Presentations for the
June 23, 2020
City Council Meeting
AECOM Contract Amendment-Rail and Adoption of Updated Rail Workplan
RECENT COUNCIL DIRECTION

• September 9, 2019 – Council assigned duties to XCAP and gave XCAP a April 30, 2020 Deadline

• January 1, 2020 - Council directed staff to move forward with adding two new alternatives to be developed similar to the 7 other alternatives (9 total)

• March 23, 2020 - Council directed staff to return to City Council with a revised Railroad Grade Separation workplan considering deferral of the proposed business tax and COVID-19 impacts to schedule
Workplan Update

- **Mar. 4 - Apr. 15 2020:** Seven XCAP meetings cancelled
- **Apr. - May 2020:** Staff and AECOM conducted several sessions with XCAP and new alternative proponents with updates to layouts, renderings and traffic analysis for new alternatives at Churchill, and Meadow/Charleston
- **Jun. 3, 2020:** XCAP received draft noise/vibration memo
- **Jun. 17, 2020:** XCAP provided comments on draft fact sheets, cost estimates, and updated layouts and renderings for new alternatives
- **Jul. 2020:** XCAP reviewed revised exhibits, reports, and townhall materials
- **Aug. 2020:** Council review of new alternatives, virtual townhalls and expanded community engagement
- **August 2020:** September 2020: XCAP deliberation
- **October 2020:** XCAP final report
- **November 2020:** Final project reporting and Project Study Report (PSR)
AECOM Amendment

Connecting Palo Alto Rail Grade Separation Project Contract

- Initial AECOM Contract
  - April 2018
  - $1,278,660
- Amendment #1
  - June 2019
  - $1,206,126
- Amendment #2
  - $309,872

  - Due to city budget impacts, staff negotiated a 5% reduction in costs from the initial AECOM contract proposal

Total Contact Amount: $2,794,698
Additional Services

New Ideas
• Churchill Avenue - Partial Underpass
• Meadow Drive - Underpass
• Charleston Road - Underpass

Consultant Services for new ideas
• Project Management
• Community Engagement
• Conceptual development
• Cost Estimates
Virtual Townhall

**PROJECT DESCRIPTION**

For the Churchill closure alternative, the railroad tracks will remain at their existing location and elevation only.

Churchill Avenue will become a intersection with Alma Street on the east side and will end at Mason/O Avenue on the west side. A pedestrianonly undercrossing will be constructed. Two options are proposed.
488 University: Request for Waiver
City Council
LOCATION MAP
BACKGROUND: BUILDING FEATURES AND USE

- Category 2 Historic Structure on local inventory; eligible for individual listing on the California Register of Historic Resources
- Legal non-complying building: FAR, height, and setbacks
- Hotel use until 1968
- Current use and occupancy is residential rental with ground floor retail; residential rental use ceased in 2018 following change in ownership
BACKGROUND: RELEVANT COUNCIL ACTIONS

• September 2018: No-fault renter eviction ordinance

• February 2019: Remove restrictions on non-residential floor area in the downtown area

• April 2019: Changes to non-complying buildings and establishment of waiver process
PROJECT OVERVIEW

• Convert 75 residential units to 100 hotel rooms

• Modifications to the interior and exterior to accommodate hotel use

• Modifications to rooftop open space; request for on-site sale of alcohol

• Parking Adjustment (25% reduction per state regulations; 12 on-site; 25 off-site; 78 in-lieu)
REQUESTED ENTITLEMENTS

• Historic Review and Architectural Review for modifications to a historic structure:
  o Historic structures in downtown referred to HRB
  o HRB confirmed eligibility for California Register and project’s consistency with Secretary of the Interior’s Standards for Treatment of Historic Resources
• Conditional Use Permit for rooftop garden modifications and on-site sale of alcohol
• Waiver from 18.18.120 to allow conversion of the use
PARKING ADJUSTMENT

- 25% reduction per state regulations (California Health and Safety Code)
- 12 on-site (10 spaces with two tandem and 2 additional valet)
- 25 off-site (330 Everett; 25 valet)
- 78 in-lieu (Downtown Assessment District)
POLICY CONSIDERATIONS

- Planning Entitlements
- Treatment of Historic Resources
- Waiver to Allow Conversion of Residential Land Use to a Hotel Use
RECOMMENDED MOTION

Staff recommends that Council:

• Find the project exempt from the California Environmental Quality Act

• Approve the associated architectural review, historic review, parking adjustment, and conditional use permit applications subject to the findings and conditions in the RLUA

• Grant a waiver to allow conversion of a downtown residential use to a hotel use subject to the findings in the RLUA
OUTDOOR DINING & RETAIL
Palo Alto City Council
Item 7
SHELTER IN PLACE ORDER (SIP Order)

• Council Study Session on June 8, 2020.

• June 5, 2020 updated SIP Order took effect.

• SIP Order allows:
  • Outdoor dining
  • Limited indoor retail

• Future updates forthcoming
PRESENTATION OVERVIEW

Ordinance
1. Dining on Sidewalks & Closed Streets
2. Outdoor Retail Display and Sales Activities
3. Private Parking Lots & Other Private Property Areas
4. Alcohol Consumption
5. City-Owned Public Parking Lots
6. Personal Services, Indoor Recreation & Other Uses
7. Alcohol Consumption w/Meal in Downtown Plazas

Resolution
2. Parklets Demonstration Project
TEMPORARY PROGRAMS & EFFECTIVE DATE

1. ORDINANCE
   • Effective immediately upon adoption by at least four-fifths vote of the City Council members present
   • In effect for duration of the Local Emergency or until December 31, 2020, whichever is later, unless modified, repealed, or extended by the City Council

2. RESOLUTION
   • This Resolution shall become effective immediately upon adoption
   • Will remain in effect until December 31, 2020, unless extended by the City Council
ORDINANCE

Temporary Outdoor Dining & Retail
OUTDOOR DINING & RETAIL

1. Outdoor Dining on Sidewalks and Closed Streets
   • Temporarily waives permit fees and architectural review for Summer Streets Encroachment Permit
2. Outdoor Retail Display and Sales Activities
   • With permit, allows retail displays on sidewalk/street
3. Private Parking Lots & Other Private Property Areas
   • Allows up to 50% of parking spaces to become outdoor dining and/or retail areas; 100% for lots of 10 spaces
   • Must submit plan and adhere to City guidelines
OUTDOOR DINING & RETAIL

4. Alcohol Consumption
   • Allows alcohol consumption in permitted, expanded outdoor seating areas
   • Valid Alcoholic Beverage Control license for on-sale consumption, a valid conditional use permit

5. Consumption w/Meal in Lytton & Cogswell Plazas

6. Allow Dining & Alcohol Consumption in City Parking Lots
   • Allows City Manager to permit reopening activities in City-owned public lots
   • Including dining, retail, and alcohol consumption
   • No plans to operationalize
7. Allowing Personal Services, Indoor Recreation, and Other Uses to be Permitted Outdoors

- Allows the City to develop a program to allow certain activities to occur outdoors in the same types of areas where outdoor dining and retail would be allowed
- Can only occur when County allows such activities
RESOLUTION

Temporary Street Closures & Temporary Parklets
TEMPORARY STREET CLOSURES

- Allows the City to temporarily and continuously close certain streets in Palo Alto
  - California Avenue & intersecting streets
  - University Avenue & intersecting streets
- Allows closures through Labor Day (September 7, 2020)
- Passing resolution enables granting of Summer Streets Encroachment Permits for closed areas of public streets
CALIFORNIA AVENUE

- Closed beginning June 11, 2020
- Merchants and restaurants report success as patrons visit Cal Ave for shopping and dining in accordance with social distancing rules
TEMP. STREET CLOSURES - DOWNTOWN

- Downtown closure Friday morning June 26, 2020 to Sunday evening June 28, 2020
- Takes advantage of weekend business
- Tailored based on conversations with downtown restaurants
PILOT PARKLETS

- Pilot Parklet Demonstration Project
- Seating and/or dining areas located in curbside parking spaces
- Eating & drinking establishments eligible; including food retail
- Eligible businesses can apply for Summer Streets Encroachment Permit
- Standards & Other Requirements guides construction; exceptions can be made by the Director of Public Works
- Permits expire December 31, 2020
- Especially assists businesses w/o street closure
- Activities must be allowed by County SIP
NEXT STEPS & DISCUSSION
RECOMMENDATION

- Adopt an Interim Urgency Ordinance (Attachment A) Temporarily Allowing Expansion of Outdoor Dining, Retail, and Other Activities on Public and Private Property and Relaxing Regulations Regarding Onsite Parking, On-Sale and Consumption of Alcohol, Design/Architectural Review, and Permit Fees, All to Facilitate Such Outdoor Use During the COVID-19 State of Emergency, With the Ordinance to Take Effect Immediately Upon Adoption.
RECOMMENDATION

- **Adopt a Resolution** (Attachment B) **Temporarily Closing** Portions of California Avenue and University Avenue and Certain Downtown Streets Intersecting University Avenue Pursuant to California Vehicle Code Section 21101 and **Approving a Pilot Parklet Demonstration Program** Including Parklet Design Requirements, All to Facilitate Outdoor Dining and Retail.
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