



PLANNING & TRANSPORTATION COMMISSION AGENDA

MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 26

Wednesday, February 9, 2005
REGULAR MEETING at 7:00 PM
Council Chambers
Civic Center, 1st Floor
250 Hamilton Avenue
Palo Alto, California 94301

ROLL CALL:

Commissioners:

Phyllis Cassel – Chair (absent, conflicted)
Bonnie Packer – V-Chair
Lee I. Lippert
Karen Holman
Patrick Burt
Michael Griffin
Annette Bialson – (absent, conflicted)

Staff:

Steve Emslie, Planning Director
Wynne Furth, Senior Asst. City Attorney
Lisa Grote, Chief Planning Official
Julie Caporgno, Advance Planning Manager
Tricia Schimpp, Consultant Planner
Zariah Betten, Executive Secretary

PROCEDURES FOR PUBLIC HEARINGS

Please be advised the normal order of public hearings of agenda items is as follows:

- *Announce agenda item*
- *Open public hearing*
- *Staff recommendation*
- *Applicant presentation - Fifteen(15) minutes limitation or at the discretion of the Commission.*
- *Appellant presentation (if applicable) - Fifteen(15) minutes limitation or at the discretion of the Commission.*
- *Planning Commission questions of the applicant/staff*
- *Public comment - Five(5) minutes limitation per speaker or limitation to three(3) minutes depending on large number of speakers per item.*
- *Applicant closing comments - Three (3) minutes*
- *Close public hearing*
- *Discussion/motions/recommendations by the Commission*
- *Final vote*

ORAL COMMUNICATIONS. Members of the public may speak to any item not on the agenda with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a speaker request card available from the secretary of the Commission. The Planning and Transportation Commission reserves the right to limit the oral communications period to 15 minutes.

CONSENT CALENDAR. Items will be voted on in one motion unless removed from the calendar by a Commission Member. **None.**

AGENDA CHANGES, ADDITIONS AND DELETIONS. The agenda may have additional items added to it up until 72 hours prior to meeting time.

NEW BUSINESS:
Public Hearings.

Proposed Development Agreement Between City of Palo Alto and Stanford University Concerning the Stanford Research Park, the Mayfield Site Community Recreation Fields, and Housing Sites on El Camino Real and California Avenue and Related Zoning and Comprehensive Plan Amendments

1. Proposed development agreement between Stanford University and the City of Palo Alto and making recommendations to the City Council on the following items:
 - a) An Ordinance approving a Development Agreement between the Board of Trustees of the Leland Stanford Junior University and the City of Palo Alto (Stanford/Palo Alto community playing fields and Stanford Research Park Housing and Development);
 - b) An Ordinance amending Title 18 (Zoning) of the Palo Alto Municipal Code, Sections 18.60.050 and 18.63.04 as they regulate Floor Area Ratios and site coverage in the LM, LM-3 and LM-5 districts and adding Chapter 18.62 (Alternative Development Standards), and amending the zoning map of the City of Palo Alto to make 9 parcels (2450, 2470, 2500, 2650, 2700 and 2780 El Camino Real and 505, 1451, 1501 and 1601 California Avenue) eligible to use alternative development standards in order to implement the development agreement between the City and Stanford University; and amending the zoning from RM-40 to PF for 2650, 2700 and 2780 El Camino Real; and
 - c) A Resolution amending the Land Use Map of the Palo Alto Comprehensive Plan to change the designation of a site at 2650, 2700 and 2780 El Camino Real from “multiple family residential” to “public parks” for the Stanford/Palo Alto community playing fields; and
 - d) A Resolution of the Council of the City Of Palo Alto certifying the adequacy of the City Of Palo Alto/Stanford Development Agreement and Ground Lease Project Final Environmental Impact Report, making findings thereon pursuant to the California Environmental Quality Act, and adopting a Statement Of Overriding Considerations.

[The Planning and Transportation Commission held its hearing on the EIR on January 12, 2005; the formal public comment period closed on January 27, 2005]

2. The City of Palo Alto and Stanford University are proposing to enter into a Development Agreement and lease of the former Mayfield school site providing for Stanford to conduct the following development within the Stanford Research Park (SRP):
 - a) A 51-year lease to the City of 6 acres, composed of three parcels (Assessor Parcel Numbers: 142-20-053, 142-20-017, 142-20-088) located at the northwest corner of El Camino Real and Page Mill Road, to be developed as a soccer complex at the Mayfield site and construction of the soccer complex to consist of one youth field, one adult field, a practice field, a snack/restroom facility, and parking for 92 cars and 36 bicycles;
 - b) 250 housing units on two development sites currently occupied by research and development/office (R&D/office) uses;
 - c) The 1.8-acre El Camino Real site that consists of three commercially developed parcels (Assessor Parcel Numbers 142-20-047, 142-20-014, 142-20-013) and is located on the west side of El Camino Real between the Mayfield site and California Avenue, and the 16.96-acre California Avenue site that consists of three developed parcels (Assessor Parcel Numbers 142-019-007, 142-019-006, 142-019-017) and is located along the south side of California Avenue between Dartmouth and Amherst Streets; and
 - d) 300,000 square feet of replacement R&D/office space, that would be located anywhere in the SRP, in exchange for the R&D/office space that would be demolished to accommodate the housing.

PLEASE NOTE: STAFF REPORT IS ONLINE

REPORTS FROM OFFICIALS

- Budget Briefing – Steve Emslie, Director of Planning and Comm. Environment

COMMISSION MEMBER QUESTIONS, COMMENTS, AND/OR ANNOUNCEMENTS.

- Commission Representation at Committees:

February:	Patrick Burt
March:	Bonnie Packer
April:	Phyllis Cassel
May:	Michael Griffin
June:	Annette Bialson
July:	Karen Holman

- Commission Representation at Committees:

Housing Corporation Representative:
Traffic Calming:
Palo Alto Intermodal Transit Center (Dream Team)
SOFA – Phase II:
Zoning Ordinance Update:

El Camino Real Study Committee
ZOU Parking Subcommittee

ZOU Low Density Working Group Subcommittee

ZOU Design and Environment Committee

CIP Sub-Committee
Permit Streamlining Process

Bonnie Packer
Annette Bialson
Vacant
Patrick Burt, Karen Holman
Bonnie Packer, Karen Holman,
Phyllis Cassel
Annette Bialson

Annette Bialson, Bonnie Packer,
Phyllis Cassel
Karen Holman, Patrick Burt,
Phyllis Cassel
Phyllis Cassel, Lee I. Lippert and Susan
Eschweiler (ARB); Susan Haviland (HRB)
Patrick Burt, Karen Holman, Bonnie Packer
Patrick Burt

APPROVAL OF MINUTES: January 12, 2005

NEXT MEETING: February 23, 2005.

Staff reports for the agenda items are available at the Planning Division Front Desk, 5th Floor, City Hall on the Friday preceding the meeting date, after 2:00 PM or at the Development Center should City Hall be closed on a 9/80 Friday. The staff reports are available for pick-up and are online via the City's main webpage at www.cityofpaloalto.org. Under Agendas/Minutes/Reports, select Planning and Transportation Commission and follow the links. Please call 329-2441 to reserve a copy.

All correspondence relating to any of the agenda items below or non-agenda items, which were not received by the 2:00 PM deadline for inclusion into Commission packets on the Friday preceding the meeting date, need to be received before 5:00 PM on the date of the meeting for distribution to staff and Commission members.

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services, or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550 (voice) or 650-328-1199 (TDD).

Posting of agenda. This agenda is posted in accordance with government code section 54954.2(a) or section 54956.

Recordings. An audiotape of the proceedings may be obtained/reviewed by contacting the Planning Division at (650) 329-2440. A videotape of the proceedings can be obtained/reviewed by contacting the Cable Desk at (650) 329-2206.