30, 2041, prohibits sale of the property to a private party. The conceptual vision for the park includes a new Cooley Landing Education

Center with classroom, community room and exhibit space; landscape, trails and re-vegetation with native plants, restrooms; and an outdoor classroom.

In May of, 2013, the City Council provided direction to staff on a number of actions relating to the development of Cooley Landing Park and Education Center. On September 17, 2013, the City Council approved the selection of FOG Studio Architects for the Cooley Landing Park Phase III Education Center Project.

For details about this project, see: http://www.ci.east-palo-alto.ca.us/index.aspx?nid=446

Figure 7

HSC 34191.5 (c) (2)

Permissible Use: Ravenswood Open Space
Permissible Use Detail:
Cooley Landing is part of the previously mentioned Ravenswood/Four Corners Specific Plan Open Space Plan. In the Ravenswood Open Space District, permitted uses are limited to public parks, recreational facilities and open space conservancy.

HSC 34191.5 (c) (1) (A)

Acquisition Date: Gifted by POST to the City in 2006. Transferred to the Agency due to USEPA funding restrictions.
Value at Time of Purchase: $0
Estimated Current Value: $0 – Open Space Park

Value Basis: None
Date of Estimated Current Value: 2013

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was gifted to the City with the specific stipulation that it be used for environmental education and passive recreational activities.

HSC 34191.5 (c) (1) (C)

Address: 2100 Bay Rd., East Palo Alto, CA 94303. This site is a public open space park.
APN: 063590030
Lot Size: Approximately 297,900 sq. ft.
Current Zoning: Ravenswood Open Space

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Open Space Park

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: The site was used as a County burn dump, which was closed in 1957.

The first phase of the developing Cooley Landing as open space was the environmental cleanup related to its previous use as the County waste dump. The first phase has been completed. The site was covered and capped with clean fill under the regulatory oversight of the San Francisco Bay Regional Water Quality Control Board and the County of San Mateo.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
None.

Advancement of planning objectives of the successor agency:
East Palo Alto is deficient in park space and Cooley Landing is critical to the open space needs of the community.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity:
There has not been any previous development proposal for this site, other than the previously described efforts of the Agency to turn this contaminated site into an open space asset.

4) 1960 TATE STREET

PROPERTY TYPE

Description: Public Facility. 1960 Tate Street is a public facility, housing the City of East Palo Alto Permit Center and Community Development Department.

The site is approximately, 31,061 sq. ft., or 0.7 acre. See Figure 8 below.

Figure 8

HSC 34191.5 (c) (2)

Permissible Use: PUD, Public Facility
Permissible Use Detail: This site is a public facility that was part of a planned unit development. The PUD Section is in Chapter 9 of the City's Zoning Ordinance.

CHAPTER 9. "PUD" DISTRICT (PLANNED UNIT DEVELOPMENT DISTRICT)
SECTION 6190. PURPOSES OF CHAPTER
The PUD District allows for planned coordination of mixed land uses and flexibility in design and it intended to provide for efficient uses of land so that public and private common areas and open space can be created. For details, see Addendum 1.

HSC 34191.5 (c) (1) (A)

Acquisition Date: December 2004
Value at Time of Purchase: $0
Estimated Current Value: $0 – Public Facility

Value Basis: None
Date of Estimated Current Value: 2013

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was developed as part of the University Square housing development. As a community benefit, the developer created a public park and an adjacent building. Currently, the building houses the City's Community Development Department and Permit Center. The City has no other facility for these important governmental functions.

HSC 34191.5 (c) (1) (C)

Address: 1960 Tate Street, East Palo Alto, CA 94303.
APN: 063665020
Lot Size: Approximately 7,841 sq. ft.
Current Zoning: PUD

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Public Facility

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: N.A.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
The property is relatively isolated, in the middle of a single family neighborhood and adjacent to a park, with limited potential for TOD.

Advancement of planning objectives of the successor agency:
The park and building at 1960 Tate Street are community assets for the provision of open space and public services.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity:

The 1960 Tate Street development, including the adjacent public park and building, was completed by Signature Properties as part of the University Square housing development in the Gateway 101 Redevelopment area, as a community benefit.

As part of the Development Agreement, in March 2002, the developer transferred the building and land to a non-profit, the East Palo Alto's Creative Montessori Learning Center. The transfer was pursuant to a grant deed that included a right of reentry allowing the City to obtain title to the center if CMLC did not operate the facility as a daycare within two years.

After two years, on December, 2004, CMLC signed over the deed to the City, given its inability to maintain the building, or improve it as a daycare center. The City moved the Community Development Department into 1960 Tate in October 2006 and has since, housed the City's Permit Center and Community Development Department.

The site provides automobile parking for the park when the office is closed. The building provides the only restroom facility for the park.

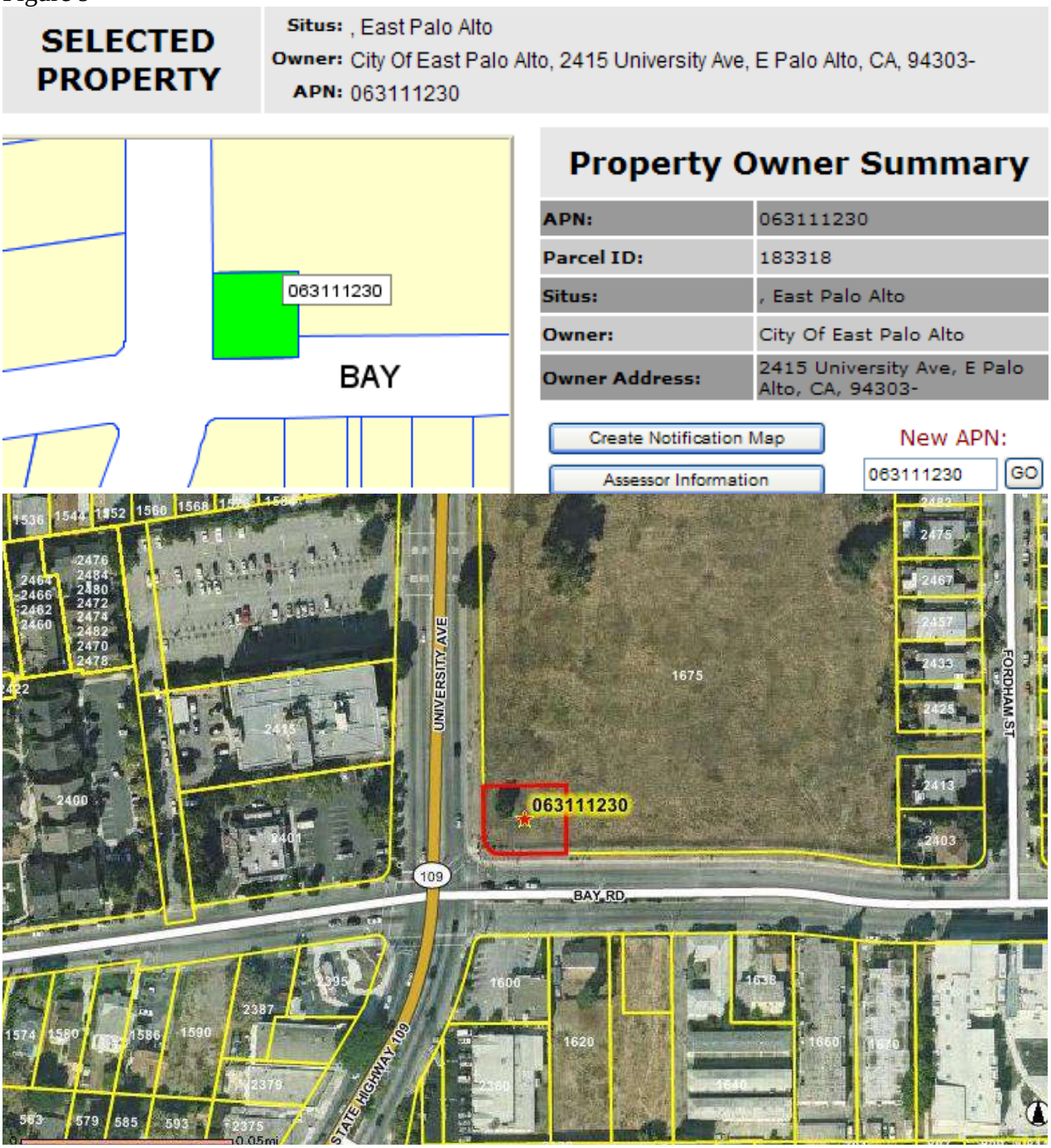
5) NORTHEAST CORNER OF BAY ROAD AND UNIVERSITY AVENUE

PROPERTY TYPE

Description: Vacant parcel.

The site is approximately, 7,840 sq. ft., or 0.18 acre. See Figure 9 below.

Figure 9



HSC 34191.5 (c) (2)

Permissible Use: 4 Corners District
Permissible Use Detail: The zoning on this site allows mixed uses, however, the location at the intersection of Bay Road and University Avenue, is too small for commercial development. The site is designated to be used as a traffic mitigation measure as part of the Ravenswood/Four Corners Environmental Impact Report (EIR), approved and certified by the City Council in early 2013. The EIR identified the need for a right turn lane as a traffic mitigation measure (See Impact TRA-4 and Mitigation Measure TRA 4 below) at that intersection, which likely will require the entire site, as well as additional private property dedication in conjunction with the development of the six acre site adjacent to this parcel.

"Impact TRA-4 (University Avenue and Bay Road): This intersection currently operates at acceptable levels (LOS D or better) during the AM and PM peak hours. The addition of project-generated traffic is expected to cause the intersection to degrade to LOS F during the AM (94.7 seconds delay) and PM (109.8 seconds delay) peak hours. This constitutes a *significant adverse impact* according to the thresholds established by the City of East Palo Alto.

Mitigation Measure TRA-4: An exclusive northbound right-turn lane and a second westbound left-turn lane shall be built."

For more details, see the Ravenswood/Four Corners Final EIR p.2-21, at:
http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/126

HSC 34191.5 (c) (1) (A)

Acquisition Date: December 2005. Acquired with 2005 Revenue Bond proceeds.
Value at Time of Purchase: $263,236
Estimated Current Value: $0 – Public Facility, right turn lane traffic mitigation measure.

Value Basis: None
Date of Estimated Current Value: 2013

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was acquired in December 2005, with 2005 RDA Bond proceeds, when the County of San Mateo sold the property to the Agency in conjunction with the transfer by the County to the City of East Palo Alto Drainage Maintenance District as provided for in the Streets and Highways Code Section 5851.

HSC 34191.5 (c) (1) (C)

Address: No address. Vacant Parcel.
APN: 063111230
Lot Size: Approximately 7,841 sq. ft.

Current Zoning: 4 Corners District

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Public Facility

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: The County disclosed as part of the transfer that " the University and Bay Property may have once been a gasoline service station. To the best of County's knowledge, there are not now any toxic or hazardous materials or conditions at, on or under the Property."

The Agency conducted a Phase I study and surveyed the site for Underground Storage Tanks, and found no evidence of UST's.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
The property is within the Ravenswood/Four Corners TOD Specific Plan area and serves the public purpose of mitigating a significant adverse traffic impact.

Advancement of planning objectives of the successor agency:
The mitigation of traffic impacts resulting from the development of mixed uses as prescribed in the Specific Plan is a planning objective of the Successor Agency.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity:
The site was a public asset owned by the County. Due to this fact and the relatively small size of this parcel to be developed for commercial use, there is no record of previous private development interest or proposals for this site.

6) 1798 BAY ROAD ("THE TANKLAGE PROPERTY")

PROPERTY TYPE

Description: Property with site improvements, (water, sewer, drainage, lighting, surface parking, signage and fencing), and two portable modular buildings. Currently leased to a non-profit, the Ravenswood Health Center.

The site is approximately, 55,321 sq. ft., or 1.27 acres. It has an irregular configuration and an interior block location. A portion of the site near the street frontage is encumbered by an ingress/egress easement in favor of the adjacent property owner. This easement prohibits the development of the site near the Bay Road street frontage. See Figures 10, 11 and 12 below.

Figure 10

Figure 11

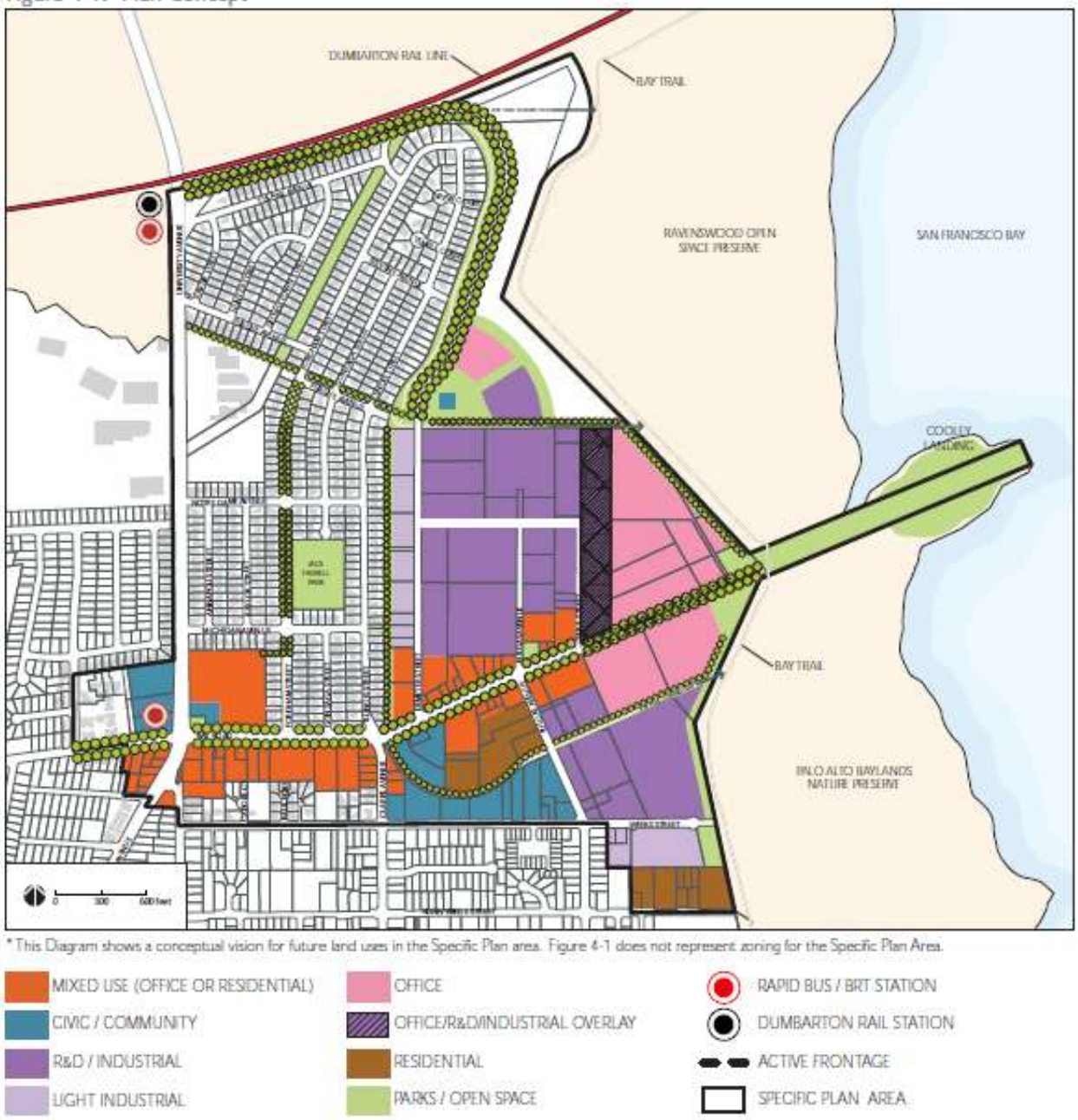
Figure 12

HSC 34191.5 (c) (2)

Permissible Use: The Specific Plan Concept identifies this area for Civic/Community Uses.
Permissible Use Detail: "The Plan Concept suggests several potential locations for civic/ community uses within the Plan Area. Civic and community uses are anticipated to include both community space for special events or recreation, as well as space for nonprofits, health clinics, and social services, and other uses of this nature." See: http://www.ci.east-palo-alto.ca.us/ArchiveCenter/ViewFile/Item/125 Specific Plan, p.47. See Figure 13 below.

Figure 13

Figure 4-1: Plan Concept



HSC 34191.5 (c) (1) (A)

Acquisition Date: February 1999.
Value at Time of Purchase: $0 Donation to the City from the Tanklage family.
Estimated Current Value: The Tanklage site was appraised in 2012 for $1,110,000.

Value Basis: $1,110,000
Date of Estimated Current Value: 2012

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Proposed to be retained for Public Purposes
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was donated as a Gift Deed, by the Tanklage family, Donald and Carole Tanklage, to the City of East Palo Alto Redevelopment Agency via a Quitclaim Deed on February 17, 1999.

After it was donated to the Agency, the Agency cleaned it of debris, and leased it in May 2001 to a non-profit providing health services to families in San Mateo County, the Ravenswood Family Health Center (RFHC), for the nominal amount of a dollar a year. Site improvements were completed by the RFHC with a $1.9M donation from the Silicon Valley Community Foundation. The RFHC opened in December 2001 and has renewed the lease several times under the same terms. For details regarding the RFHC, see: http://www.ravenswoodfhc.org/

By statutory authority and operation of law, the property is now considered to be owned by the Successor Agency. On April 18, 2013, the Oversight Board of the Successor Agency approved Resolution OB 2013-03 extending the RFHC ground lease. The lease will end on April 17, 2016.

After the lease expires in 2016, the RFHC is planning to move from its current location, in modular buildings, to a permanent facility to be built on Bay Road, in an approximately 3.15-acre project site that is composed of portions of four parcels: 1891 Bay Road (APN 063-131-310), 1885 Bay Road (APN 063-131-240, -230), and the southern half of the parcel at 2519 Pulgas Avenue (063-131-220).

After the RFHC moves to its new facility, the City is planning to move the City's Police Department (EPA PD) from its current portable building leased location at 141 Demeter to the permanent, appropriately sized and designed City owned facilities at 1798 Bay Rd. This relocation would be consistent with the community vision, expressed through a number of workshops had over a period of two years as part of the Specific Plan process. The vision is to have civic and community uses fronting Bay Rd., as expressed and memorialized in the Specific Plan and Environmental Impact Report.

See Figure 13 in previous page, and Figures 14-16 below.

Figure 14

Figure 15

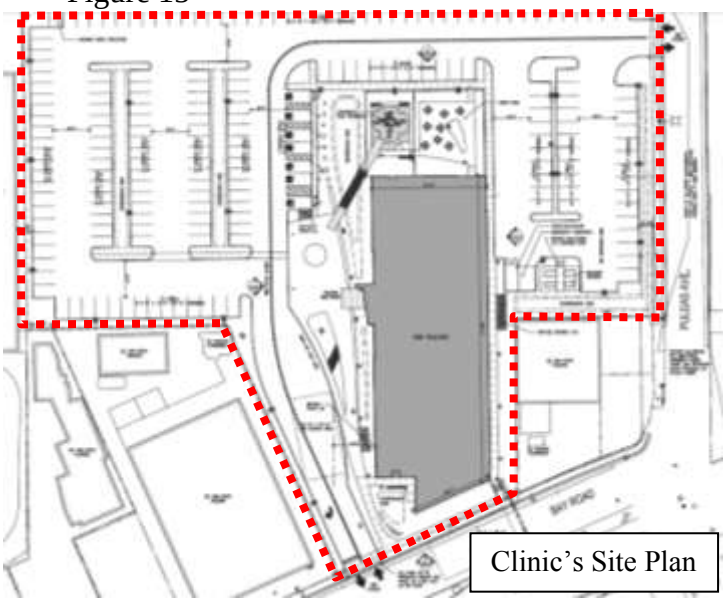


Figure 16

HSC 34191.5 (c) (1) (C)

Address: 1798 Bay Road, East Palo Alto, CA 94303.
APN: 063231250
Lot Size: Approximately 55,321 sq. ft., or 1.27 acre
Current Zoning: Bay Road Central District

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: The Tanklage site was appraised in 2012 for $1.11M

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: $1 per year
Contractual requirements for use of income/revenue: None

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site:
In March 2001, the Agency cleared and leveled the site, removing debris, including a number of tires, concrete, rebar, and dirt, and disposed it all at an appropriate landfill. The Clinic made further site improvements, and the property is now believed to be free of environmental contamination.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development:
The difficulty with using this site for a private TOD development is its extremely limited frontage on a public street. As noted in the introduction, the property has very limited access due to an existing easement; it is an irregular lot with an interior block location.

Advancement of planning objectives of the successor agency:
The property has very limited access due to an existing easement; it is an irregular lot with an interior block location. However, it is the ideal location for the City of East Palo Alto Police Department, consistent with the goals of the Successor Agency and the community vision of having Civic/community uses in this area, as expressed in the Specific Plan.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity:
There is no record of previous private development interest or proposals for this site.

7) REMAINDER PROPERTY, APN: 063-492-080

PROPERTY TYPE

Description: Parcel 063-492-080 is a portion of land acquired by the Redevelopment Agency in July 2008. The site is approximately, 501 sq. ft. It is located at the intersection of East Bayshore Rd. and Pulgas Ave. See Figure 17, below.

The property was acquired to create a new and improved south bound right turn alignment from Pulgas Avenue, onto East Bayshore Rd. See Figures 17 & 18 below.

Figure 17

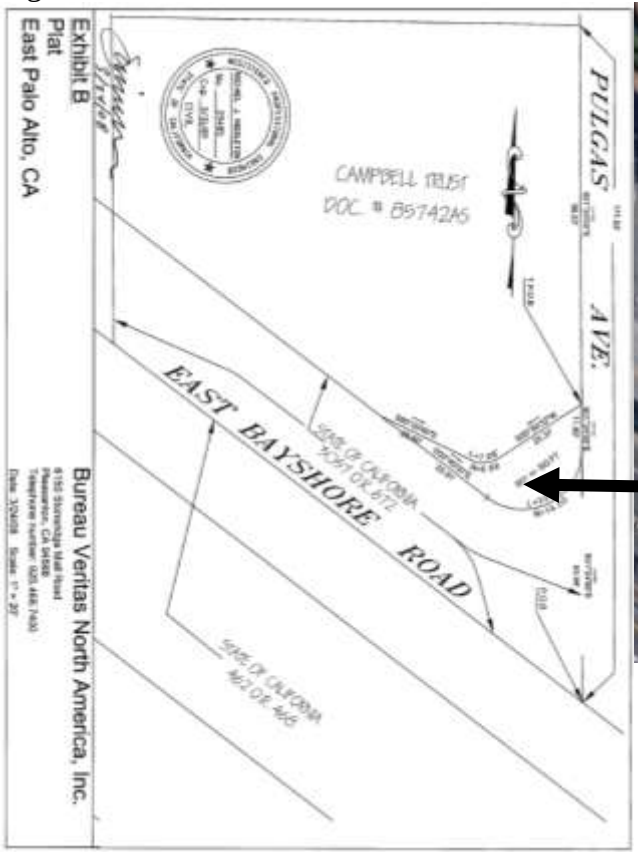


Figure 18

HSC 34191.5 (c) (2)

Permissible Use: None
Permissible Use Detail: None, part of public right of way.

HSC 34191.5 (c) (1) (A)

Acquisition Date: July 2008
Value at Time of Purchase: $33,229.00
Estimated Current Value: $0 – Part of the Public Right of Way.

Value Basis: None
Date of Estimated Current Value: N.A.

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Property used as public right of way
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: This property was acquired from Mr. Campbell, as part of road improvements at that intersection. The property was acquired to improve the south bound right turn alignment from Pulgas onto East Bayshore Rd.

At the time of acquisition, the property was assigned the APN number: 063-492-080. It was later taken off the tax rolls after the tax assessor was informed of the parcel's location.

HSC 34191.5 (c) (1) (C)

Address: No address.
APN: Originally assigned APN: 063-492-080. No longer a parcel.
Lot Size: Approximately 501 sq. ft.
Current Zoning: N.A.

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Public right of way

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: None

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development: N.A.

Advancement of planning objectives of the successor agency: N.A.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity: None

8) REMAINDER PROPERTY, APN: 063-312-460

PROPERTY TYPE

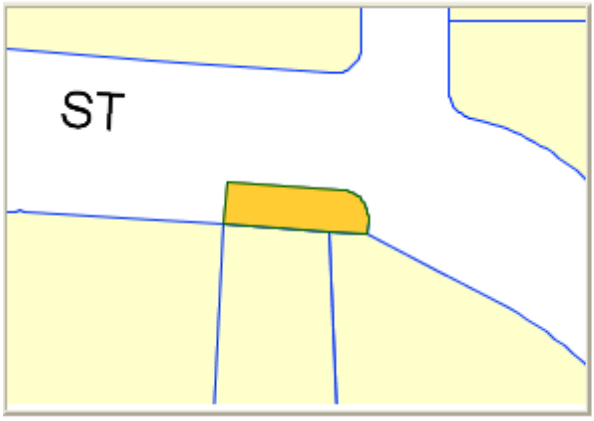
Description: Parcel 063-312-460 is a portion of land whose title, is under the Redevelopment Agency. The site is approximately, 96' x 20', or 1,918 sq. ft. It is located at the intersection of Cooley Avenue and Donohoe St., on the public right of way. See Figures 19 and 20, below.

The property was acquired by the Agency to widen Donohoe St., as part of the off ramp improvements to access the Ravenswood Gateway 101 shopping Center in 1999.

Figure 19

SELECTED PROPERTY

Situs: 660 Donohoe St , East Palo Alto
Owner: E Palo Alto City Redevelopment, 2415 University Ave, East Palo Alto, CA, 94303-
APN: 063312460



Property Owner Summary

APN:	063312460
Parcel ID:	4004261
Situs:	660 Donohoe St, East Palo Alto
Owner:	E Palo Alto City Redevelopment
Owner Address:	2415 University Ave, East Palo Alto, CA, 94303-

Create Notification Map
Assessor Information
New APN: 063312460 GO

Figure 20

HSC 34191.5 (c) (2)

Permissible Use: Public right of way
Permissible Use Detail: The SA will dedicate this parcel back as public right of way.

HSC 34191.5 (c) (1) (A)

Acquisition Date: 1999
Value at Time of Purchase: N.A.
Estimated Current Value: $0 – Part of the Public Right of Way.

Value Basis: None.
Date of Estimated Current Value: N.A.

SALE OF PROPERTY

Proposed Sale Value: Not Applicable –
Proposed Sale Date: Not Applicable

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: The property was acquired by the Agency, to widen Donohoe St., as part of the off ramp improvements to access the Ravenswood Gateway 101 shopping Center in 1999. During the dissolution process, the Successor Agency discovered that this parcel was not properly dedicated back as part of the public right of way.

HSC 34191.5 (c) (1) (C)

Address: No address.
APN: 063-312-460
Lot Size: Approximately 1,918 sq. ft.
Current Zoning: N.A.

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Public right of way

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: None

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development: N.A.
Advancement of planning objectives of the successor agency: N.A.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity: None

9) IMPROVEMENT PLANS FOR UNIVERSITY AVENUE OVERPASS

PROPERTY TYPE

Description: Plans, Specifications and Estimates (PS&E's) for the University Avenue overpass (Stage 2A). See Figure 21.

On March 5, 2001 (Resolution 1851), the City of East Palo Alto issued a Request for Proposals to prepare plans, specifications, and estimates for the University Avenue overpass widening, Stage 2A project, and interchange modifications on state Route 101. A contract was awarded in July 2001 (Resolution 1912) to CCS Inc. Redevelopment Agency funds totaling $561,970 were expended. The plans were completed in 2003, and approved by Caltrans in 2004. The PS&E's are now property of the Successor Agency.

Following the approval of the plans by Caltrans, the City of East Palo Alto in 2005, was awarded $2M in SAFETEA LU funding, to construct a bicycle and pedestrian lane on the University Avenue Overpass. This project was included in Caltrans' High Priority Project (HPP), list in 2008, as HPP#3769: "University Avenue Overpass Construction of bicycle and pedestrian lanes East Palo Alto."

On October 2012 (Resolution 4362), the San Mateo County Transportation Authority Board (SMCTAB) approved the Measure A Highway Project list, including the City of East Palo Alto application for $5.0 million for Stage 2A. Resolution 4362 accepted the $5.0 million grant. As resolved by the City Council via Resolution 4362, the City is in the process of entering into a funding agreement with the SMCTAB and a Cooperative Agreement with Caltrans to complete any necessary design modifications to the project and complete its construction.

Figure 21

HSC 34191.5 (c) (2)

Permissible Use: Bidding and construction documents.
Permissible Use Detail: Construction documents.

HSC 34191.5 (c) (1) (A)

Acquisition Date: 2003
Value at Time of Purchase: $537,429
Estimated Current Value: $0

Value Basis: $0
Date of Estimated Current Value: 2013

SALE OF PROPERTY

Proposed Sale Value: Construction documents, No resale value.
Proposed Sale Date: N.A.

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: University Ave., Overpass Improvement Plans.

HSC 34191.5 (c) (1) (C)

Address: N.A.
APN: N.A.
Lot Size: N.A.
Current Zoning: N.A.

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: N.A.

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development: N.A.
Advancement of planning objectives of the successor agency: N.A.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity: N.A.

10) REMAINDER PROPERTY, APN: 063-680-180

PROPERTY TYPE

Description: A sliver of land, Assessor Parcel Number 063-680-180, located in the City of East Palo Alto, at the northwest corner of Woodland and University Avenues. It is a paved sidewalk that makes the corner of the intersection. See Figures 22 & 23.

Figure 22

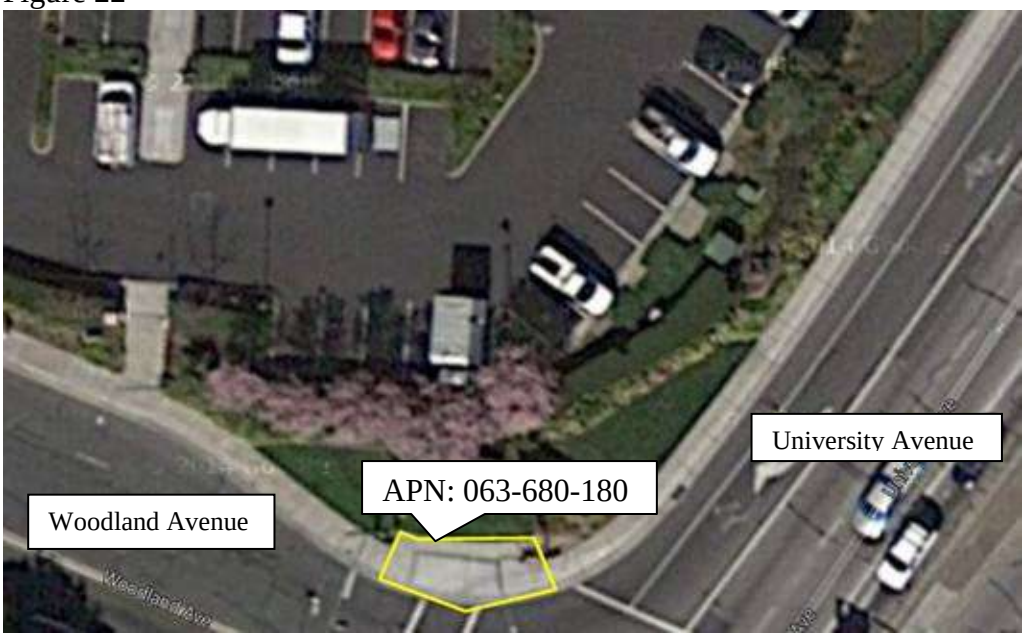
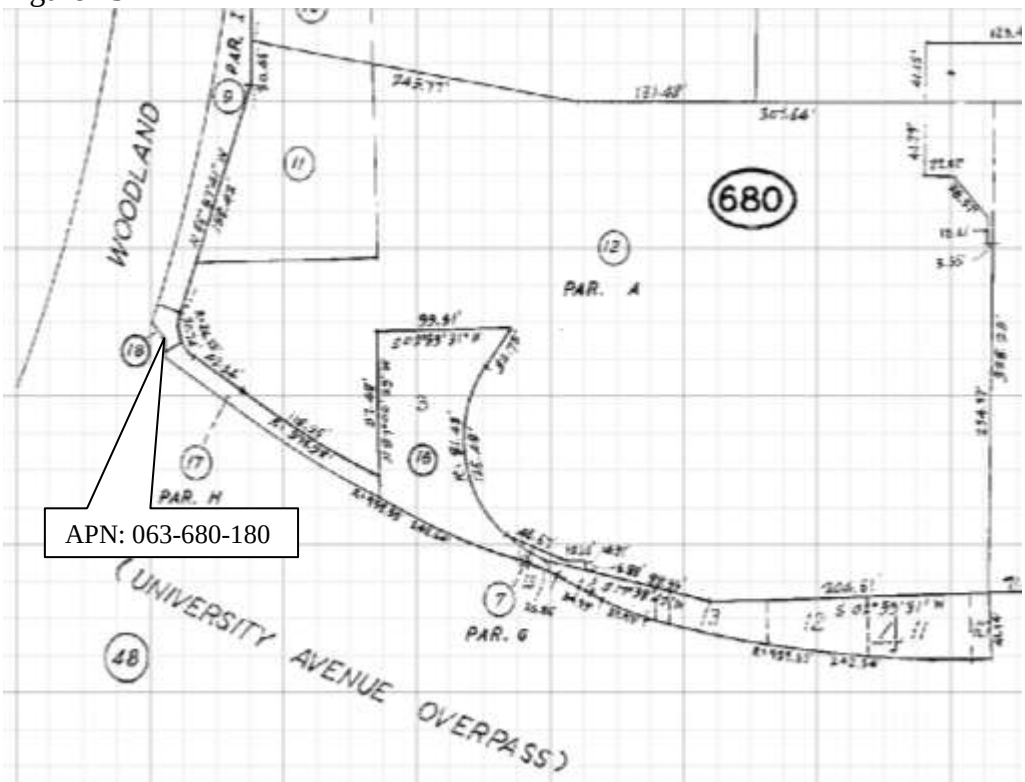


Figure 23



HSC 34191.5 (c) (2)

Permissible Use: None
Permissible Use Detail: None, part of public right of way.

HSC 34191.5 (c) (1) (A)

Acquisition Date: Parcel Map dated April 14, 2000
Value at Time of Purchase: N.A. – Reserved for future dedication as public right of way.
Estimated Current Value: $0 – Part of the Public Right of Way.
Value Basis: None **Date of Estimated Current Value:** N.A.

SALE OF PROPERTY

Proposed Sale Value: Not Applicable – Property used as public right of way
Proposed Sale Date: Not Applicable (N.A.)

HSC 34191.5 (c) (1) (B)

Purpose for which the property was acquired: This property is a left over sliver of land the former Redevelopment Agency reserved, as part of the University Circle development project, to be dedicated as public right of way. Currently has an ADA ramp and a traffic signal.

HSC 34191.5 (c) (1) (C)

Address: No address. **APN:** Originally assigned APN: 063-680-180.
Lot Size: Approximately 442 sq. ft. **Current Zoning:** N.A.

HSC 34191.5 (c) (1) (D)

Estimate of Current Parcel Value: $0– Public right of way

HSC 34191.5 (c) (1) (E)

Estimate of Income/Revenue: None.
Contractual requirements for use of income/revenue: N.A.

HSC 34191.5 (c) (1) (F)

History of environmental contamination, studies, and/or remediation, and designation as a brownfield site: None

HSC 34191.5 (c) (1) (G)

Description of property's potential for Transit Oriented Development: N.A.
Advancement of planning objectives of the successor agency: N.A.

HSC 34191.5 (c) (1) (H)

History of previous development proposals and activity: None

ADDENDUM 1

CHAPTER 16. "C-2" DISTRICTS
(GENERAL COMMERCIAL DISTRICTS)

SECTION 6260. REGULATIONS FOR "C-2" DISTRICTS

The following regulations shall apply in all "C-2" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6261. USES PERMITTED

(a) All uses permitted in "C-l" Districts without regard to any limitations specified in this Part for such uses in said "C-l" Districts and without regard to the securing of any use permits EXCEPT for any residential uses, which shall first obtain a use permit.

(b) The following uses:

(1) Automobile repair garages, including storage facilities where all operations are conducted in a building enclosed on all sides.
(2) Billiard parlors or pool halls.
(3) Bowling alleys.
(4) Carpenter shops.
(5) Dance halls.
(6) Dancing academies.
(7) Electrical substations.
(8) Equipment and tool rental.
(9) Golf driving ranges and miniature golf courses.
(10) Laundries.
(11) Lumber yards – including the sale of lumber and wood products but not the milling and planning thereof.
(12) Paint, paper hanging and decorating shops.
(13) Plumbing shops where all operations are conducted in a building enclosed on all sides.
(14) Printing shops.
(15) Sign painting shops.
(16) Skating rinks.
(17) Small animal hospitals and pet shops, but not including the raising of animals.
(18) Storage of household goods.
(19) Stores and shops for the conduct of any wholesale business.
(20) Stores and shops for the sale of used merchandise where all operations are conducted in a building enclosed on all sides.
(21) Tinsmith shops where all operations are conducted in a building enclosed on all sides.
(22) Used car sales.
(23) Scaffold storage and rental where all operations are conducted in a building enclosed on all sides.
(24) Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained

to or within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.

(c) The following uses subject to the securing of a use permit in each case as provided in Chapter 24 of this Part:

(1) Trailer camps.

(2) Electroplating shops.

(3) Poultry slaughtering.

(4) Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.

(5) Children's amusement devices.

(6) Roofing contractor's establishments.

(7) Maintenance and operation of six or more electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.

(8) Adult bookstores, adult movie houses or adult cabarets subject to the following limitations:

(a) No adult bookstore, adult movie house or adult cabaret shall be located within one thousand (1,000) feet of any other adult bookstore, adult movie house or adult cabaret.

(b) No adult bookstore, adult movie house or adult cabaret shall be located within two thousand (2,000) feet of any nursery school, elementary school, junior high school, high school, public playground or church.

(c) No adult bookstore, adult movie house or adult cabaret shall be located within five hundred (500) feet of any R-l, R-2, or R-M zoning district, or within five hundred (500) feet of any residential zoning district in any adjacent jurisdiction.

(9) Any establishment engaged in the sale of any alcoholic beverage for on-site or off-site consumption, subject to the regulations as set forth in Section 6506 of this Ordinance. Notwithstanding the foregoing, the requirement for a use permit shall not apply to any establishment lawfully operating and legally engaged in the sale of alcoholic beverages prior to December 21, 1987; provided, however, if any such establishment was licensed by the Department of Alcoholic Beverage Control as of December 21, 1987 to sell only beer and wine, a use permit shall be required for such establishment to engage in the sale of any other alcoholic beverages.

(10) Retail establishments offering firearms for sale.

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CHAPTER 15. "C-1" DISTRICTS
(NEIGHBORHOOD BUSINESS DISTRICTS)

SECTION 6250. REGULATIONS FOR "C-l" DISTRICTS

The following regulations shall apply in all "C-l" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6250. REGULATIONS FOR "C-l" DISTRICTS

The following regulations shall apply in all "C-l" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6251. USES PERMITTED

(a) A use permit as provided in Chapter 24 of this Part shall be required for the following uses:

(1) Hospitals, rest homes, sanitariums, clinics.
(2) Philanthropic and charitable institutions.
(3) Automobile courts.
(4) Hotels.
(5) Any residential use.

(b) The following retail stores, shops, or businesses:

(1) Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.
(2) Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.
(3) Banks.
(4) Bars.
(5) Barber shops.
(6) Beauty parlors.
(7) Book or stationary stores.
(8) Clothes cleaning agency or pressing establishment.
(9) Confectionery stores.
(10) Conservatories for instruction in music and the arts.
(11) Dressmaking or millinery.
(12) Drug store.
(13) Dry goods or notion store.
(14) Florist or gift shop.
(15) Grocery, fruit or vegetable store.
(16) Hardware or electric appliance store.
(17) Jewelry store.
(18) Laundry agency.
(19) Meat market or delicatessen store.
(20) Offices, business or professional.
(21) Photographic or camera store.
(22) Restaurant, tea room, or cafe.
(23) Shoe store or shoe repair store.
(24) Tailor, clothing or wearing apparel.

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(25) Theaters.
(26) Dry cleaning establishments using self-service coin operated machines.
(27) Bowling alleys.
(28) Massage establishments.
(29) Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
(30) Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within thirty (30) feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.

(c) The following uses subject to securing a use permit as specified in Chapter 24 of this Part.
(1) Mortuaries.
(2) Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.
(3) Retail dry cleaning establishments.
(4) Patio and garden supply sales.
(5) Bulk storage plants for liquefied petroleum gas and similar types of home fuels.
(6) Small animal hospitals, clinics, and grooming shops.
(7) The sale of used merchandise or vehicles.
(8) Retail auto supply sales and auto repair when floor area utilized for auto repair and/or auto storage does not exceed fifteen (15) percent of the total floor area of the business. The fifteen (15) percent floor area shall in no event exceed 1,500 square feet and a maximum of three (3) autobays will be allowed.
(9) Any establishment engaged in the sale of any alcoholic beverage for on-site or off-site consumption, subject to the regulations as set forth in Section 6506 of this Ordinance. Notwithstanding the foregoing, the requirement for a use permit shall not apply to any establishment lawfully operating and legally engaged in the sale of alcoholic beverages prior to December 21, 1987; provided, however, if any such establishment was licensed by the Department of Alcoholic Beverage Control as of December 21, 1987 to sell only beer and wine, a use permit shall be required for such establishment to engage in the sale of any other alcoholic beverages.

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