



CITY OF PALO ALTO OFFICE OF THE CITY CLERK

June 25, 2018

The Honorable City Council
Palo Alto, California

SECOND READING: Adoption of an Ordinance Amending Palo Alto Municipal Code (PAMC) Title 18 (Zoning), Chapter 18.28 (Special Purpose (PF, OS and AC) Districts), Sections 18.28.050, 18.28.060 and 18.28.090 to Revise the Public Facilities (PF) Zone Parking and Development Standards to Allow Council Approval of Exceptions to PF Development Standards, Including Setback Lines Imposed By a Special Setback Map, and Required Parking Location for City Parking Facilities in the Downtown and California Avenue Business District and for Essential Services Buildings, and Make Other Clerical or Technical Corrections (FIRST READING: June 11, 2018 PASSED: 8-0 Tanaka not Participating)

This ordinance was first heard by the Council on June 11, 2018, and is now before you for the second reading. It was passed without change, 8-0 with Council Member Tanaka not participating.

ATTACHMENTS:

- Attachment A: PF Zone Ordinance (PDF)

Department Head: Beth Minor, City Clerk

NOT YET APPROVED

Ordinance No. ____

Ordinance of the Council of the City of Palo Alto Amending Palo Alto Municipal Code (PAMC) Title 18 (Zoning), Chapter 18.28 (Special Purpose (PF, OS and AC) Districts), Sections 18.28.050, 18.28.060 and 18.28.090 to Revise the Public Facilities (PF) Zone Parking and Development Standards to Allow Council Approval of Exceptions to PF Development Standards, Including Setback Lines Imposed By a Special Setback Map, and Required Parking Location for City Parking Facilities in the Downtown and California Avenue Business District and for Essential Services Buildings, and Make Other Clerical or Technical Corrections

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Section 18.28.050 (Site Development Standards), subsection (a) and Table 2, of Chapter 18.28 (Special Purpose (PF, OS and AC) Districts) of Title 18 (Zoning) is amended to read as follows:

18.28.050 Site Development Standards

(a) Development Standards

Table 2				
Special Purpose District Site Development Standards				
	PF	OS⁽⁵⁾	AC	Subject to Regulations in Chapter <u>or</u> Section:
Minimum Site Specifications				
Site Area (acres)		10	5	
Site Width (ft)			250	
Site Depth (ft)			250	
Minimum Setbacks (ft)	Setback lines imposed by a special setback map pursuant to Chapter 20.08 of this code shall apply			Section 18.28.060(e)
Front Setback	— ⁽²⁾	30	30	Section 18.28.060(e)
Rear Setback	— ⁽²⁾	30	30	Section 18.28.060(e)
Interior Side Setback	— ⁽²⁾	30	15	Section 18.28.060(e), Chapter 20.08
Street Side Setback	— ⁽²⁾	30	24	Section 18.28.060(e)
Maximum Floor Area Ratio	1:1 ⁽³⁾	See Table 3		Section 18.28.050(b), 18.28.060(e)
Site Coverage and Impervious Coverage				
Maximum Site Coverage	30% ⁽³⁾		10%	Section 18.28.060(e)

Additional Site Area permitted covered by impervious ground surfaces			10% ⁽¹⁾	
Maximum Impervious Coverage		See Table 3 ⁽⁴⁾		Section 18.28.050(b) 18.28.070(m)
Height Restrictions				
Maximum Height (ft)	50	25	35	Section 18.28.060(e)
Maximum Height within 150 feet of a residential district (ft)	35			Section 18.28.060(a)
Maximum Number of Stories		2		
Daylight Plane for site lines abutting a residential district				
Initial height (ft)	10			
Slope	1:2			
Residential Density			1 unit/acre	
(1) For cemetery uses, all markers of graves shall be flush with grade level, and shall be considered impervious area under this requirement.				
(2) The minimum front, side, and rear yards in the PF public facilities district shall be equal to the respective front, side, and rear yards required in the most restrictive abutting district; provided, that no yard adjoining a street shall be less than 20 feet and that no interior yard shall be less than 10 feet. See Section 18.28.060(e) for exceptions to these development standards.				
(3) Provided that, for parking facilities the maximum floor area ratio and site coverage shall be equal to the floor area ratio and site coverage established by the most restrictive adjacent district. See Section 18.28.060(e) for exceptions to these development standards.				
(4) Including buildings and all impervious ground surfaces, calculated pursuant to the provisions of Section 18.28.070(m).				
(5) See section Section 18.28.070(r) for specific exceptions to these development standards.				

...

SECTION 2. Section 18.28.060 (Additional PF District Design Requirements) of Chapter 18.28 (Special Purpose (PF, OS and AC) Districts) of Title 18 (Zoning) is amended to add a new subsection (e) to read as follows:

18.28.060 Additional PF District Design Requirements

The following additional regulations shall apply in the PF district:

...

[\(e\) Development Standards Exceptions](#)

[The City Council may in its discretion modify the development standards in Table 2 of Section 18.28.050 and setback lines established by a special setback map under Chapter 20.08 of Title 20, to achieve community objectives for the following facilities:](#)

- (i) Parking facilities, including appurtenant structures, within the Downtown and the California Avenue business district, where the parking facility is the principal use and is owned or leased, and operated or used, by the City of Palo Alto. "California Avenue business district" means that area bounded by the following streets in the city of Palo Alto: Grant Avenue to the south, El Camino Real to the west, College Avenue to the north, and Park Boulevard to the east.
- (ii) Essential Services Buildings as defined in Health and Safety Code section 16007, as amended, including appurtenant or ancillary structures.

The exceptions shall be included in the review of the project through the applicable development review process.

SECTION 3. Section 18.28.090(a) (Parking and Loading) of Chapter 18.28 (Special Purpose (PF, OS and AC) Districts) of Title 18 (Zoning) is amended to read as follows:

18.28.090 Parking and Loading

Off-street parking and loading facilities shall be required for all permitted and conditional uses in accord with Chapter 18.40. All parking and loading facilities on any site, whether required as minimums or optionally provided in addition to minimum requirements, shall comply with the regulations and the design standards established by Chapter 18.42. In addition, parking facilities shall be subject to the following regulations:

(a) PF District

In the PF district, no required parking space shall be located in the first 10 feet adjoining the street property line of any required yard. The City Council may waive this requirement for eligible parking facilities and Essential Services Buildings through the process provided in Section 18.28.060(e).

...

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. The environmental impacts of this ordinance have been examined and disclosed pursuant to the provisions of the California Environmental Quality Act of 1970, together with related state implementation guidelines and regulations (collectively, "CEQA"), under that certain Final Environmental Impact Report for the City of Palo Alto Public Safety Building and California Avenue Garage project ("Final EIR") considered and certified by the City Council on _____, for which

NOT YET APPROVED

findings were adopted by Council by Resolution No. _____, all prior to Council approval of this ordinance.

SECTION 6. This ordinance shall be effective on the thirty-first date after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

NOT PARTICIPATING:

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

Mayor

APPROVED:

City Manager

Director of Planning & Community
Environment