TO:       HONORABLE CITY COUNCIL
FROM:     CITY MANAGER          DEPARTMENT: PLANNING AND
            COMMUNITY ENVIRONMENT
DATE:     SEPTEMBER 25, 2006          CMR: 381:06

SUBJECT:  901 SAN ANTONIO ROAD [05PLN-00295, 06PLN-00114]: REQUEST BY
STEINBERG ARCHITECTS ON BEHALF OF THE TAUBE-KORET
CAMPUS OF JEWISH LIFE (TKCJL) FOR CITY COUNCIL APPROVAL
OF: 1.) AN ORDINANCE ESTABLISHING A PLANNED COMMUNITY
(PC) DISTRICT AND A PROPOSED PLANNED
COMMUNITY DISTRICT DEVELOPMENT PLAN, WHICH INCLUDES
THE DEVELOPMENT OF AN 134,000 SQUARE FOOT COMMUNITY
CENTER, INCLUDING A CULTURAL HALL, COMMUNITY MEETING
ROOMS, ADULT ACTIVITY SPACE, PRESCHOOL, AFTER SCHOOL
CARE FACILITIES, FITNESS CENTER, ADMINISTRATION AND
SUPPORT AREAS AND 193老人 RESIDENTIAL LIVING UNITS
AND A COMPREHENSIVE PLAN AMENDMENT FROM LIGHT
INDUSTRIAL TO MIXED USE; 2.) A RESOLUTION ADOPTING
ARCHITECTURAL REVIEW FINDINGS AND CONDITIONS OF
APPROVAL; 3.) A TENTATIVE MAP TO SUBDIVIDE THE PARCEL
AND CREATE SENIOR HOUSING CONDOMINIUM UNITS; 4.) A
VARIANCE TO EXCEED THE 50-FOOT HEIGHT LIMIT; 5.) A
DESIGN ENHANCEMENT EXCEPTION (DEE) TO ALLOW A
SCULPTURAL TOWER ELEMENT TO EXTEND TO
APPROXIMATELY 96 FEET ABOVE GRADE; 6.) A LETTER
AGREEMENT FOR THE PROPOSED BELOW MARKET RATE (BMR)
HOUSING PROGRAM, AND 7.) CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT. ENVIRONMENTAL
ASSESSMENT: A FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
FOR THE BRIDGE URBAN INFILL LAND DEVELOPMENT AND
TKCJL PROJECTS HAS BEEN PREPARED. ZONE DISTRICT: GM.
RECOMMENDATION
Staff recommends that the City adopt an ordinance on first reading to establish a Planned Community (PC) district for the TKCJL project at 901 San Antonio Road and affirm the following actions that were made by the City Council at the September 11, 2006 meeting:

1. Find that the Final Environmental Impact Report (FEIR) adequately addresses the environmental impacts of the proposed development plan per the requirements of CEQA and certify the FEIR (Attachment B);

2. Grant a Zone Change from the existing General Manufacturing (GM) district to a Planned Community (PC) district and a Comprehensive Plan Land Use Map Amendment from Light Industrial to Mixed Use (Attachment C);

3. Grant a variance from the Palo Alto Municipal Code, Section 18.68.110(c) to allow portions of the proposed building to extend above 50 feet, based upon the findings as listed in the draft ordinance in Attachment C, Section 4;

4. Adopt an Architectural Review resolution, including findings for the Design Enhancement Exception for the height of the sculptural tower, including the project conditions of approval (Attachment D);

5. Approve the Below Market Rate (BMR) Housing plan, including a total of 24 assisted living and congregate care units with associated housing services provided by the Jewish Senior Residence available to low income seniors (Attachment E) and,

6. Approve the Tentative Map that would create one mixed-use lot containing 193 senior congregate care and assisted living condominium units (Attachment F).

BACKGROUND
The City Council held a public hearing on the TKCJL Planned Community project on September 11, 2006. The Council heard testimony from staff, the applicant, and members of the public. The Council closed the public hearing and unanimously voted to approve the project. Due to the need for additional notice of the proposed PC ordinance, final action was deferred to September 25, 2006.

DISCUSSION
Staff requests that the City Council review and approve the attached Below Market Rate (BMR) housing agreement, and affirm the actions made on September 11, 2006.

The TKCJL Planned Community project was heard in conjunction with the BRIDGE Urban Infill Land Development (BUILD) Planned Community project. The Council requested clarifying language to the TKCJL project ordinance and resolution. The changes to these documents include the following:
Transportation Demand Management (TDM) Program
The PC ordinance contains a new section (Section 9) that summarizes the requirements of the TDM program. This new section of the ordinance will allow the City to have additional enforcement and regulator control of the TDM program. The Mitigation Monitoring and Reporting Plan (Attachment B) has been corrected to increase the trip reduction goal from 15% to 20%.

Charleston-Arastradero Corridor Improvement Plan Fees for Bicycle and Pedestrian Safety Improvements
Condition #24 of the Architectural Review resolution (Attachment D) has been modified to include the following language: “If the Charleston-Arastradero Improvement Plan is not fully implemented, the remaining funds shall be used by the City for bicycle and pedestrian improvements in the project vicinity.”

Variance for Height
Section 2, subsection (c) of the PC ordinance has been modified to include the following specific limitations in the body of the ordinance with regard to height: “In no case shall the height of any building, measured to the top of the parapet wall, exceed 59’8” and no rooftop equipment shall exceed a height of 75’ above grade.”

Special Event Parking- Planning Director Authority
Condition #21 of the Architectural Review resolution (Attachment D) has been modified to include the following language, “The Director of Planning and Community Environment may require additional measures to assure adequate parking and traffic control if deemed necessary.” This language would provide staff with additional control over the special event parking plan and off-site parking operations.

BMR Program and Other BMR Contributions
Staff presented the City Council with an overview of the BMR program concepts at the September 11 meeting. However, the final agreement itself had not been completed prior to the meeting. Staff indicated that the final BMR agreement would be presented to Council at the September 25, 2006 meeting.

The BMR program agreement is contained in Attachment E. The agreement includes provisions for 24 Below Market Rate congregate care and assisted living housing and the associated residential living services within the 193 unit Jewish Senior Residence component of the project. All 24 BMR units will be one bedroom, one bath units ranging in size from about 730 to 870 square feet. In consideration of the applicants’ agreement to offer the full range of services to BMR residents at reduced monthly fees, staff recommends accepting a reduced number of BMR units (39 units would normally be required) and has not required the BMR units to reflect the range of unit types and sizes in the Project, as is normally required.

These 24 units would be made available at entry fee levels that comply with the income and affordability standards prescribed by the BMR Program for 59 years. Twelve units would be made available to residents earning 100% of the Area Median Income (AMI) and twelve units would be made available to residents earning between 101% and 120% of AMI. The BMR
program would include continuing support for the residents of the BMR units by subsidizing all monthly costs associated with room, care, food and extensive support services at income and affordability standards prescribed by the BMR Program. In addition to the BMR plan, the applicant has committed a $5,000,000 endowment restricted exclusively for the support of residents who cannot afford either the initiation costs or the continuing monthly costs at the JSR. Twelve assisted living units will receive continuing support by subsidizing all monthly costs associated with room, care, food and extensive support services for 59 years without use of any proceeds of the $5,000,000 endowment for 15 years. For years subsequent to year 15 the funds necessary for the monthly subsidy shall be through the use of and to the extent possible of proceeds of the $5,000,000 endowment which will be reserved to subsidize the BMR units. At any time during the 59 years, JSR may substitute on a one for one basis, congregate care units for any of the 12 assisted living units. Twelve congregate care units will receive continuing support by subsidizing all monthly costs associated with room, care, food and extensive support services at income and affordability standards prescribed by the BMR Program for 59 years without use of any proceeds of the $5,000,000 endowment. A formal agreement must be executed prior to approval of the Final Map by the City Council.

The PC ordinance has been revised to reflect the BMR agreement.

PREPARED BY:  

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DEPARTMENT HEAD:  

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Director of Planning and Community Environment  

CITY MANAGER APPROVAL:  

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Assistant City Manager  

ATTACHMENTS  
A. Location map  
B. CEQA Resolution and Draft Mitigation Monitoring Plan  
C. Planned Community Ordinance  
D. Architectural Review Resolution and Conditions of Approval  
E. BMR Program Letter – to be provided to the City Council at the Sept. 25 meeting  
F. Record of Land Use Action: Tentative Map Approval  

COURTESY COPIES  
Interested Parties List