

COPY FOR
PLANNING
COMMISSION

MR. ROBERT FACCIOLA
1965 Portola Road
Woodside, California
94062

December 7, 2010

The Redevelopment Agency
City of East Palo Alto
Attention: Sean Charpentier and Carlos Martinez
1960 Tate Street
East Palo Alto, CA 94303

Subject: 4 Corners / RWBD Specific Plan

Gentlemen:

As a follow-up to the presentation of the Community Preferred Specific Plan to a joint session of the East Palo Alto Planning Commission and the City Council on December 1, 2010, I wanted to reiterate my request that the applicable zoning for the site that my family owns be residential. As you are aware, we have owned this property for approximately 25 years. When acquired our plan was to develop for uses to support our business. However, we did not proceed with the development of the property as the Director of Redevelopment at that time indicated we would not likely be successful in obtaining our permits and would lose all of the investment in our property. We therefore located the facilities for our business in Fremont. We are not real estate developers and over the last few years we have been attempting to sell the property. We have had very real interest from residential developers and suggest that residential zoning is appropriate and prospectively beneficial to the City of East Palo Alto for the following reasons:

1. Market research supports an over 2,000 new residential units over the next 20 years for the City of East Palo Alto. Currently the Specific Plan meets less than half of that demand. As identified in the BAE Market and Economic Analysis "housing planned near and around transit facilities will receive particularly strong support." Our property provides the most adjacent vacant land to the proposed Transit Center.
2. Residential development is compatible with the adjacent land uses. Land to the north and east is open space. Land to the west is residential. With the buffer between the R&D and Industrial areas of the Ravenswood Business district required by BCDC, there is ample separation between the residential and the current industrial, light industrial and prospective R&D uses of the RWSBD.

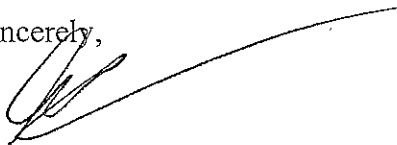
3. A significant Residential development on our site could provide the necessary catalyst for development in this area. Demand for office and even R&D and Industrial is current very weak. There are limited prospects for development with this zoning over the next few years. Demand for residential is strong and very real. With the Transient Oriented Development emphasized in this specific plan housing in this area can be an immediate catalyst for development and revitalization

We note a concern was expressed that the initial development of the area as a significant residential project might "paint the area in the palette of color of the initial development." In other words, a start with residential would condemn the rest of the area to residential. However, that we believe that concern is unfounded as (a) our site is a distinct and separate site from the Ravenswood Shores Business District, (b) our site is more attached to the current residential and (c) establishing residential within the existing RWSBD would be difficult at best. Rather, we assess that a significant residential development on our property would provide the "market notification" that East Palo Alto's governmental agencies are welcoming and supporting development that can improve the City. This is a "message" has been historically absent.

Finally, we note that the Specific Plan is silent on the northern portion of our property. We are hoping that this is merely an administrative error and assume from the documents that this portion of the overall area is also included in the Specific Plan. As the southern portion of the property is best suited for residential, the same is doubly true for this northern portion. Alternatively, this may be an appropriate location for community service functions; (i.e. school) should necessary public funds be available to support this. Please consider our request to include this area in the specific planning process.

Thank your in advance for your consideration of my comments and we look forward to continuing to work on this important project for the City of East Palo Alto.

Sincerely,



Robert Facciola

cc: The City of East Palo Alto Planning Commission
The City Council of the City of East Palo Alto



Townhomes B

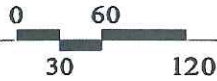
Wetlands

Townhomes A

Demeter Rd.

Neighborhood Entry

A



DRAFT CONCEPTUAL SITE PLAN

East Palo Alto

East Palo Alto, California

This drawing is for informational purposes only and has not been verified by a professional engineer or architect. It is not to be used for construction or other purposes without the approval of the original author.

