

LAND USE **6**

This chapter provides land use regulations and standards for future development and significant renovations of existing development in the Specific Plan Area. The standards are meant to ensure that the use and physical character of development achieves the vision outlined in Chapter 4 by creating an active urban environment with appealing architecture, accessible open space, and a safe pedestrian environment. Furthermore, the standards are designed to promote financial feasibility in potential new development.

This Specific Plan will be adopted by resolution. In addition, a Zoning Ordinance Amendment incorporating the land uses and development regulations and guidelines set forth in this Specific Plan is expected to be adopted. Citywide regulations in the East Palo Alto Zoning Ordinance not in conflict with the proposed Zoning Ordinance Amendment will continue to apply to the Plan Area.

Land Use Districts

The Plan Area has been divided into land use districts that are intended to capture the community’s desires for Ravenswood/4 Corners. The standards that follow this section are organized by land use district. To determine the uses and building types that are allowed on a given parcel, see Figure 6-1 to identify the district in which the parcel is located. After doing so, review the sections that follow to identify the allowed uses, performance standards, and development standards.

The Plan Area’s land use districts are shown in Figure 6-1 and include the following:

Figure 6-1: Land Use Districts



1. **4 Corners.** Intended to support an enlivened, thriving “downtown” for East Palo Alto, focused around the intersection of University Avenue and Bay Road. Accommodates multi-story mixed-use buildings that have retail stores or community facilities on the ground floor, with apartments or condominiums on upper floors.
2. **Bay Road Central.** Intended to make Bay Road a lively, inviting place that creates a strong connection between 4 Corners and Cooley Landing. Accommodates multi-story mixed-use buildings that have either retail stores or storefront-type offices on the ground floor, with apartments, condominiums, or offices on upper floors.
3. **Ravenswood Employment Center.** Intended to support the development of a variety of job-creating uses, including high-quality research and development (R&D) facilities. Also accommodates businesses that produce goods, distribute merchandise, or repair equipment, provided that they do not negatively affect surrounding uses or properties.
4. **Industrial Transition.** Intended to accommodate light industrial uses in areas that are near large clusters of single-family homes, while ensuring that the light industrial uses do not adversely affect nearby homes. Accommodates low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.
5. **Waterfront Office.** Intended to support the construction of Class A offices within the Plan Area. Accommodates professional offices and limited supporting retail or other uses.
6. **Urban Residential.** Intended to provide opportunities for the development of single-family and multi-family homes at a moderate density. Accommodates small-lot detached single-family homes; attached single-family homes such as townhomes; duplexes, triplexes, and four-plexes; and multi-family apartments or condominiums.
7. **University Village.** Intended to maintain and enhance the University Village neighborhood, which is a well-defined portion of the Plan Area. Accommodates single-family homes along with related public uses, such as schools and parks.
8. **Ravenswood Open Space.** Intended to facilitate the conservation of existing open space in the Plan Area and the creation of new open spaces, which include parks, plazas, and other similar uses. Although this district is not intended for development, some limited community-focused buildings may be appropriate.
9. **Ravenswood Flex Overlay.** Intended to accommodate high-quality office buildings, along with a limited range of manufacturing and repair busi-

nesses that do not adversely affect the offices' surroundings. Accommodates professional offices, along with low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.

Land Use Regulations

This section provides land use regulations within each district identified for the Plan Area. Table 6-1 uses the following symbols to identify permitted and conditionally permitted uses:

- **P** indicates a permitted use.
- **AUP** indicates a use that is subject to an administrative use permit.
- **CUP** indicates a use that is subject to a conditional use permit.

For the districts not shown in Table 6-1, the following land use regulations shall apply:

- In the University Village district, the allowed uses shall be as provided in the Zoning Ordinance for R-1-5000 districts.
- In the Ravenswood Open Space district, the only permitted use shall be Park or Recreational Facility.
- In the Ravenswood Flex Overlay district, the allowed uses shall be as provided in Ravenswood Employment Center and Waterfront Office districts. In cases where these two districts have different permit requirements for a use, the less restrictive requirement shall apply. R&D and industrial uses developed in this district shall not adversely affect existing residential neighborhoods.

Performance Standards

The following performance standards shall apply to all uses and development in the Plan Area.

Air Contaminants

No smoke, soot, flash, dust, cinders, dirt, acids, fumes, vapors, odors, toxic or radioactive substance, waste or particulate, solid, liquid, or gaseous matter shall be introduced into the outdoor atmosphere, alone or in any combination, in a quantity or at a duration that interferes with safe occupancy of the site or surrounding sites. In addition, all uses shall be subject to any emission limits determined by the Bay Area Air Quality Management District (BAAQMD).

TABLE 6-1 **ALLOWED USES IN LAND USE DISTRICTS**

Land Use	<u>4 Corners Gateway</u>		<u>Bay Road Central</u>		Ravenswood Employment Center	Industrial Transition(5)	Waterfront Office (6)	Urban Residential	Additional Requirements(1)
	Ground	Upper	Ground	Upper					
Residential									
Agriculture, Noncommercial	P	P	P	P	—	P	—	P	
Animal Keeping, Noncommercial	P	P	P	P	—	P	—	P	§ 6310.03
Duplex	—	—	—	—	—	—	—	P	
Emergency Shelters	—	—	—	—	—	P	—	—	
Family Day Care Home, Small	—	P	—	P	—	—	—	P	
Family Day Care Home, Large	—	(2)	—	(2)	—	—	—	(2)	§ 6510 et seq.
Home Occupation	—	P	—	P	—	—	—	P	
Multiple-Family Dwellings	—	P	—	P	—	—	—	P	
Residential Care Facility—Seven or More Occupants	—	CUP	—	CUP	—	—	—	CUP	§ 6515.1 et seq.
Residential Care Facility—Six Occupants or Fewer	—	P	—	P	—	—	—	P	§ 6515.1 et seq.
Single-Family Dwelling, Attached	—	—	—	—	—	—	—	P	
Single-Family Dwelling, Detached—Lot Size No Greater Than 5,000 Square Feet	—	—	—	—	—	—	—	P	
Public & Quasi-Public									
Child Day Care Center	AUP	—	AUP	—	—	CUP	CUP	—	
Cultural Use, Assembly	AUP	CUP	AUP	CUP	—	—	—	—	
Cultural Use, Non-Assembly	AUP	AUP	AUP	AUP	—	—	—	—	
Meeting Facility	AUP	AUP	AUP	AUP	—	—	—	AUP	
Park or Recreational Facility	P	—	P	—	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
School, Private	CUP	CUP	CUP	CUP	—	—	—	—	
School, Public	CUP	CUP	CUP	CUP	—	—	—	P	

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TABLE 6-1 **ALLOWED USES IN LAND USE DISTRICTS** (CONTINUED)

Land Use	4 Corners Gateway		Bay Road Central		Ravenswood Employment Center	Industrial Transition(5)	Waterfront Office (6)	Urban Residential	Additional Requirements(1)
	Ground	Upper	Ground	Upper					
Commercial									
Alcoholic Beverage Sales	CUP	—	CUP	—	CUP	—	CUP—	—	§ 6506
Animal Sales and Services—Boarding Allowed	CUP	—	CUP	—	—	—	—	—	
Animal Sales and Services—No Boarding	AUP	—	AUP	—	—	—	—	—	
Automated Teller Machine (ATM)	P	—	P	—	—	CUP	—	—	
Bank or Financial Service	P	—	P	—	—	—	—	—	
Business Support Service	P	—	P	—	P	P	P	—	
Commercial Recreation, Indoor	CUP	—	CUP	—	—	—	—	—	
Drive-Through Establishment	—	—	—	—	—	—	—	—	
General Retail	P	—	P	—	—	—	—	—	
Food and Beverage Sales, Convenience	AUP	—	AUP	—	—	CUP	—	—	
Food and Beverage Sales, Supermarket	P	—	P	—	—	—	—	—	
Health/Fitness Facility	P	—	P	—	CUP	CUP	—	—	
Instructional or Production Studio	P	—	P	—	P	P	—	—	
Maintenance and Repair	—	—	—	—	P	P	—	—	
Medical Clinic or Lab	CUP	CUP	CUP	CUP	CUP	CUP	—	—	
Medical Office	CUP	—	CUP	CUP	—	—	—	—	
Personal Services, Low-Impact	P	—	P	—	—	—	—	—	
Personal Services, Moderate-Impact	CUP	—	CUP	—	—	—	—	—	
Professional Office	AUP	CUP	AUP	CUP	AUP	P	P	—	
Research Laboratory	—	—	—	—	P	CUP	CUP	—	
Restaurant or Café, Fast Service	AUP	—	AUP	—	AUP	AUP	AUP	—	
Restaurant or Café, Full Service	P	—	P	—	—	P	P	—	

TABLE 6-1 **ALLOWED USES IN LAND USE DISTRICTS (CONTINUED)**

Land Use	4 Corners Gateway		Bay Road Central		Ravenswood Employment Center	Industrial Transition(5)	Waterfront Office (6)	Urban Residential	Additional Requirements(1)
	Ground	Upper	Ground	Upper					
Secondhand Store	CUP	—	CUP	—	—	—	—	—	
Shopping Center	CUP	—	CUP	—	CUP	—	—	—	
Vehicle Service and Repair	—	—	—	—	CUP	—	—	—	
Manufacturing, Wholesaling, and Storage									
Manufacturing and Processing—General	—	—	—	—	AUP	—	—	—	
Manufacturing and Processing—Heavy	—	—	—	—	CUP	—	—	—	
Manufacturing and Processing—Light	—	—	—	—	P	P	—	—	
Outdoor Storage	—	—	—	—	AUP	CUP	—	—	
Recycling Facility	—	—	—	—	CUP	—	—	—	
Reverse Vending Machine	—	—	—	—	CUP	—	—	—	
Warehousing, Wholesaling, and Distribution	—	—	—	—	AUP	CUP	—	—	
Transportation, Communications, and Utilities									
Parking Facility	CUP (3)	CUP	CUP (3)	CUP	CUP	CUP	CUP	—	
Public or Quasi-Public Facility	P	P	P	P	P	P	P	P	
Public Utilities—Major	CUP	—	CUP	—	CUP	CUP	CUP	CUP	
Public Utilities—Minor	P	—	P	—	P	P	P	P	
Public Utility Antenna and Satellite Dishes	(4)	(4)	(4)	(4)	(4)	(4)	(4)	(4)	§ 6518.1 et seq.
Vehicle Depot	—	—	—	—	CUP	—	—	—	

(1) Section numbers refer to the East Palo Alto Zoning Ordinance.

(2) Permit requirement determined according to the provisions in § 6510 et seq. of the Zoning Ordinance.

(3) Parking structures that provide enclosed parking shall be wrapped with another ground-floor use along all street frontages. The ground-floor use shall have a depth of at least 40 feet.

(4) Permit requirement determined according to the provisions in Chapter 24.5 of the Zoning Ordinance.

(5) All projects in the Industrial Transition District shall be accompanied by a Fiscal Impact Report.

(6) Any R&D projects proposed in the Waterfront Office District or requested zoning changes shall be accompanied by a Fiscal Impact Report.

(7) All uses not permitted by right, AUP, or CUP are prohibited.

Electrical Emission

There shall be no electrical emission beyond the property line that would adversely affect other uses or adjacent property owners.

Glare and Heat

There shall be no reflection or radiation, directly or indirectly, or glare or heat beyond the property line that would constitute a nuisance or hazard, or that would be recognized by a reasonable person as offensive. This requirement shall not be interpreted as prohibiting nighttime illumination of a property.

Noise

All noise shall be controlled so as not to become objectionable due to intermittence, duration, heat frequency, impulse character, periodic character, or shrillness.

Vibration

There shall be no activity that causes ground vibration that is readily discernable beyond the property line.

Development Standards

The development standards in this section specify basic physical requirements for new development, including building placement on single sites, the three-dimensional form of buildings, and access to and through development projects. These standards are meant to refer to an entire development site, which may be composed of multiple lots or parcels.

The design standards and guidelines in Appendix A, as well as the additional development standards in Appendix B, shall also apply to all new development in the Plan Area. These appendices provide more detailed requirements that all new development must follow.

4 Corners Gateway

Maximum Floor Area Ratio: 1.5 for non-residential uses.

Maximum Residential Density: 60 dwelling units per acre for residential uses.

Maximum Height: Six stories above grade.

Minimum Ground Floor Height: 16 feet floor-to-floor.

Minimum Setbacks:

Front: 6 feet, to be dedicated to landscaping or publicly accessible sidewalk.

Side: None required.

Exterior Side: 10 feet.

Rear: 30 feet.

Maximum Setback Along Bay Road and University Avenue:

At least 65% of a building shall be built to within 16 feet of the property line.

Minimum Parking:

Residential: One parking space per dwelling unit for one-bedroom units and studios; 0.5 additional spaces for each additional bedroom.

Professional Office: One parking space per 300 square feet of floor area.

Medical Office: One parking space per 200 square feet of floor area.

All Other Non-Residential Uses: One parking space per 400 square feet of floor area.

Bicycle: 1 Class I per 3 units + 1 Class II per 15 units for residential. 1 Class I per 30 employees + 1 Class II per 6,000 square feet for retail. 1 per 6,000 square feet for office (75% Class I, 25% Class II).

Parking Location: Surface parking lots are prohibited within front or exterior side setbacks.

Access: One pedestrian access point per 300 linear feet of street frontage shall be provided from the street to parking lots located in the rear of buildings. A maximum of two curb cuts per street frontage may be provided.

Bay Road Central

Maximum Floor Area Ratio: 2.0 for non-residential uses.

Maximum Residential Density: 50 dwelling units per acre for residential uses.

Maximum Height: Five stories above grade.

Minimum Ground Floor Height: 16 feet floor-to-floor.

Minimum Setbacks.

Front: 6 feet, to be dedicated to landscaping or publicly accessible sidewalk.

Side: None required.

Exterior Side: 10 feet.

Rear: 30 feet.

Rear for residential uses abutting Ravenswood Employment Center District: 50 feet.

Upper floor setback above fourth floor: 10 feet in addition to the setback on lower floors.

Maximum Setback Along Bay Road:

At least 65% of a building shall be built to within 16 feet of the property line.

Minimum Parking:

Residential: One parking space per dwelling unit for one-bedroom units and studios; 0.5 additional spaces for each additional bedroom.

Professional Office: One parking space per 300 square feet of floor area.

Medical Office: One parking space per 200 square feet of floor area.

All Other Non-Residential Uses: One parking space per 400 square feet of floor area.

Bicycle: 1 Class I per 3 units + 1 Class II per 15 units for residential. 1 Class I per 30 employees + 1 Class II per 6,000 square feet for retail. 1 per 6,000 square feet for office (75% Class I, 25% Class II)

Parking Location: Surface parking lots are prohibited within front or exterior side setbacks.

Access: One pedestrian access point per 300 linear feet of street frontage shall be provided from the street to parking lots located in the rear of buildings. A maximum of two curb cuts per street frontage shall be provided.

Ravenswood Employment Center

Maximum Floor Area Ratio: 1.0.

Maximum Height: Three stories above grade. **Minimum Setbacks:**

Front: 10 feet minimum, 80 feet maximum.

Side: 10 feet.

Exterior Side: 10 feet.

Rear: 20 feet.

Eastern Parcel Edge: 40 feet from any site boundary that adjoins the eastern edge of the Plan Area.

Minimum Parking:

Manufacturing, Wholesaling, and Storage: One parking space per 2,000 square feet of floor area.

Research Laboratory: One parking space per 400 square feet of floor area.

Professional Office: One parking space per 300 square feet of floor area.

Medical Office: One parking space per 200 square feet of floor area.

All Other Uses: One parking space per 400 square feet of floor area.

Bicycle: 1 per 6,000 square feet for office (75% Class I, 25% Class II). 1 Class I per 30 employees or 1 Class I per 15,000 square feet for industrial or R&D.

Parking Location: Surface parking between buildings and public streets shall be limited to two parking rows and a drive aisle.

Access: A maximum of two curb cuts per street frontage may be provided.

Landscaping: Landscaping shall be provided between surface parking areas and public streets.

Industrial Transition Zone

Maximum Floor Area Ratio: 0.75.

Maximum Height: Three stories above grade; two stories above grade within 30 feet of adjoining residential parcels.

Minimum Setbacks:

Front: 10 feet minimum, 80 feet maximum.

Side: 10 feet.

Exterior Side: 10 feet.

Rear: 40 feet.

Eastern Parcel Edge: 40 feet from any site boundary that adjoins the eastern edge of the Plan Area.

Minimum Parking:

Manufacturing, Wholesaling, and Storage: One parking space per 2,000 square feet of floor area.

Research Laboratory: One parking space per 400 square feet of floor area.

Professional Office: One parking space per 300 square feet of floor area.

All Other Non-Residential Uses: One parking space per 400 square feet of floor area.

Bicycle: 1 per 6,000 square feet for office (75% Class I, 25% Class II). 1 Class I per 30 employees or 1 Class I per 15,000 square feet for industrial or R&D.

Parking Location: Surface parking between buildings and public streets shall be limited to two parking rows and a drive aisle.

Access: A maximum of two curb cuts per street frontage may be provided.

Landscaping: Landscaping shall be provided between surface parking areas and public streets.

Waterfront Office

Maximum Floor Area Ratio: 3.0.

Maximum Height: Eight stories above grade.

Minimum Ground Floor Height: 16 feet floor-to-floor.

Minimum Setbacks:

Bay Road Front Setback: 30 feet.

Front (along other streets): 20 feet

Side: 20 feet.

Exterior Side: 20 feet.

Upper Floor Setback Above Fourth Floor: Within defined viewsheds shown in Figure 6-2 (and as defined below), 20 feet in addition to the setback on lower floors.

Northern Viewshed: Should set back 20 feet from proposed trail and set back an additional 20 feet from trail above the fourth floor.

Central Viewshed (proposed): Should setback 20 feet from alignment of proposed new street and set back an additional 20 feet above the fourth floor.

Southern Viewshed: In addition to 30 foot setback from Bay Road, set back an additional 20 feet above the fourth floor.

Eastern Parcel Edge: 20 feet if combined with additional accessible open space. 40 feet if not combined with additional accessible open space. Applies to site boundaries that adjoin the eastern edge of the Plan Area.

Minimum Parking:

Professional Office: One parking space per 300 square feet of floor area.

All Other Uses: One parking space per 450 square feet of floor area.

Bicycle: 1 Class I per 30 employees + 1 Class II per 6,000 square feet for retail. 1 per 6,000 square feet for office (75% Class I, 25% Class II)

Parking Location: Surface parking shall be prohibited in Front, Bay Road, and Eastern Parcel Edge setbacks.

Access: A maximum of one curb cut per 150 feet of street frontage may be provided.

Urban Residential

Maximum Floor Area Ratio: 1.0 for non-residential uses.

Maximum Residential Density: 40 dwelling units per acre for residential uses.

Maximum Height.

North of Rail Spur: 5 stories.

South of Rail Spur: 3 stories.

Maximum Floor-to-Floor Height: 14 feet.

Minimum Setbacks:

Front: 5 feet, to be dedicated to landscaping or publicly accessible sidewalk.

Side: 5 feet.

Exterior Side: 5 feet.

Rear: 20 feet.

Minimum Parking:

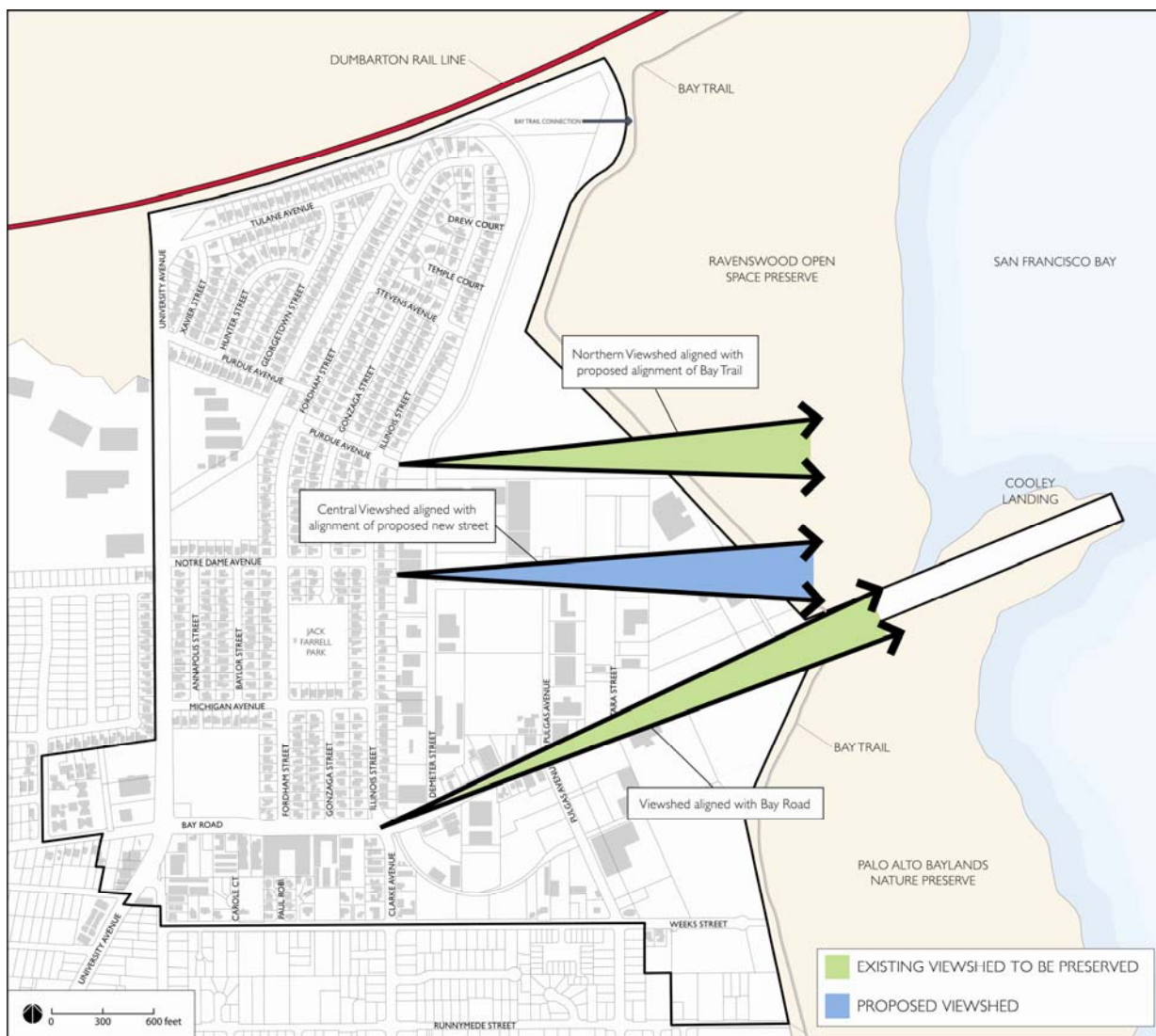
Residential: One parking space per dwelling unit for one-bedroom units and studios; 0.5 additional spaces for each additional bedroom.

All Other Uses: Determined by Planning Director.

Bicycle: 1 Class I per 3 units + 1 Class II per 15 units for residential.

Parking Location: Surface parking areas shall be prohibited in Front and Exterior Side setback areas.

Figure 6-2: Key Viewsheds



Access: One pedestrian access point per 150 linear feet of street frontage shall be provided from the street to parking lots located in the rear of buildings. A maximum of two curb cuts per street frontage shall be provided.

University Village

Reference: New development within the University Village District shall be consistent with the R-1-5000 Single-Family zoning district in the East Palo Alto Zoning Ordinance.

Ravenswood Open Space

Reference: New development within the Ravenswood Open Space District shall be consistent with the RM Resource Management zoning district in the East Palo Alto Zoning Ordinance.

Ravenswood Flex Overlay

The Ravenswood Flex Overlay is applied to two portions of the Plan Area, as shown on Figure 6-1. For properties with this overlay, development shall be consistent with the requirements of either the Ravenswood Employment Center District or the Waterfront Office District, with the exception of the following:

Maximum Height within 200 feet of University Village District: 3 stories above grade.

Minimum Setback from University Village District: 50 feet.