

FOR LEASE > FREESTANDING FACILITY WITH YARD

2520 Pulgas Ave

EAST PALO ALTO, CA



**PRICE
REDUCED**
~~\$18,000.00/MO.~~
\$14,750.00/MO.



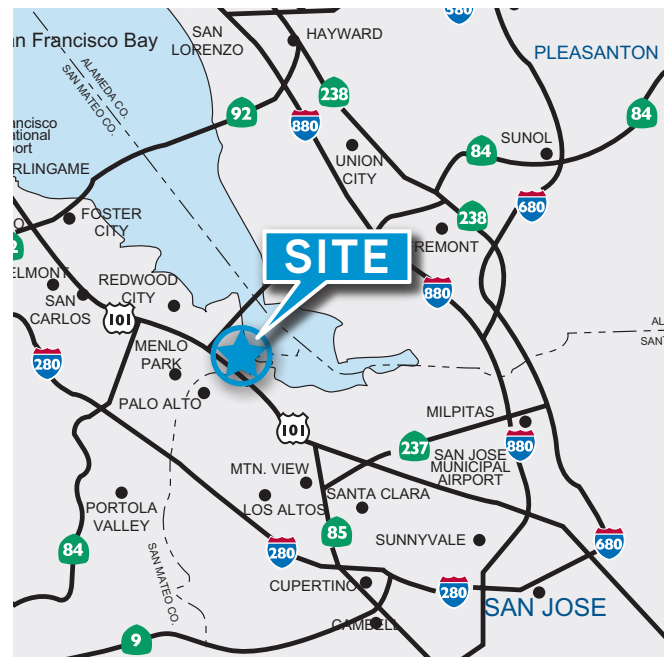
Property Features

- > ±12,620 Sq. Ft. freestanding building
- > Parcel size of ±40,075 Sq. Ft.
- > Office area of approximately ±1,500 Sq. Ft.
- > Available Immediately
- > Zoning: Bay Road Central
- > Loading - 3 Drive-In doors
- > 16'-18' warehouse clear height
- > Fenced and secure yard area
- > Directly adjacent to Hwy 84 Dumbarton Bridge

Tenant may apply for a Special Use Permit (SUP) for an initial three (3) year term with a possible maximum of a two (2) year extension

Asking Lease Rate: \$18,000/mo., Gross

\$14,750.00/mo., Gross



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers International has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2018 Colliers International

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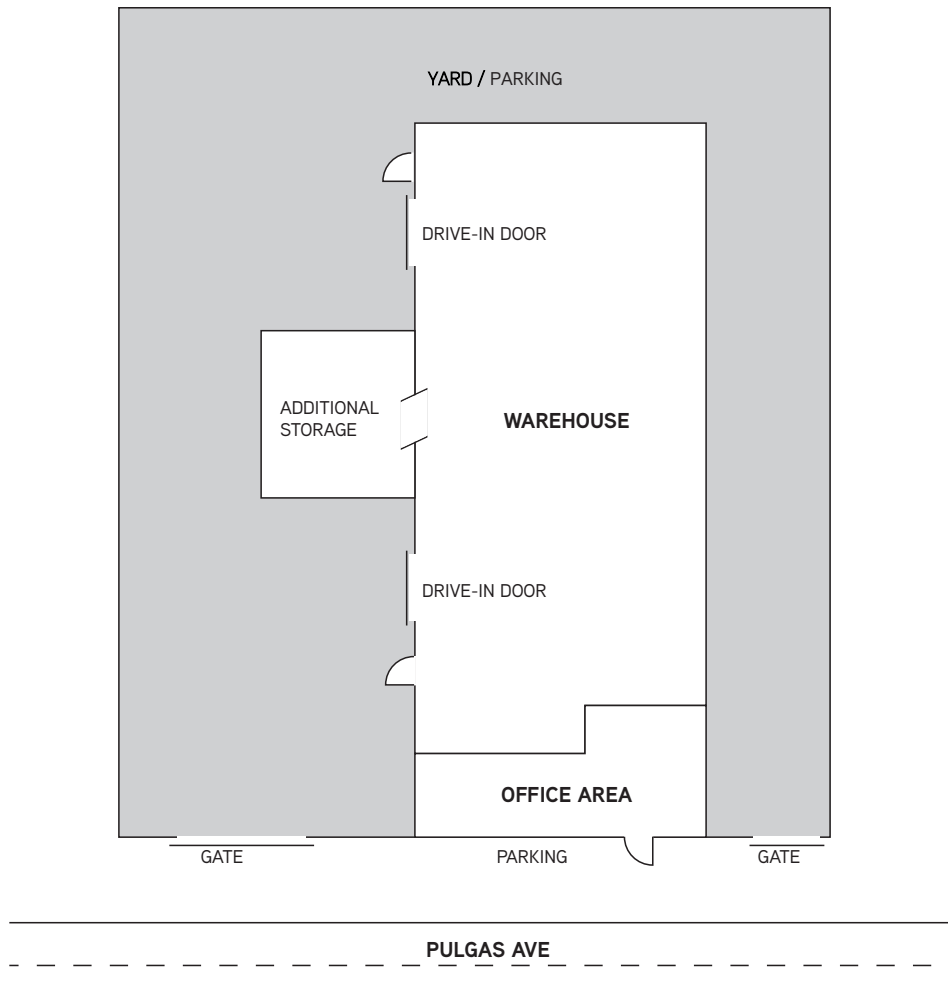
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Chapter 18.18 – Specific Plans

Sections:

18.18.010 – Purpose and Intent

18.18.020 – Ravenswood Specific Plan

18.18.010 – Purpose and Intent

A. Purpose. The purpose of this chapter is to identify the specific plans adopted by the City.

B. Applicability.

1. The specific plans identified are detailed in the Council-adopted specific plan for the designated area(s).
2. In order to maintain the uniqueness, accuracy, character, and integrity of each specific plan, the contents of each Council-adopted specific plan shall govern the purpose, allowable land uses, specific development standards, architectural guidelines, and all other regulatory requirements for each specific plan.
3. This chapter serves as a reference to each Council-adopted specific plan; the regulations that govern land use in the specific plan area(s) are contained in the relevant specific plan, incorporated for enforcement purposes by this reference, and may be further elaborated in the Development Code as necessary. For matters not detailed in the relevant specific plan or this Code, the general provisions of the Development Code apply.

18.18.020 – Ravenswood Specific Plan

C. Ravenswood Specific Plan Overlay District

The RSP Overlay District, as shown on the official City of East Palo Alto zoning plan, zoning district map on file in the office of the city clerk and incorporated by reference, is established to implement the Ravenswood Specific Plan (RSP). The RSP is a comprehensive, long term planning document for the RSP area, and includes architectural and design guidelines, site development standards, public facility improvement plans, and an environmental mitigation monitoring program to be implemented through zoning and subdivision regulations, development standards, and public and private improvements. The Council makes the following findings:

- (1) Implementation of the RSP will diversify and strengthen the economic opportunities and fiscal health of the city.
- (2) Implementation of the RSP will contribute positively to the city's regional prominence and community character.

- (3) Implementation of the RSP is in accordance with the city's goal to promote smart growth and sustainable development.

D. Ravenswood Specific Plan Overlay Subdistricts

The Ravenswood Specific Plan Overlay District is divided into subdistricts to further refine development requirements within the RSP area. These subdistricts are reflected on Figure 6-1 of the RSP:

1. 4 Corners Gateway (4C), primarily intended to support an enlivened, thriving “downtown” for East Palo Alto, focused around the intersection of University Avenue and Bay Road, accommodating multi-story mixed use buildings with retail stores or community facilities on the ground floor and apartments or condominiums on the upper floors.
2. Bay Road Central (BRC), intended to make Bay Road a lively, inviting corridor creating a strong connection between 4 Corners and Cooley Landing, accommodating multi-story mixed-use buildings with retail store or storefront-type offices on the ground floor and apartments or condominiums on the upper floors, as well as nonprofit uses and performing arts centers. This subdistrict encourages integrated mixed uses with pedestrian friendly and transit supportive development and design features.
3. Ravenswood—Employment Center (R-EC), intended to support the development of a variety of job-creating uses, including high quality research and development (R&D) facilities, as detailed more extensively in the RSP. This subdistrict also allows for nonprofit uses and performing arts centers, as well as businesses that produce goods, distribute merchandise or repair equipment, provided that they do not negatively affect surrounding uses or properties.
4. Industrial Transition (IT), intended to accommodate light industrial uses and live-work units in areas that are near large clusters of single-family homes, while ensuring that the light industrial uses do not adversely affect nearby homes. This subdistrict also allows low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.
5. Waterfront Office (WO), intended to support the construction of Class A offices within the Plan Area, including professional offices and limited supporting retail or other uses.
6. Urban Residential (UR), intended to provide opportunities for the development of single-family and multi-family homes at a moderate density. This subdistrict anticipates a mix of small-lot detached single-family homes; attached single family homes such as townhomes; duplexes, triplexes, and four-plexes; and multiple-family apartments or condominiums.
7. University Village (UV), intended to maintain and enhance the University Village neighborhood, which is a well-defined portion of the Plan Area, encompassing single-family homes along with related public uses, such as schools and parks.
8. Ravenswood---Open Space (R-OS), intended to be placed on those parcels dedicated to conservation of existing open space and development of traditional parks, linear parks and other “public” spaces within the Specific Plan Area.

9. Ravenswood---Flex Overlay (R-FO), provides the developer with options intended to accommodate high-quality office buildings, along with a limited range of manufacturing and repair businesses that do not adversely affect the offices' surroundings. This subdistrict accommodates professional offices, along with low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.

E. Continuation And Expiration Of Existing Use Permits.

ATTACHED

Existing Interim Use Permits, other than for automobile dismantlers, shall automatically expire on October 16, 2022. If the business or nonprofit is in operation at its existing location on July 1, 2022, the owner/operator shall apply for a one year Special Use Permit, which may be granted at the discretion of the Director. Additional yearly extensions may be applied for.

Nothing in this subsection precludes the filing of an Administrative Use Permit or Conditional Use Permit where the use is listed in Table 6-1 of the Ravenswood Specific Plan; or from requesting approval as a New Interim Use

F. Determination Of New Interim Use.

1. Uses **NOT** specifically listed in Table 6-1 of the RSP may be deemed a New Interim Use by the Commission subject to the following:
 - a. The use is proposed to be located within an existing building constructed prior to adoption of the RSP;
 - b. The use does not require the construction of a new building or covered structure or expansion of an existing building or covered structure;
 - c. The Commission has received a written request and has subsequently deemed the use an appropriate interim use based on all the following findings:
 - (1) The use will not be detrimental to the long term success of the implementation of the RSP; and
 - (2) The use will provide employment, services or other public benefits to the City and its residents; and
 - (3) The use does not require the construction or expansion of a building or covered structure; and
 - (4) The use, by its nature, will not be detrimental to the public health, safety and welfare and/or contradictory to the goals and objectives of the General Plan and RSP.
2. A New Interim Use shall not be established or commenced without first obtaining a Special Use Permit (SUP). The initial term of the SUP shall be three (3) years and no time extension shall exceed a total of two (2) years.

G. Submission For New Interim Use Determination.

1. Any applicant requesting consideration by the Commission for a New Interim Use shall file a written request to the Commission on a form provided by the Department.
2. The applicant shall, in addition to the application form, submit the following:
 - a. A detailed description of the proposed use;
 - b. A description of any existing uses and structures on the site and the extent to which the same will be altered, improved or eliminated;
 - c. The period of time being requested for the interim use;
 - d. Justification as to how the proposed use is consistent with the required findings;
 - e. Other information as may be deemed necessary by the Director.
3. The application shall be accompanied by the payment of a processing fee, in such amount as established from time to time by resolution of the Council.

6

LAND USE

TABLE 6-1 ALLOWED USES IN LAND USE DISTRICTS

	4 Corners Gateway		Bay Road Central		Ravenswood Employment Center ¹	Industrial Transition	Waterfront Office ²	Urban Residential	Additional Requirements ³
Land Use	Ground	Upper	Ground	Upper					
Residential									
Agriculture, Noncommercial	P	P	P	P	X	P	X	P	
Animal Keeping, Noncommercial	P	P	P	P	X	P	X	P	§ 6310.03
Duplex	X	X	X	X	X	X	X	P	
Emergency Shelters	X	X	X	X	X	P	X	X	
Family Day Care Home, Small	X	P	X	P	X	X	X	P	
Family Day Care Home, Large	X	⁴	X	⁴	X	X	X	⁴	§ 6510 et seq.
Home Occupation	X	H	X	H	X	X	X	H	
Multiple-Family Dwellings	X	P	X	P	X	X	X	P	
Residential Care Facility—Seven or More Occupants	X	CUP	X	CUP	X	X	X	CUP	§ 6515.1 et seq.
Residential Care Facility—Six Occupants or Fewer	X	P	X	P	X	X	X	P	§ 6515.1 et seq.
Single-Family Dwelling, Attached	X	X	X	X	X	X	X	P	
Single-Family Dwelling, Detached—Lot Size No Greater Than 5,000 Square Feet	X	X	X	X	X	X	X	P	

Note: All uses not permitted by right, AUP, H, or CUP are prohibited.

¹ All projects in the Ravenswood Flex Overlay shall be accompanied by a Fiscal Impact Report.

² Any R&D projects proposed in the Waterfront Office District or requested zoning changes shall be accompanied by a Fiscal Impact Report.

³ Section numbers refer to the East Palo Alto Zoning Ordinance. Pursuant to SP Policy LU-5.3, Director can require Fiscal Impact Report of any project.

⁴ Permit requirement determined according to the provisions in § 6510 et seq. of the Zoning Ordinance.

⁵ Day care as an ancillary use. Bank or Financial Service as an ancillary use.

⁶ Schools prohibited east of Illinois St./Clark Ave. and north of Runnymede Street pursuant to Specific Plan Policy LU-6.5.

⁷ 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.

⁸ Permit requirement determined according to the provisions in Chapter 24.5 of the Zoning Ordinance.

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

	4 Corners Gateway		Bay Road Central		Ravenswood Employment Center ¹	Industrial Transition	Waterfront Office ²	Urban Residential	Additional Requirements ³
Land Use	Ground	Upper	Ground	Upper					
Public & Quasi-Public									
Child Day Care Center	AUP	X	CUP	X	X	CUP ⁵	CUP ⁵	X	
Community Use, Assembly	AUP	CUP	AUP	CUP	X	X	X	X	
Community Use, Non-Assembly	AUP	AUP	AUP	AUP	X	X	X	X	
Meeting Facility	AUP	AUP	AUP	AUP	X	X	X	AUP	
Park or Recreational Facility	P	X	P	X	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
School, Private ⁶	CUP	CUP	X	X	X	X	X	X	
School, Public ⁶	CUP	CUP	X	X	X	X	X	P(6)	
Commercial									
Alcoholic Beverage Sales	CUP	X	CUP	X	CUP	X	CUP	X	§ 6506
Animal Sales and Services—Boarding Allowed	CUP	X	CUP	X	X	X	X	X	
Animal Sales and Services—No Boarding	AUP	X	AUP	X	X	X	X	X	
Automated Teller Machine (ATM)	P	X	P	X	X	CUP	X	X	
Automobile Wrecking/Dismantling	X	X	X	X	X	X	X	X	Sec. 6507.9.1

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6 LAND USE

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

Land Use	4 Corners Gateway		Bay Road Central		Ravenswood Employment Center ¹	Industrial Transition	Waterfront Office ²	Urban Residential	Additional Requirements ³
	Ground	Upper	Ground	Upper					
Bank or Financial Service	P	X	P	X	AUP ⁵	X	AUP ⁵	X	
Business Support Service	P	X	P	X	P	P	P	X	
Commercial Recreation, Indoor	CUP	X	CUP	X	X	CUP	X	X	
Drive-Through Establishment	X	X	X	X	X	X	X	X	
General Retail	P	X	P	X	X	X	X	X	
Food and Beverage Sales, Convenience	AUP	X	AUP	X	X	CUP	X	X	
Food and Beverage Sales, Supermarket	P	X	P	X	X	X	X	X	
Health/Fitness Facility	AUP	X	AUP	X	AUP	AUP	X	X	
Instructional or Production Studio	P	X	P	X	P	P	X	X	
Maintenance and Repair	X	X	X	X	P	P	X	X	
Medical Clinic or Lab	CUP	CUP	CUP	CUP	CUP	CUP	X	X	
Medical Office	CUP	X	CUP	CUP	X	X	X	X	
Personal Services, Low-Impact	P	X	P	X	X	X	X	X	

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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 ¹	Industrial Transition	Waterfront Office ²	Urban Residential	Additional Requirements ³
	Ground	Upper	Ground	Upper					
Personal Services, Moderate-Impact	AUP	X	AUP	X	X	X	X	X	
Professional Office	AUP	CUP	AUP	CUP	AUP	P	P	X	
Research Laboratory	X	X	X	X	P	CUP	CUP	X	
Restaurant or Café, Fast Service	AUP	X	AUP	X	AUP	AUP	AUP	X	
Restaurant or Café, Full Service	P	X	P	X	X	AUP	AUP	X	
Secondhand Store	CUP	X	CUP	X	X	X	X	X	
Shopping Center	CUP	X	CUP	X	CUP	X	X	X	
Vehicle Service and Repair	X	X	X	X	CUP	CUP	X	X	
Manufacturing, Wholesaling, and Storage									
Manufacturing and Processing—General	X	X	X	X	P	X	X	X	
Manufacturing and Processing—Heavy	X	X	X	X	CUP	X	X	X	
Manufacturing and Processing—Light	X	X	X	X	P	P	X	X	
Outdoor Storage	X	X	X	X	AUP	CUP	X	X	
Recycling Facility	X	X	X	X	CUP	X	X	X	

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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 ¹	Industrial Transition	Waterfront Office ²	Urban Residential	Additional Requirements ³
	Ground	Upper	Ground	Upper					
Warehousing, Wholesaling, and Distribution	X	X	X	X	AUP	CUP	X	X	
Transportation, Communications, and Utilities									
Parking Facility	CUP ⁷	CUP	CUP ⁷	CUP	CUP	CUP	CUP	X	
Public or Quasi-Public Facility	P	P	P	P	P	P	P	P	
Public Utilities—Major	CUP	X	CUP	X	CUP	CUP	CUP	CUP	
Public Utilities—Minor	P	X	P	X	P	P	P	P	
Public Utility Antenna and Satellite Dishes	8	8	8	8	8	8	8	8	§ 6518.1 et seq.
Vehicle Depot	X	X	X	X	CUP	X	X	X	

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