Development Review: Stanford Projects

Application
City of Palo Alto
Department of Planning & Community Environment
250 Hamilton Avenue, Palo Alto, CA 94301
(650) 329-2441 plandiv_info@city.palo-alto.ca.us

1. Applicant Request
   - Architectural Review
   - Design Enhancement Exception
   - Environmental Impact Assessment
   - Comprehensive Plan Amendment
   - Annexation
   - Development Agreement

2. Property Location
   Addresses of Subject Property: Sand Hill Road and El Camino Real, Palo Alto, CA 94304
   Zone District: CC
   Assessor's Parcel Numbers: See attached
   Historic Category (if applicable): N/A

3. Requested Action
   Description of requested action: Approval of Comprehensive Plan Amendment, zoning text amendment, preliminary Architectural Review, design enhancement exception and Development Agreement. Proposed language of amendments is attached.

4. Applicant
   Name: Simon Property Group
   Applicant Contact: John Benvenuto
   Address: 600 Stanford Shopping Center
   Phone: (650) 617-8202
   City: Palo Alto
   State: CA
   Zip: 94304
   Applicant's Signature: [Signed]

   Applicant
   Name:
   Address:
   City: Palo Alto
   State: CA
   Zip: 94304
   Applicant's Signature:

   Applicant
   Name:
   Address:
   City: Palo Alto
   State: CA
   Zip: 94304
   Applicant's Signature:

5. Property Owner
   Name: Stanford University c/o Bill Phillips
   E-mail: wtp@stanford.edu
   Address: 2755 Sand Hill Road, Suite 100
   Phone: (650) 925-0212
   City: Menlo Park
   State: CA
   Zip: 94025
   Fax: (650) 854-9268

   I hereby certify that I am the owner of record of the property described in Box #2 above and that I approve of the requested action herein. If this application(s) is subject to 100% recovery of planning costs. I understand that charges for staff time spent processing this application(s) will be based on the Policy and Procedures document provided to me. I understand that my initial deposit is an estimate of these charges and not a fee, and I agree to abide by the billing policy stated.
   Signature of Owner: [Signed]
   Date: 8/21/07

6. Action Taken (office use only)

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<th>Date</th>
<th>Action Taken</th>
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ASSESSOR’S PARCEL NUMBERS
Simon Properties – Stanford Shopping Center Expansion Application
Date: 8/20/2007

142-01-009
142-01-008
142-01-007
142-03-039
142-03-040
142-03-041
Revised 1, Comprehensive Plan Land Use and Community Design Policy L-26: Proposed revisions to the text describing Policy L-26 of the Comprehensive Plan Land Use and Community Design Element (p. L-21) are indicated in underscore (additions) and strikeout (deletions).

**POLICY L-26:**

Maintain Stanford Shopping Center as one of the Bay Area’s premiere regional shopping centers. Encourage any new development at the Center to occur through infill, including development on existing surface parking lots.

Stanford Shopping Center is a major regional retail center, encompassing 70 acres and containing more than 330,000 square feet of floor space. The Center has been expanded and remodeled several times since its opening in 1956. While the Center has had many positive economic benefits, it is primarily auto-oriented and is not as well integrated into the fabric of the community as it might be. The Shopping Center’s parking lot redevelopment and building expansion plans approved in 1997 incorporate improved pedestrian and transit connections to University Avenue/Downtown, the University Avenue Multi-modal Transit Station, and nearby housing. Expansion plans approved in 2008 allow a 120-room hotel, additional commercial and restaurant uses (for a total of more than 1,700,000 square feet of floor space), as well as parking and enhanced pedestrian and transit connections, with development to occur on existing surface parking lots and other infill areas on the site.

Revision 2, Comprehensive Plan Land Use and Community Design Program L-24: Proposed revisions to Comprehensive Plan Land Use and Community Design Program L-24 (p. L-21) are indicated in underscore (additions) and strikeout (deletions).

**PROGRAM L-24:**

Stanford Shopping Center shall maintain an overall development cap of 1,762,362 square feet, comprised of no more than 1,652,362 square feet of commercial uses and no more than 120,000 square feet of hotel and associated uses. Although primarily characterized by one- and two-story buildings, taller structures are appropriate for parking and hotel uses. Maintain a Stanford Shopping Center development cap of 80,000-square-feet of additional development beyond that existing on June 14, 1996.

Revision 3, Comprehensive Plan Land Use Designation: Amendment to designate the Stanford Shopping Center property for Commercial Hotel use in conjunction with the existing Comprehensive Plan designation for the site.
(e) CC District Shopping Center Floor Area Ratio Regulations

(1) The maximum floor area ratio for the Town and Country Village Shopping Center shall be .35 to 1; and office uses at said shopping center shall be limited to 15% of the floor area of the shopping center existing as of August 1, 1989. Hotel use shall not be included as part of the .35 to 1 maximum floor area ratio, but shall not exceed an additional .25 to 1 floor area ratio, for a maximum site floor area ratio of .60 to 1.

(2) The maximum floor area ratio for mixed use development for the Town and Country Village Shopping Center shall be limited to .50 to 1; provided that no more than .35 to 1 floor area shall be nonresidential, consistent with part (1) above, and not more than .15 to 1 floor area shall be residential.

(3) Stanford Shopping Center shall maintain an overall development cap of 1,762,362 square feet, comprised of no more than 1,652,362 square feet of commercial uses and no more than 120,000 square feet of hotel and associated uses, not be permitted to add more than 80,000 square feet of floor area to the total amount of floor area of the shopping center existing as of June 14, 1996, 1,332,362 square feet, for a total square footage not to exceed 1,412,362. Any hotel or mixed use development for the Stanford Shopping Center shall only be included if approved as part of a Development Agreement for the site.