

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

May 20, 2019

City Council Meeting

CITY MANAGER COMMENTS

5/20/19

Topic: 3350 Birch Street

Submitted by: CMO

Palo Alto has entered into a contract to purchase a portion of the property across the street from Boulware Park in the Ventura neighborhood. The property located at 3350 Birch Street was listed for sale in January, and on Feb. 25, Council voted unanimously to direct staff to submit an offer. Purchasing the land would allow for the expansion of Boulware Park and help the City meet its Comprehensive Plan policy calling for neighborhood parks to be at least 2 acres. The Birch Street property would add approximately 27,829 square feet to the 1.5 acres that currently make up Boulware Park. The City has 60 days from the effective date of the contract to inspect the property before proceeding with the closing.

Topic: Highway 101 Bike Bridge Status

Submitted by: Public Works

The Highway 101 Bike Bridge is making progress toward construction, but has several steps to go. Currently, the package for the Right of Way certification is with Caltrans for their review. Staff had hoped to have this step completed by now, but an issue with the planned relocation of Verizon's fiber optics line caused a five-week delay that was only resolved last week. Once the Right of Way certification is approved, an Encroachment Permit application and what's known as an E76 application will be submitted to Caltrans. The project can then go out to bid as soon as the E76 is issued by Caltrans. While the timelines for these final Caltrans reviews are not under the City's control, we expect to bid the project by July and bring the construction contract to Council for approval in August or September.

CITY MANAGER COMMENTS

5/20/19

Topic: Castilleja Project Update

Submitted by: Planning

The City is reviewing an application by Castilleja to increase enrollment up to 540 students over a five-year phased development period. This project requires various City approvals and preparation of an environmental impact report. It is anticipated the Draft EIR will be released on or around June 24. The public will have 60 days to comment on the environmental analysis, including an opportunity to comment at a scheduled public meeting before the Planning and Transportation Commission on August 14. Formal public hearings regarding the project are anticipated to begin in late September or early October with a hearing before the City Council early next year. The City maintains a website that has more information at:

<https://www.cityofpaloalto.org/castilleja>

Topic: Annual Walking & Mobile Gas Leak Survey Begins

Submitted by: Utilities

The Utilities Department began its annual walking and mobile gas leak survey today. City contractors from Manesco Corporation will walk residential areas to check for gas leaks along pipes, gas meters and covers. They will wear Manesco uniforms and have badges with the company name, as well as business cards. In addition, the vehicles will have magnetic signs that say City of Palo Alto. Once the walking survey is complete around September, they will begin the mobile (driving) survey of business districts. In the end, over 200 miles of gas mains and pipes will be checked through this thorough review. If any gas leaks are found, they are documented and repaired.

788-796 San Antonio Road

Prescreening: May 20, 2019

COUNCIL MEETING
May 20, 2019

Received Before Meeting

3



Prescreening (Preliminary Review)

- October 2018 – Previous Review (Zone Change / 54 Units)
- Revised Project (Zone Changes / 64 Units)
- Prescreening:
 - Conceptual review
 - Policy guidance
 - Informal input

Background



Existing Zoning and Comp Plan Designation: CS Service Commercial **Site Area:** 43,390 SF

Prior Uses: Retail, wholesale, and auto services **Existing Buildings:** ~18,000 SF (c. 1950-60s)

Location Map and Surrounding Uses



Overview of Proposed Project

- 64 Unit residential Mixed-Use project – ownership units
 - Underground garage containing required parking (87 required)
 - 91 spaces provided (44 within lifts & 47 without lifts)
 - 1,729 square feet of ground floor commercial space



Leghorn Street Elevation



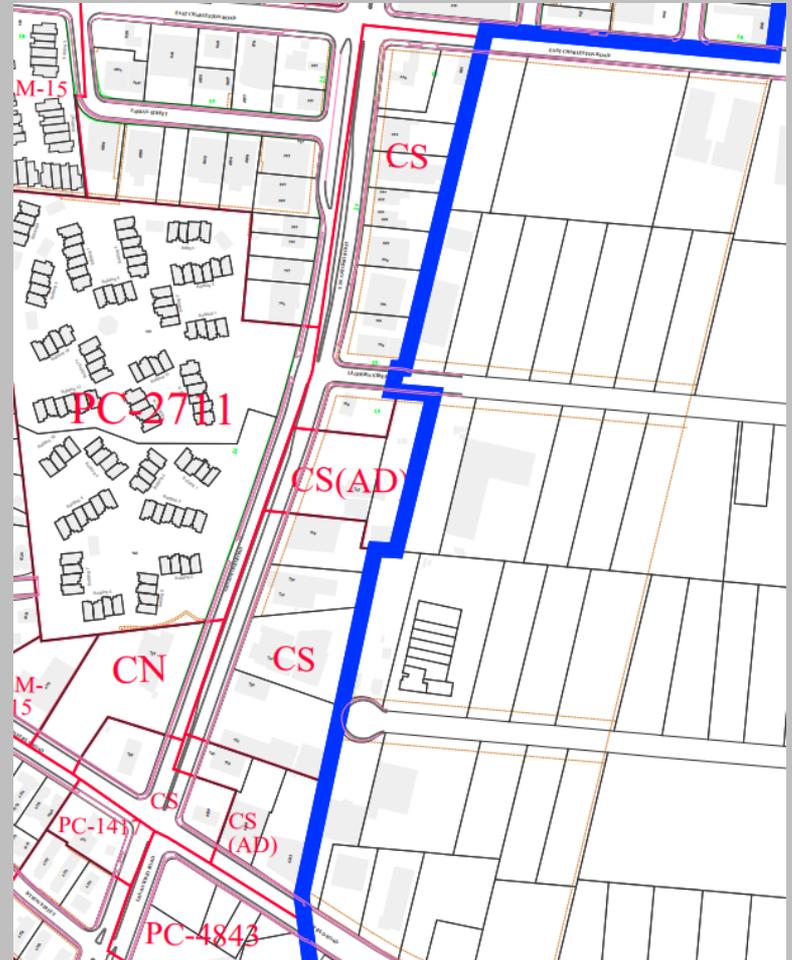
Interior Courtyard Elevation



Overview of Proposed Project

Amendments to the Zoning Code:

- Extend housing incentive ordinance to CS zoned property adjacent to San Antonio Road
- Citywide definition of gross floor area
- Citywide retail preservation requirement



Zoning Comparison

Zoning District	CS (Existing Zoning)	RM-40	Housing Ordinance	Proposed Project
Maximum Height	50 feet	40 feet	50 feet	50 feet
Maximum Residential Density per Acre	30 units	40 units		~64 units
Maximum Residential Floor Area Ratio (FAR)	0.6:1	1.0:1	1.5:1 maximum	1.52:1 (66,059 sf)
Maximum Non-Residential FAR	0.4:1	1,500 – 2,500 SF		0.06:1 (2,581 sf)
Maximum Combined FAR	1.5:1	1.0:1	1.5:1 maximum	1.58:1 (68,641 sf)*
Retail Preservation	Required	Not Required	Required	Partial replacement*
Parking	82 spaces for residential; 5 spaces for commercial	82 spaces for residential	For residential mixed-use project: 1 st 1,500 sf of ground floor is exempted	84 residential & 7 retail spaces

* Seeking amendment to zoning code

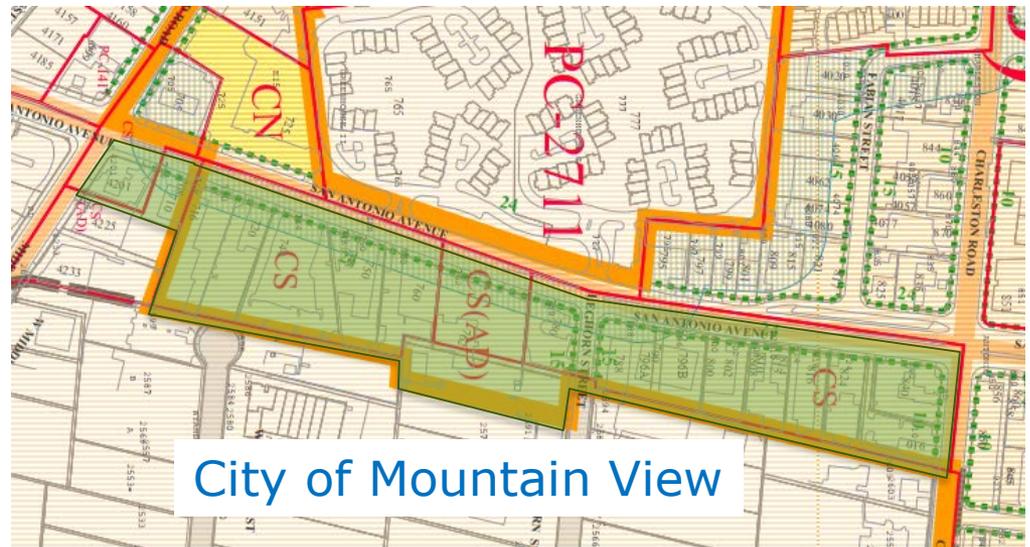
Affordability Requirements

788-796 San Antonio Road (Commercially-zoned, 1 acre, Housing Inventory Site)

	Existing CS Zoning	Proposed HIP Project
Inclusionary (Affordability) Requirements	<u>4.5</u> (15%) affordable units (in-lieu payment permitted for fractional unit)	<u>10</u> (15%) affordable units (moderate level)

Housing Incentives

- Recently adopted for parcels along El Camino Real, Downtown and California Avenue
- Eliminates maximum density / waiver for lot coverage
- Allows rooftop gardens to count towards required open space
- Excludes first 1,500 square feet of retail/retail like project floor area from parking requirements
- Request to extend this program to CS zoned properties along south side of San Antonio Road



Gross Floor Area Definition

- Helps regulate the size of buildings on the property.
- States what is included and excluded
- Basements are typically exempt except when the space is deemed usable
- Request is to exempt storage space and other internal space

Retail Preservation

- Balance retail preservation interests with more housing units
- HIP exempts parking for first 1,500 square feet of retail space in mixed-use project
- Waiver process exists:
 - Economic hardship & alternative viable active use
- Options:
 - Allow exceptions for housing projects
 - Establish minimum retail floor area for housing projects
 - Waive all or a portion of the retail floor area from the maximum Floor Area Ratio

Recommendation

Staff recommends the City Council conduct a prescreening and provide comments regarding:

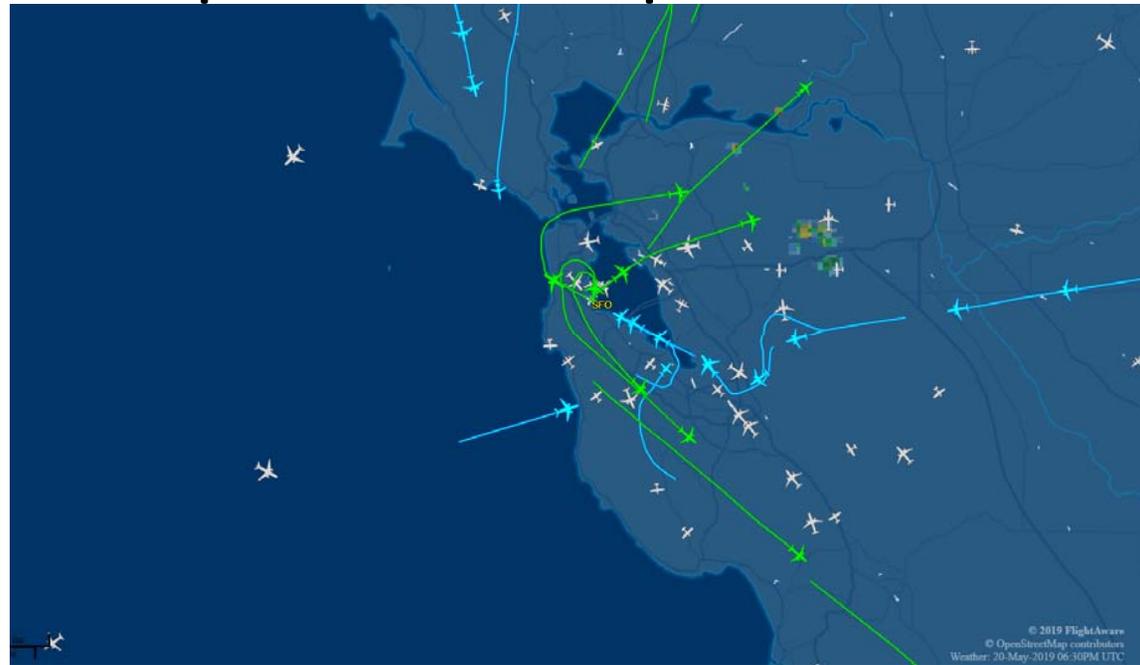
1. Extend housing incentives to CS zoned property adjacent to San Antonio Rd between Middlefield Rd and East Charleston Ave
 - a) Establish a waiver to allow up to 1.5 or higher FAR for housing projects and changes to lot coverage restrictions
 - b) Eliminate maximum housing density
 - c) Allow rooftop gardens to count towards required open space
 - d) Exclude 1st 1,500 sf of retail area from parking requirements
2. Amend Citywide definition for Gross Floor Area to exempt certain basement area
3. Amend Citywide retail preservation requirement

788-796 San Antonio Road

Prescreening: May 20, 2019

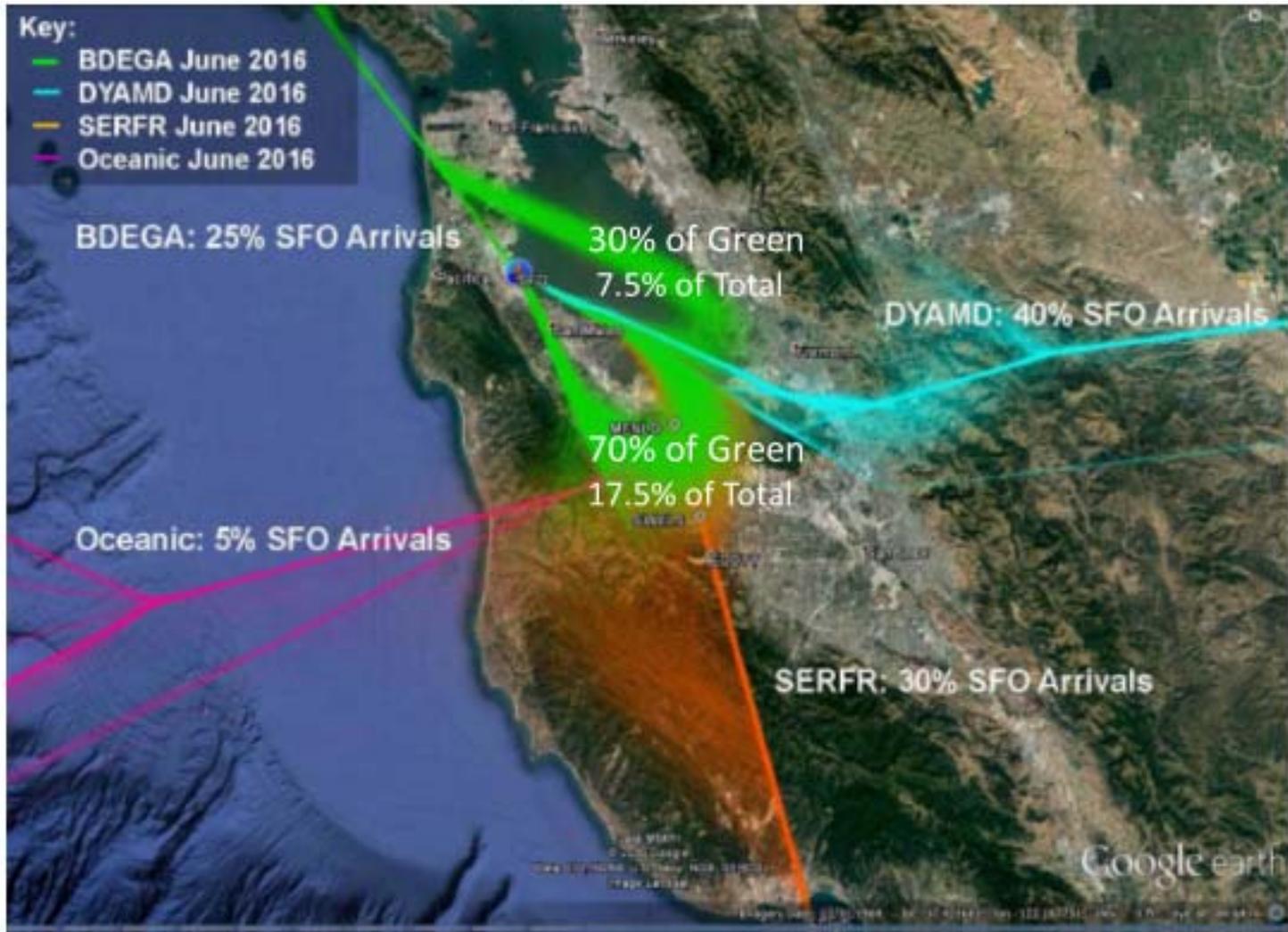


Update on Airplane Noise

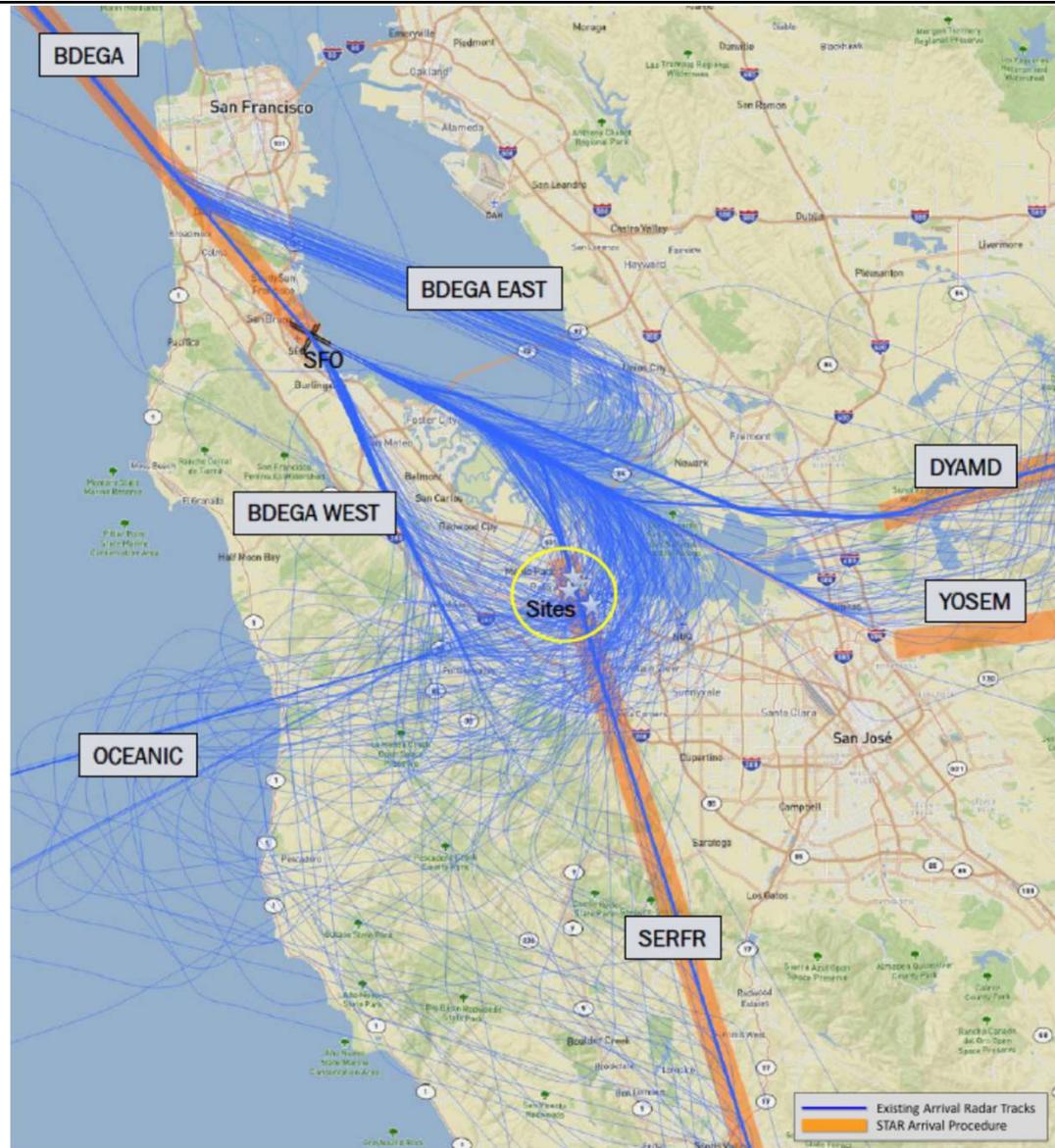


Palo Alto City Council Meeting

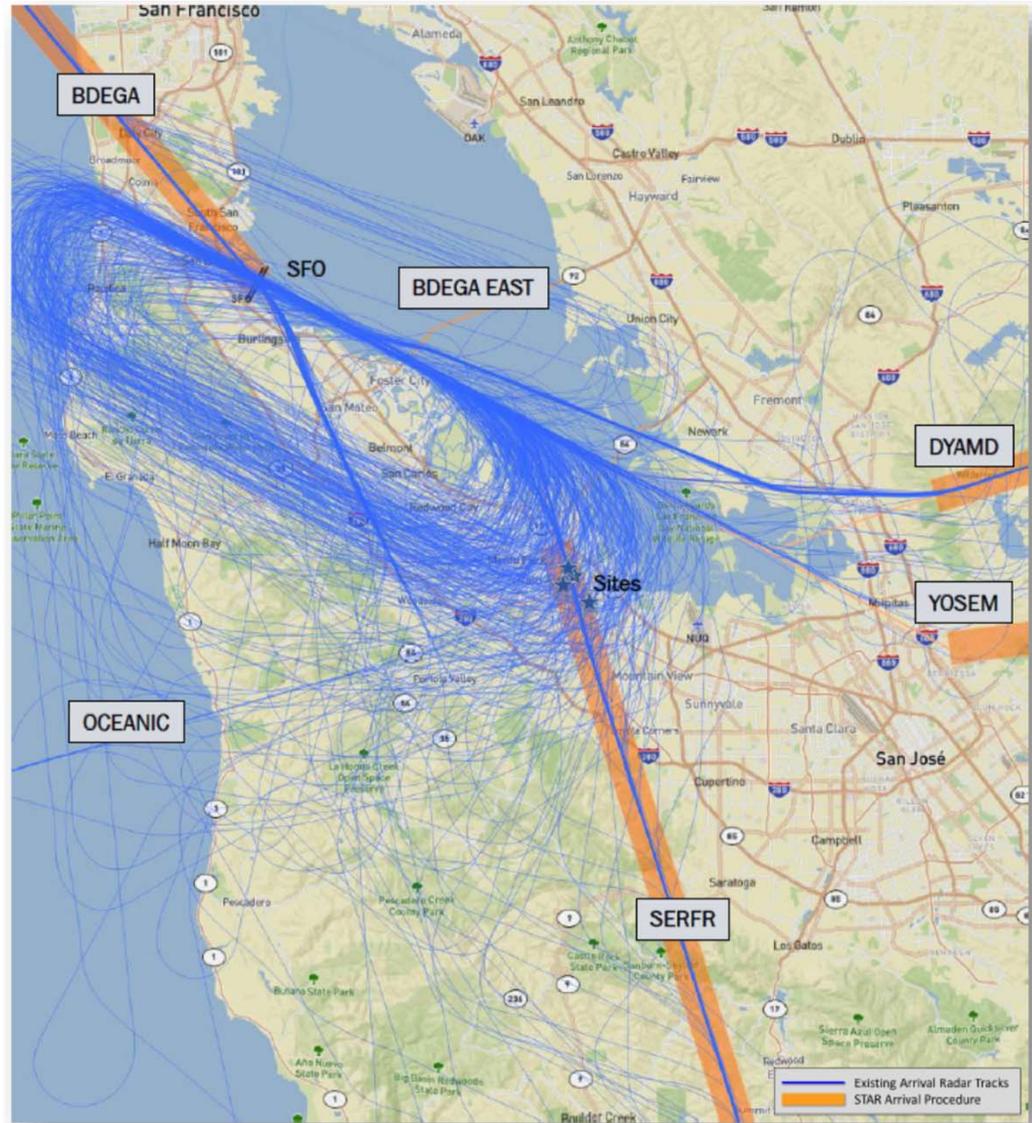
May 20, 2019



SFO arrivals on one day (December 1, 2018)

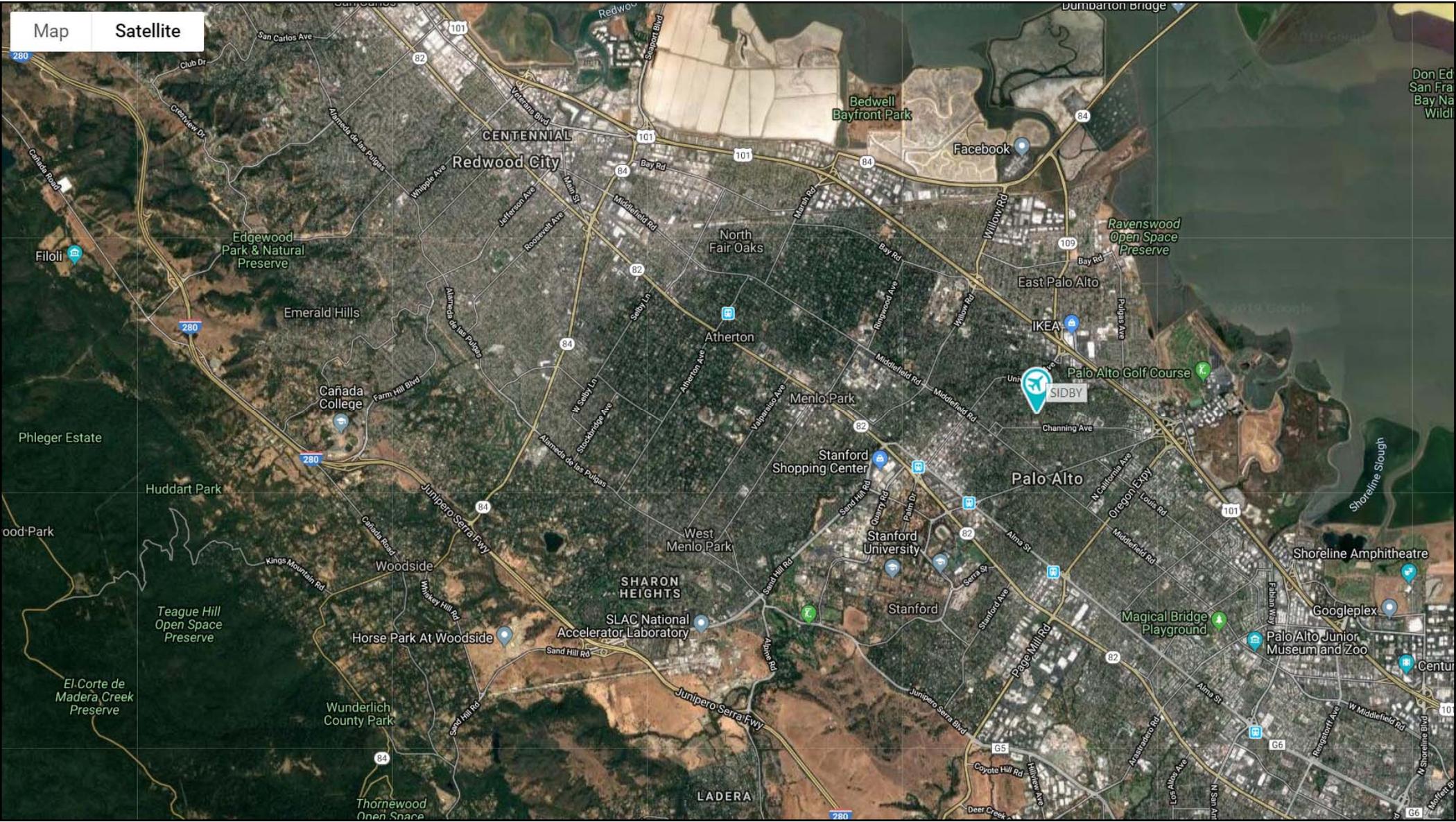


Missed and other landing flight tracks
(Oct. 30, 2018 – Jan. 4, 2019)



Map

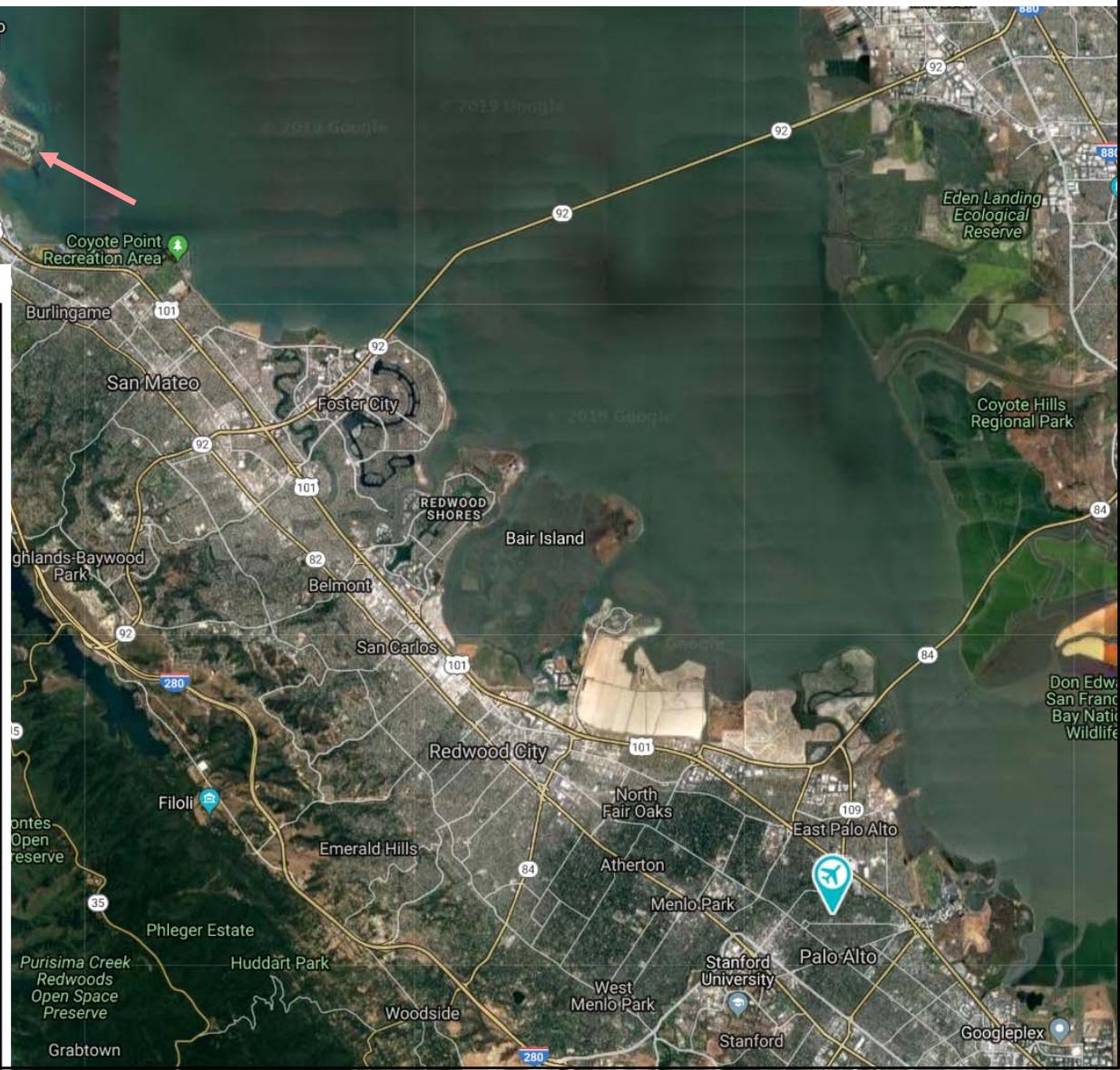
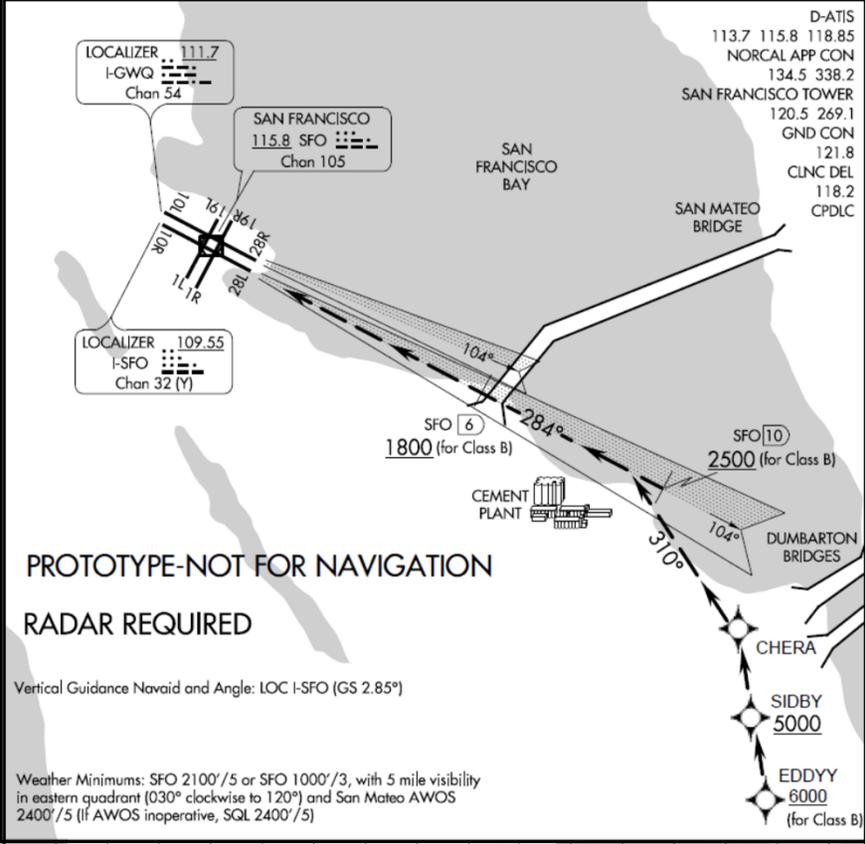
Satellite



Don Ed
San Fra
Bay Na
Wildl



TIPP TOE VISUAL RWY 28L/R



PROTOTYPE-NOT FOR NAVIGATION
RADAR REQUIRED

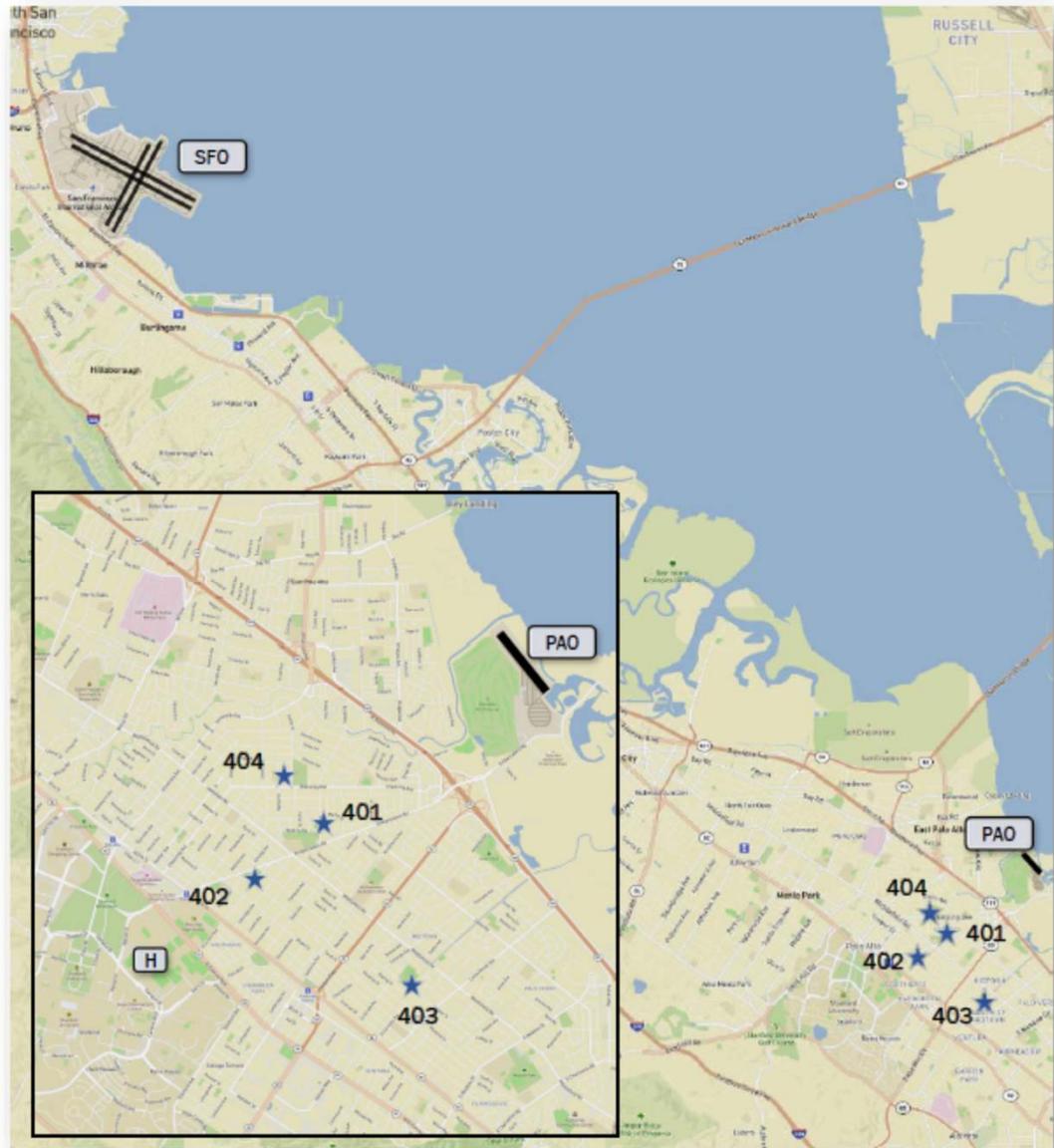
Updates on Airplane Noise

- Legislative Advocacy
- **Internal Process Refinement (“Fast Track”)**
- FAA Advocacy
- **Noise Monitoring**
- **Collaboration with SFO Noise Abatement Office**
- Monitoring/Liaison with SFO Roundtable
- **Active participation with SC/SC Roundtable**
- Collaboration with neighboring jurisdictions
- Ongoing engagement with community members

Updates on Airplane Noise

- **Palo Alto’s “Fast Track” process for timely community engagement**
 - Staff posts developments on the City’s Airplane Noise webpage in a timely fashion to inform the public.
 - Staff informs the City Council of developments and the public provides input.
 - Staff prepares letters and other follow-up as appropriate.
- **Temporary Noise Monitoring**
 - Portable noise monitors located at 4 sites in Palo Alto to evaluate noise levels through the correlation of flight track data with noise events 10-31-18 to 1-4-19.
 - Consultants prepared an analysis and SFO also provided all raw data.
 - Provided opportunity to support local research effort measuring aircraft noise.

Location of temporary noise monitors in Palo Alto
Oct. 30, 2018 – Jan. 4, 2019.



COMPARATIVE NOISE LEVELS (dBA)



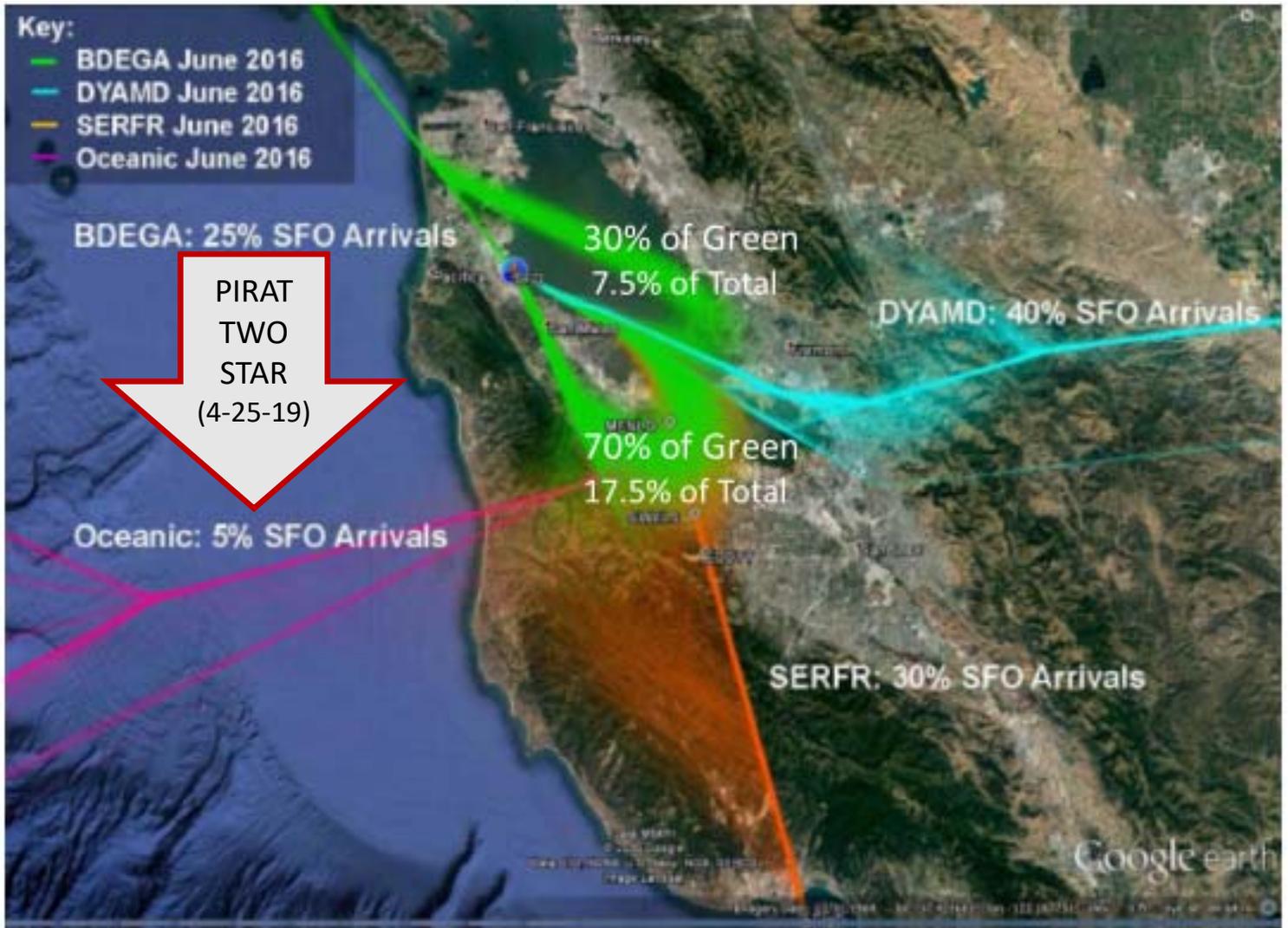
Updates on Airplane Noise

- **SFO extremely collaborative**

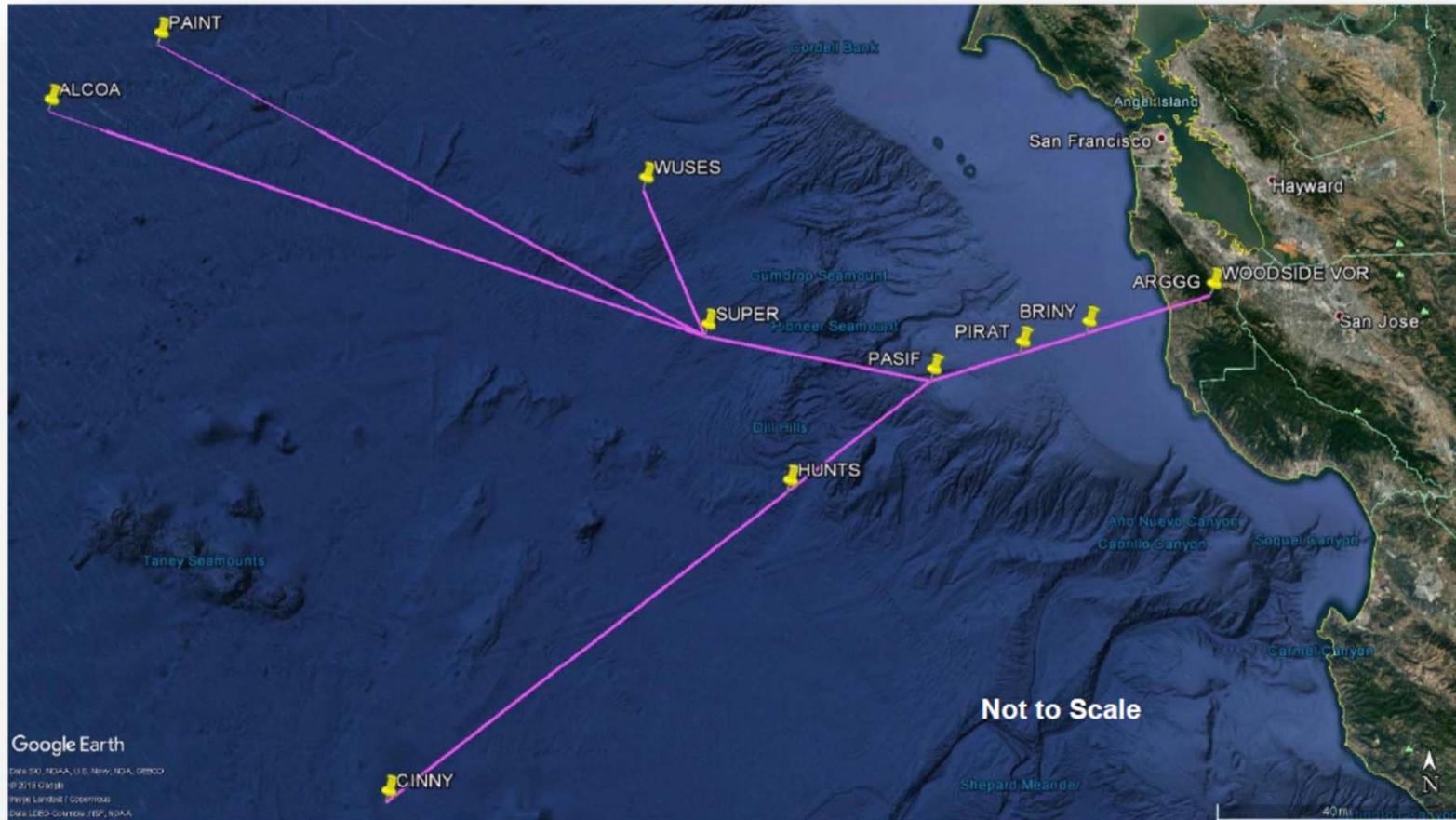
- Oct 2, 2018 workshop on new SFO landing system, Ground-Based Augmentation System (GBAS), at Palo Alto City Hall
- Provided extended noise monitoring at four locations in Palo Alto, selected by the City, and provided all raw data (posted on the city's Open Data Portal) and a report of analysis of the data (posted on the city's Airplane Noise webpage).
- Actively engaged with both the SFO Roundtable and the SC/SC Roundtable.

- **Formation of the Santa Clara/Santa Cruz Community/Airport Roundtable.**

- Cities, counties, SFO and FAA engaged in communication



Overview of the Proposed PIRAT TWO STAR



SOURCE: Google Earth, ESA Analysis.

Overview of the Proposed PIRAT TWO STAR



SOURCE: Google Earth, ESA Analysis.



SFO RWYS 28 L/R

331°

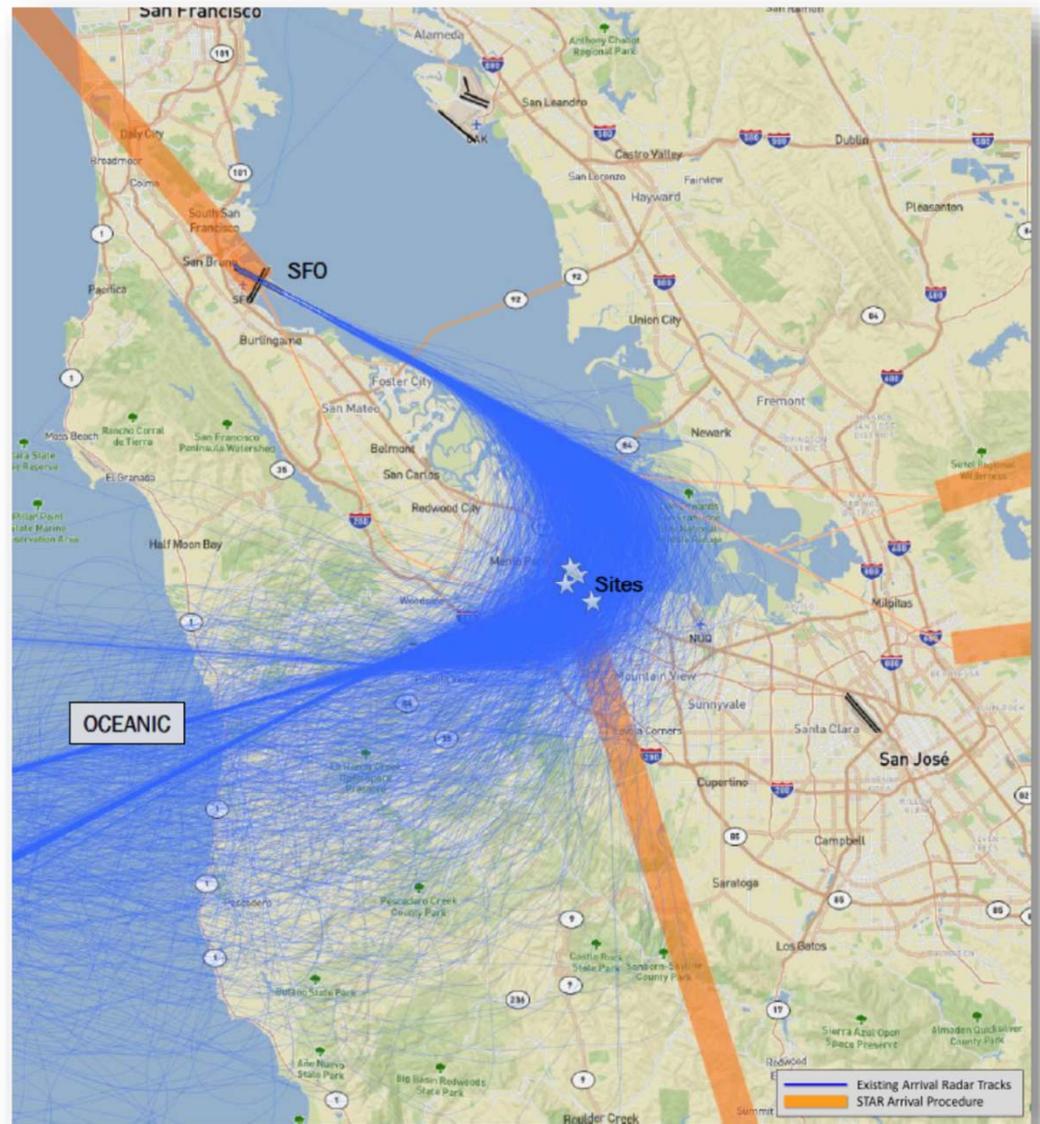
SIDBY (IAF)

ARGGG

EDDY (IAF) 6000'

NOT TO SCALE

- PIRAT STAR TWO implements the Select Committee's recommendation to keep aircraft at 8,000 feet above Mean Seal Level (MSL) over Woodside VOR
- PIRAT STAR TWO may increase volume by:
 1. Opening the procedure to all airlines, and
 2. Opening the procedure to OAK arrivals (and possibly SJC arrivals in inclement weather)



SFO Runways 28L/R Arrival Tracks between October 30th 2018 and January 4th 2019.

1866 Tracks