

**Presentation's and
City Manager Comments
for the**

June 24, 2019

City Council Meeting

CITY MANAGER COMMENTS

6/24/19

Topic: 38th Annual Chili Cook Off

Submitted by: CSD

The 38th Annual Chili Cook Off returns to Mitchell Park on the 4th of July. Admission to the event is free and attendees can participate in chili tasting and the Peoples' Choice judging by purchasing tasting tickets for \$5. All proceeds from tasting tickets will benefit the Palo Alto Recreation Foundation (www.parecfoundation.org). Tasting tickets are limited, so pre-purchasing tickets early is highly recommended. Tickets can be purchased at: www.paloaltochilicookoff.com/tickets

Topic: Patriotic Lighting at City Hall

Submitted by: PW

In recognition of the Independence Day holiday, City Hall's exterior will be illuminated next week with red, white, and blue lighting. This lighting display will be visible on the Hamilton side of the building from dusk until dawn starting Monday July 1 through the July 4th holiday on Thursday. Of course, we will use energy efficient LED lights.

Topic: MSC Open House

Submitted by: Utilities

Back by popular demand, the City is hosting an Open House to showcase some of the behind the scenes work our employees do for the Palo Alto community. The Municipal Services Center (MSC) will be open to the public on Friday, July 5 from 9 a.m.-2 p.m. Join us for a fun and educational day of games, special project demonstrations and displays, music, food and ice cream trucks, and a guest appearance by Sequoia, a bald eagle from the Junior Museum and Zoo. The event is free but you are encouraged to sign up to reserve your tickets at: cityofpaloalto.org/workshops

CITY MANAGER COMMENTS

6/24/19

Topic: Summer Entertainment Series

Submitted by: CSD

There is plenty of entertainment taking place at various venues throughout the City in the summer. The Twilight Concert Series kicks off with cover band Fleetwood Mask this Saturday, June 29 on California Avenue at 6:30 p.m. The Twilight series runs through August 31 and also includes movie nights at Mitchell Park Community Center. There's also the Magical Bridge Family Concert Series every Friday night in the Mitchell Park playground through August. Plus, the Children's Theatre presents Beat Bugs at Lucie Stern for three weeks beginning July 17. Beat Bugs is a musical adventure based on the popular Netflix tv series, featuring the songs of the Beatles.

Topic: Silicon Valley Safety & Preparedness Fair

Submitted by: OES

Mark your calendar for the Silicon Valley Safety and Preparedness Fair on Saturday, July 27 from 12- 4 p.m. at Stanford Shopping Center. There will be public safety exhibits on how to prepare for a wide range of emergencies and threats, including infrastructure, public health, crime, and more. Safety response vehicles from the City and from allied agencies and non-profit organizations will also be in attendance. This is a free, family-friendly event. Learn more at:

www.cityofpaloalto.org/safetyfair

1700 & 1730 Embarcadero

June 24, 2019

COUNCIL MEETING
6/24/2019

Received Before Meeting

35



Background for 1700 Embarcadero

1700 Embarcadero (Proposed Mercedes Dealership)

- Previous zoning LM (ROLM)
- Change to PC (Ming Restaurant)
- Changed from PC to CS(D) for 4-Story Hotel (never built)
- Previous request for Auto Dealership (Mercedes / Fletcher Jones)
- Current Zoning CS(D) / Current Comp Plan Service Commercial



Background for 1730 Embarcadero

1730 Embarcadero (Audi Dealership)

- Previous zoning LM (ROLM)
- Change to PC (Audi)
- PC Amended to include AD Overlay Regulations
- Architectural review for Audi showroom



Project Overview

New Mercedes Benz Dealership (Former Mings Restaurant)

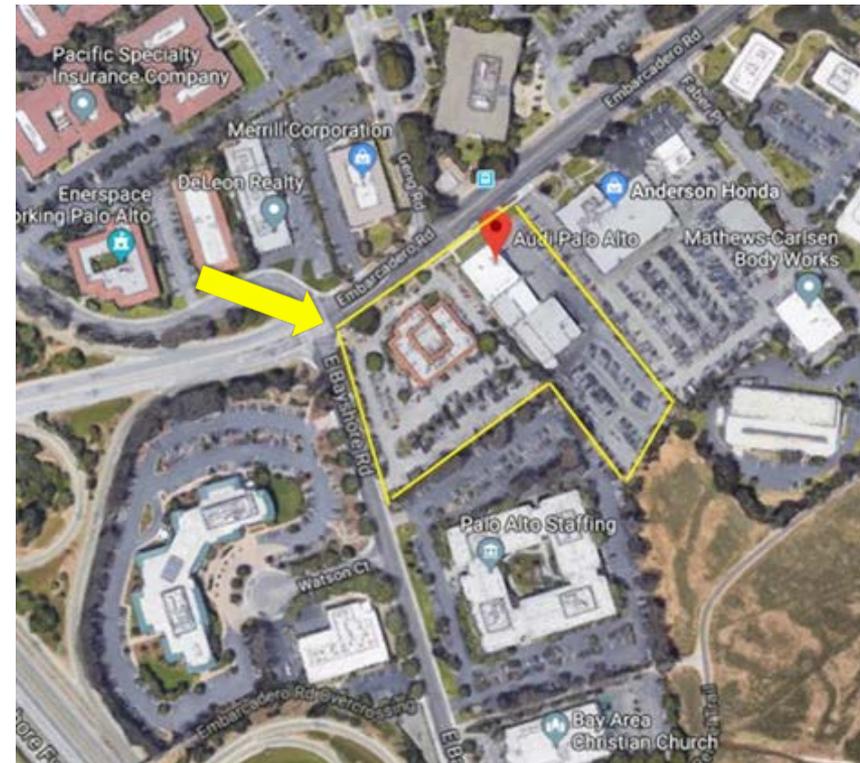
Expansion to Existing Audi Dealership (1730 Embarcadero)

Two Separate Parcels (Combined 4.82 acres)

Gross Floor Area	Height	Parking Spaces
103,746	43' / 50'	~369

Request includes:

- Zoning Amendment
- Site and Design Review
- Design Enhancement Exception



Project Overview

Zoning Amendments

1700 Embarcadero (Mercedes)	1730 Embarcadero (Audi)
Add Auto Dealership Combining District (AD-Overlay)	Change PC to CS(D)(AD)

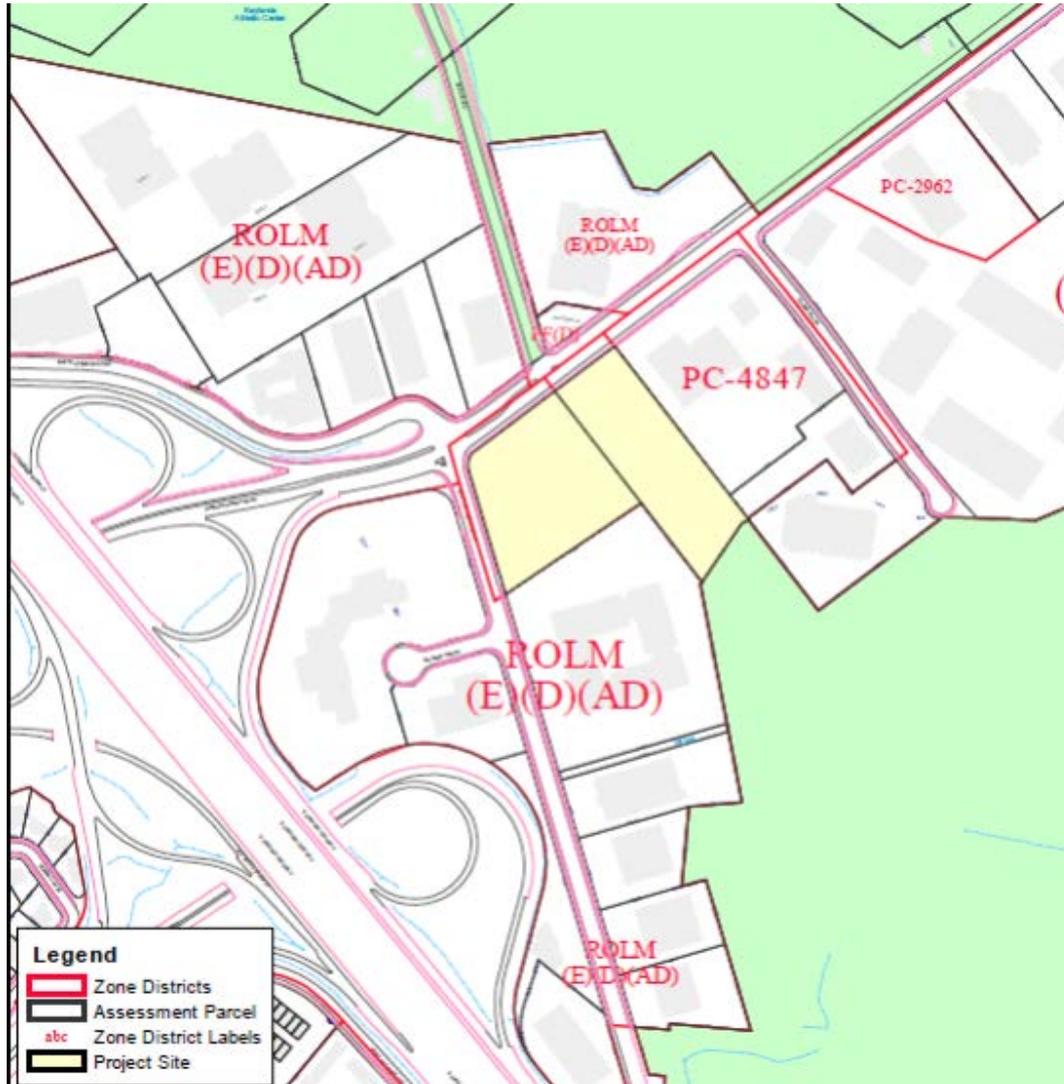
Site and Design Review

- Required due to proximity to Baylands

Design Enhancement Exception

- Exception from Build to Line Requirement (from Embarcadero & Bayshore)

Project Overview – Surrounding Zoning



Site Context



Site Context



Project Summary



Comparison



Renderings



Renderings



Renderings



Renderings



Renderings



Mitigated Negative Declaration

- Initial Study/MND circulated between March 15 and April 22
- Potential significant impacts to:
 - Biological resources
 - Cultural resources
 - Geology & soils
 - Noise
 - Transportation
- All impacts can be mitigated
- Received one comment on document

PTC Review March 27, 2019

- Mass / Scale
- Appropriateness of zoning
- Compatibility with Baylands
- Concerned about loss of trees for bike path
- Added conditions regarding migratory birds and replacement of mature trees
- Added to condition regarding light levels
- Voted 4-3 to recommend approval

ARB Meetings

Prior meetings on September 20, 2018 and April 4, 2019.

- Building Mass
- Colors and Materials
- Baylands Elevation (more greenery)

June 6, 2019

- Colors / Parapet Material
- Street Trees
- Curb Ramp at Corner
- Green Screen along Baylands side
- Perimeter landscaping

Public Comment

Several Comments From Community

- Project too large / massive / determination of gross floor area
- CS zoning not appropriate – should return to ROLM
- Loss of canopy
- Too much glass
- Height
- Noise
- Compatibility with Baylands

Community Comments / Policy Considerations

- Gross Floor Area Calculation
- Multi-Use Path / Tree Removal
- Baylands Master Plan Compliance
- Process (no ARB recommendation)

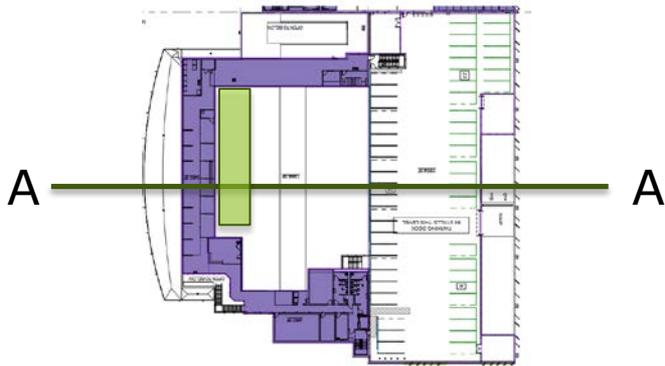
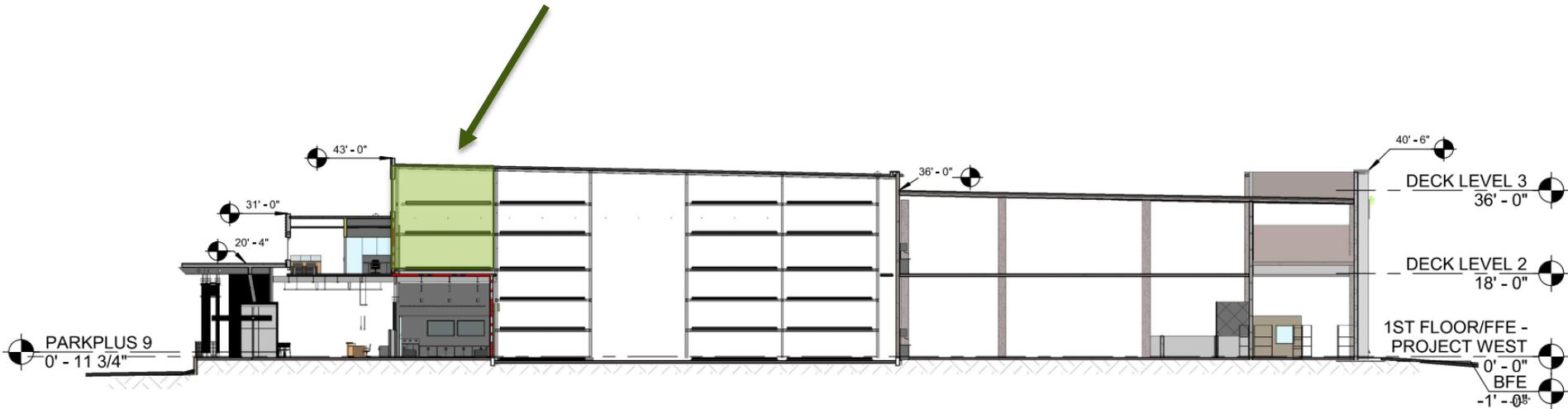
Gross Floor Area -- At Places Memo

	Proposed Gross Floor Area	Allowed Gross Floor Area	Exempt Floor Area	Total Gross and Exempt Floor Area
Mercedes Benz	54,628	66,259	31,636	86,264
Audi	49,118	59,673	34,910	84,028
Totals	103,746	125,932	121,475	170,292

Exempt Floor Area:

- Parking Facilities ancillary to a permitted use
- Drop off / Pick up service drive aisles
- Vaulted ceiling space counted only once (puzzle lift)

Cross Section from Bayshore Road



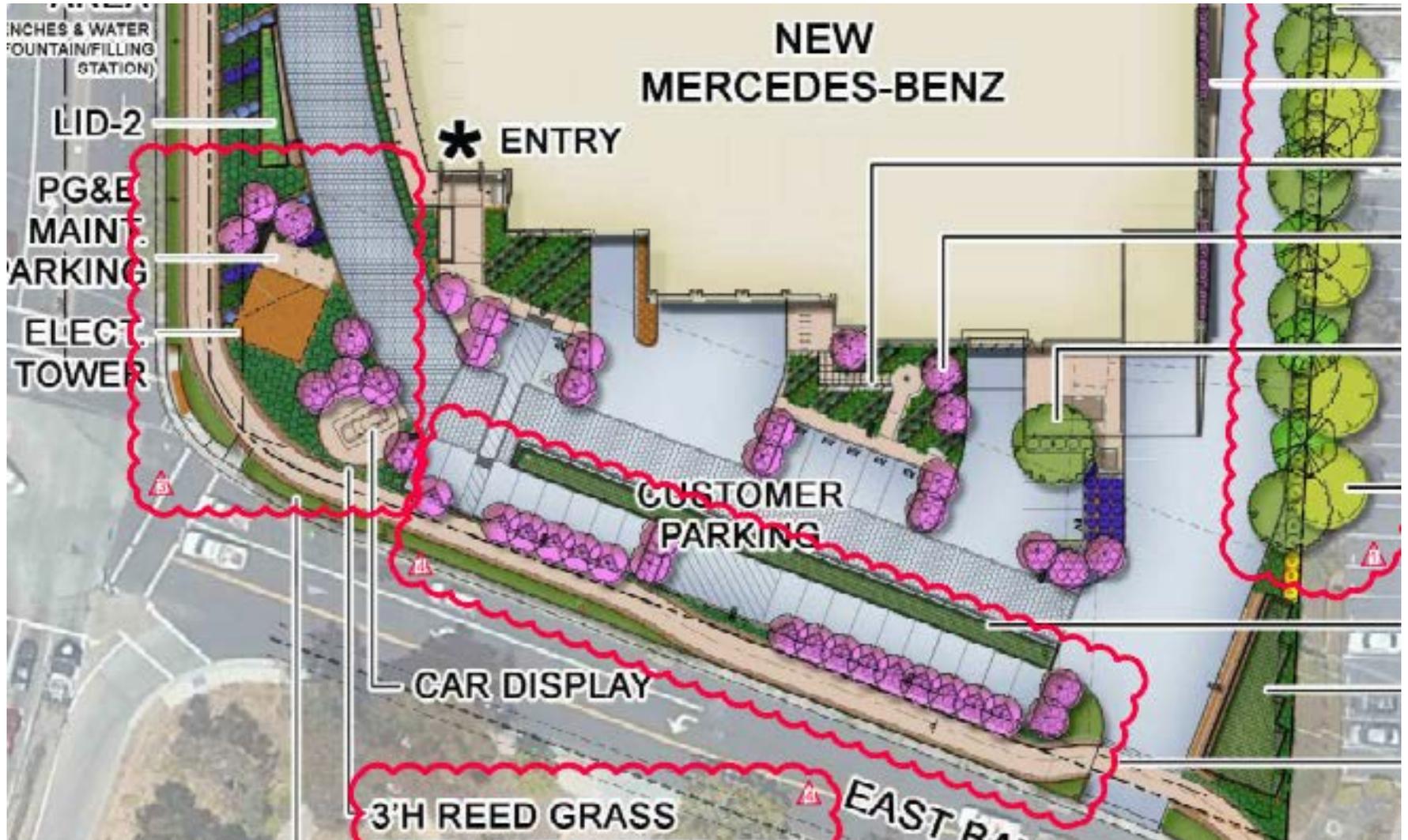
Area represents
~2,000 square feet

Multi-Use Path

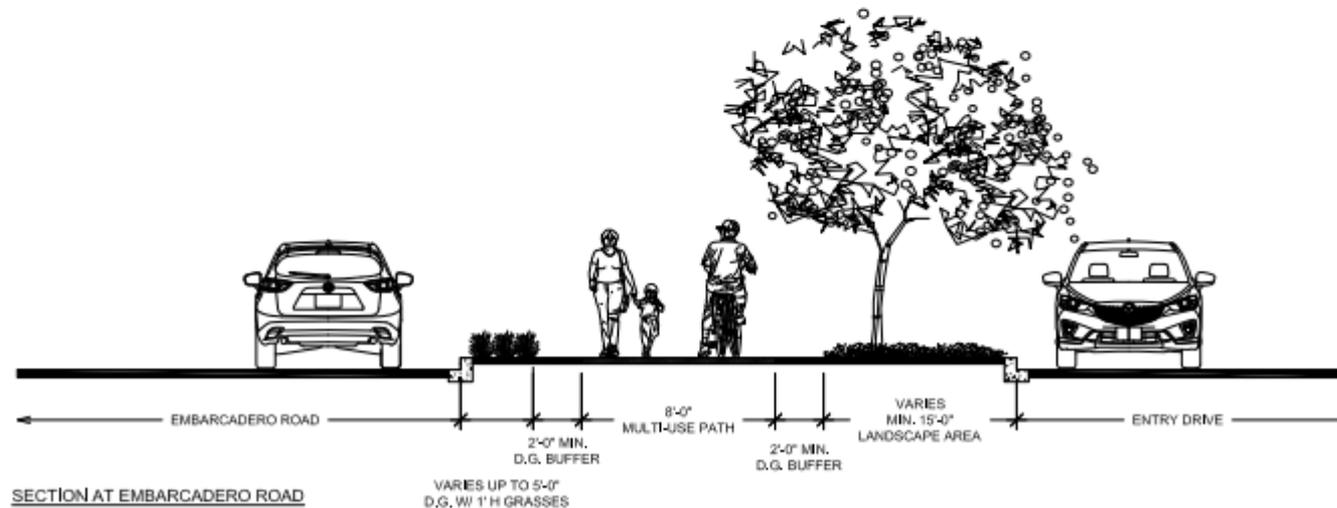
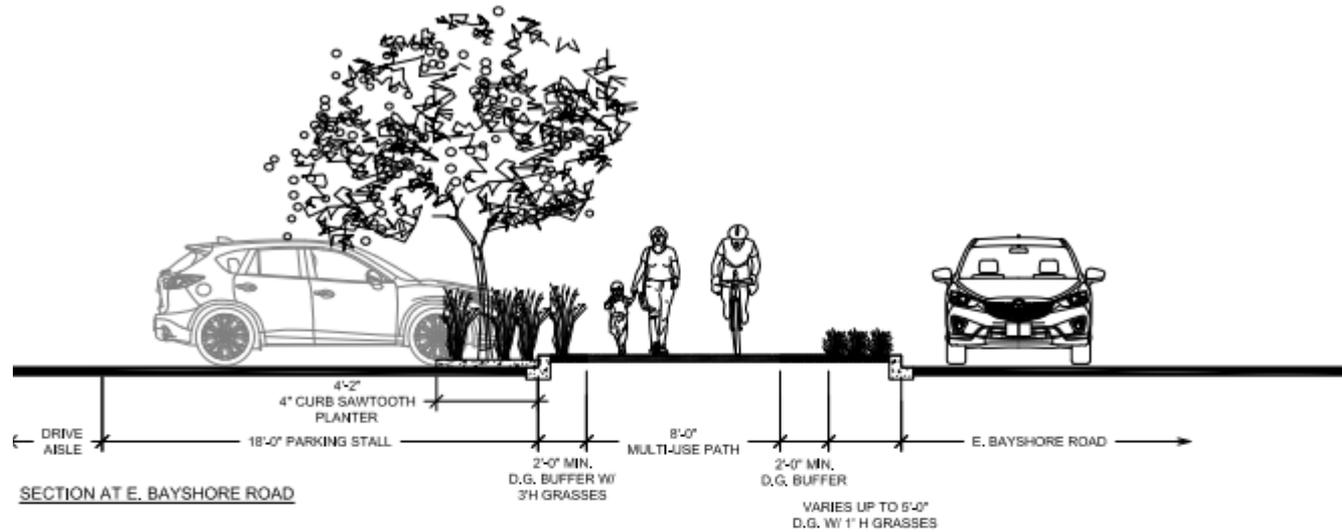
- Ped & Bike Master Plan
- Trade off between mature landscaping (Elm Trees) / bicycle connection



Multi-Use Path



Multi-Use Path



Baylands Master Plan

- Use only muted, natural colors.
- Choose materials and finishes that will weather well without degrading
- Preserve the horizon line with low and horizontal elements
- Mount fences, enclosures, and identity signs low to the ground
- Reduce the size and mounting heights of regulatory signs
- Design for practically



Process -- At Place Memo

PTC Reviewed & Recommended Approval (4-3)

ARB Reviewed (Three Meetings)

- Requested a fourth meeting

Sent to City Council for Following Reasons

- Consistent with municipal code process
- ARB last hearing focused less on massing and building placement (more on design aesthetic – colors, landscaping, walls)
- Project conditioned to return to ARB

Conditions of Approval

These items would return to the ARB under separate application and subject to appeal to Council:

- Colors
- Parapet material
- Street tree selection (more trees requested at base to soften elevation and at multi-use path)
- Curb ramp at corner (transition)
- Green screen at Baylands elevation
- Perimeter landscaping

Recommended Motion

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the Ordinance changing the zoning district on the subject properties to CS(D)(AD); and
3. Adopt the Record of Land Use Action approving the request for Site and Design and a Design Enhancement Exception based on findings subject to the conditions of approval

Fiber and Wireless Expansion Planning

City Council

June 24, 2019

Recommendations

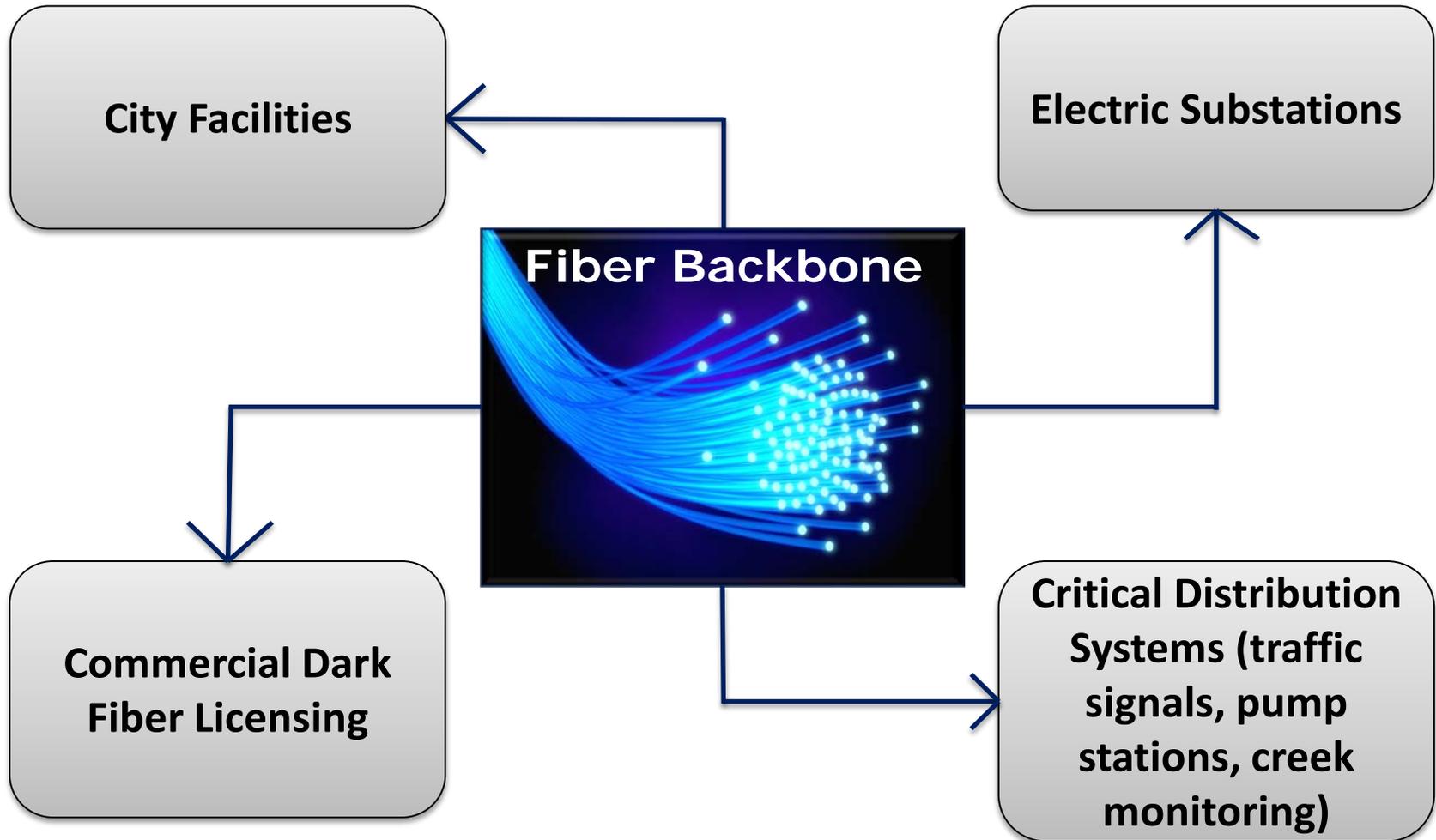
1. Reissue Fiber-to-the-Node (FTTN) request for proposal (RFP) for a multi-phase fiber network expansion plan to support Advance Metering Infrastructure (AMI), Supervisory Control and Data Acquisition (SCADA), and wireless communication for City Staff.
2. Sunset of the Fiber and Wireless Citizen Advisory Committee (CAC) and assign the sole advisory role to the Utilities Advisory Commission (UAC) for fiber and wireless expansion for phases 1 and 2.

Background

- June 2018: Issued RFP for Fiber-to-the-Node (FTTN) including an option for Fiber-to-the-Premises (FTTP) network
- November 2018: Council approval of Smart Grid Assessment and Technology Implementation Plan
 - Leverage and expand fiber network for a communications platform for Advanced Metering Infrastructure (AMI)
- January 2019: Updated Utilities Advisory Commission (UAC) of RFP re-issuance

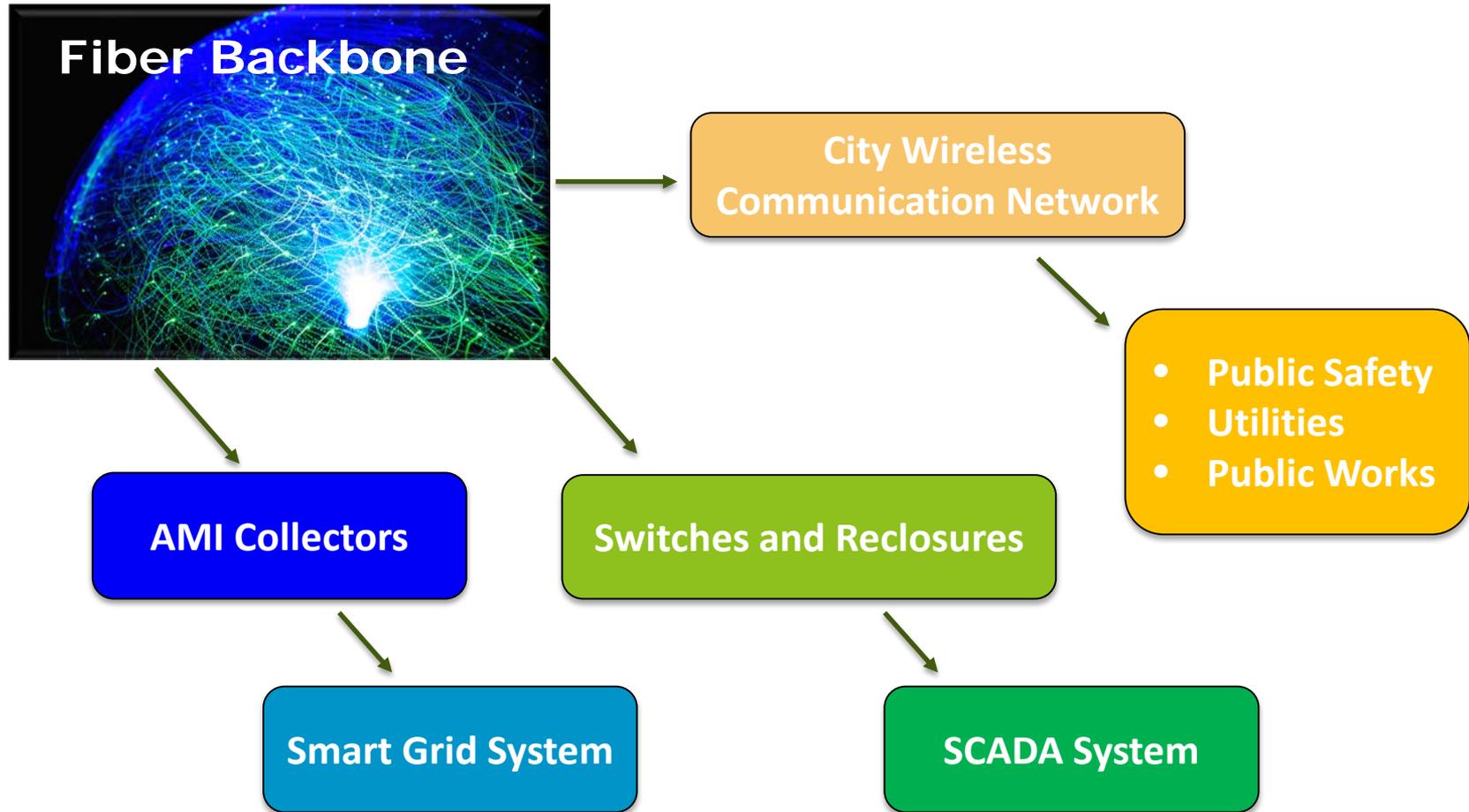
Fiber Backbone is a Core City Asset

Present



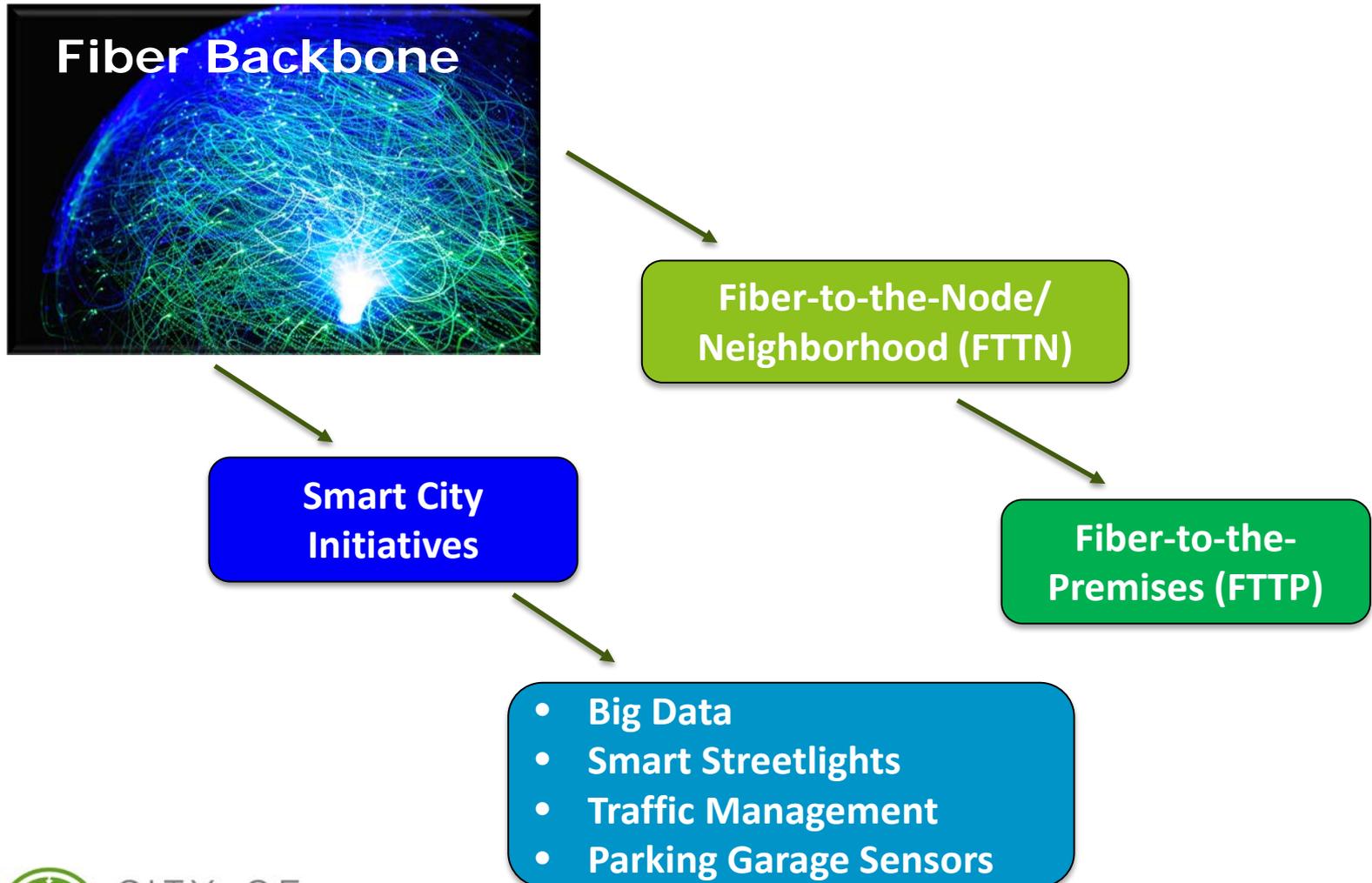
Fiber Backbone is a Core City Asset

Future: Phases 1 & 2



Fiber Backbone is a Core City Asset

Future: Phases 3 & 4



Multi-Phase Fiber Network Expansion Plan

Phase 1: High-level fiber network expansion design and cost estimate for AMI, SCADA and wireless communications for City Staff

Phase 2: Detailed design and cost estimate; bid-ready construction drawings, bid package and evaluation; construction standards; local ordinances (e.g. dig once, one-touch-make ready) and legal/regulatory review

Phase 3: Business case and high-level design for future services, Smart City initiatives, FTTN/ FTTP/ Undergrounding/ Electrification community survey, broadband market assessment, FTTP Public-Private Partnership evaluation and funding models

Phase 4: Detailed engineering design and cost estimate for FTTN and FTTP. Bid-ready construction drawings, bid package and bid evaluation

Integrated Utilities Planning Scenarios

- Evaluate integrated cross-utility approach with capital improvement projects and environmental sustainability goals
 - Electric system underground conversion
 - Electric system aerial and underground rebuilds
 - Fiber optic network rebuild
 - Natural gas pipeline replacement
 - Electrification
 - Electric Vehicle Charging Infrastructure

Citizen Advisory Committee

- Original mission of the CAC was to explore the possibilities of citywide FTTP and wireless communications.
- New mission of the City is to integrate fiber expansion with AMI and integrated-utilities capital projects.
- UAC has a broad utilities knowledgebase and provides a forum for wider community participation, outreach and oversight.

Recommendations

1. Reissue Fiber-to-the-Node (FTTN) request for proposal (RFP) for a multi-phase fiber network expansion plan to support Advance Metering Infrastructure (AMI), Supervisory Control and Data Acquisition (SCADA), and wireless communication for City Staff.
2. Sunset of the Fiber and Wireless Citizen Advisory Committee (CAC) and assign the sole advisory role to the Utilities Advisory Commission (UAC) for fiber and wireless expansion for phases 1 and 2.

Thank You