

Agenda posted according to PAMC Section 2.04.070. A binder containing supporting materials is available in the Council Chambers on the Friday preceding the meeting.

Regular Meeting
Council Chambers
February 7, 2005, 7:00 p.m.

ROLL CALL

ORAL COMMUNICATIONS

Members of the public may speak to any item not on the agenda; three minutes per speaker. Council reserves the right to limit the Oral Communications period to 30 minutes

APPROVAL OF MINUTES

January 10, 2005

January 18, 2005

CONSENT CALENDAR

Items will be voted on in one motion unless removed from the calendar by a Council Member.

ADMINISTRATIVE

1. Approval of Contract with TruGreen LandCare in an Amount not to Exceed \$325,000 for the 2004-2005 Tree Maintenance Project

AGENDA CHANGES, ADDITIONS, AND DELETIONS

HEARINGS REQUIRED BY LAW: Applicants and/or appellants may have up to ten minutes at the outset of the public discussion to make their remarks and up to three minutes for concluding remarks after other members of the public have spoken.

OTHER AGENDA ITEMS: Public comments or testimony on agenda items other than Oral Communications shall be limited to a maximum of five minutes per speaker unless additional time is granted by the presiding officer. The presiding officer may reduce the allowed time to less than five minutes if necessary to accommodate a larger number of speakers.

UNFINISHED BUSINESS

PUBLIC HEARINGS

2. **(CMR:108:05)** Public Hearing: Considering Revisions to the Transfer of Development Rights Ordinance for City-Owned Properties, and Revisions to the Downtown CD Zone Ordinance to Increase Residential Density Limits. 1) Proposed Revisions to the Zoning Code, Chapters 18.87, 18.49 and 18.32. The Proposed Zone Changes Would Allow Eligible City-Owned Historic Properties (Category 1 or Category 2) Located in Any Zone District to be "Sender Sites" Under the TDR Ordinance, Transferring Historic or Seismic Rehabilitation Floor Area Bonuses from these Sites to Eligible "Receiver" Sites Located in the

Downtown CD Zone District; and Modify the Procedures and Requirements for Granting Floor Area Bonuses. Proposed Changes to Chapter 18.49 also Would Modify Site Development Requirements, and Replace Maximum Residential Density Limit with a Required Maximum Average Unit Size, for Residential and Mixed-Use Projects Located in the CD Zone District to Encourage Use of TDR to Provide Housing Units. The Residential Density on a Mixed Use or Residential Site Would be Limited by the Floor Area Ratio (FAR), Site Development Requirements, Parking Requirements, and Comprehensive Plan Density Limits. 2) Provide Direction to Staff Regarding Possible Changes to Chapter 18.87.040 and 18.87.055 to Increase the Maximum Parking Exemption for Bonus Floor Area from 5000 Square Feet to 10,000 Square Feet, and to Reduce the Required Distance Between TDR "Receiver" Sites and Residentially Zoned Property.

Ordinance Amending Title 18 [Zoning] of the Palo Alto Municipal Code to Amend Chapters 18.32 [Public Facilities District Regulations], 18.49 [CD Commercial Downtown District Regulations], and 18.87 [Transferable Developments Rights] to Include Certain City-Owned Buildings as Sender Sites in the Transferable Development Rights Program

REPORTS OF COMMITTEES AND COMMISSIONS

ORDINANCES AND RESOLUTIONS

REPORTS OF OFFICIALS

3. Service Efforts and Accomplishments Report FY 2003-04

COUNCIL MATTERS

4. Colleagues Memo from Mayor Burch and Council Member Freeman re: Police Review Body

COUNCIL COMMENTS, QUESTIONS, AND ANNOUNCEMENTS

Members of the public may not speak to the item(s).

CLOSED SESSION

This item may occur during the recess or after the Regular Meeting.

Public Comments: Members of the public may speak to the Closed Session item(s); three minutes per speaker.

5. CONFERENCE WITH CITY ATTORNEY -- EXISTING LITIGATION
Subject: City of Palo Alto, a California chartered city vs. Robert T. Chang, Judy W. Chang, Bancplus Mortgage Corp., a Texas corporation, et al; Santa Clara County Superior Court No.: 104CV020516
Authority: Government Code section 54956.9(a)

ADJOURNMENT

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) 24 hours prior to the meeting.