

Resolution No. 9926  
Resolution of the Council of the City of Palo Alto Adopting the Text Amendments  
to the Comprehensive Plan Land Use Element to Promote Housing on San  
Antonio Road

WHEREAS, the Planning Commission, after a duly noticed public hearing on August 12, 2020, recommended that the City Council amend the Land Use Element of the Palo Alto Comprehensive Plan as set forth below; and

WHEREAS, upon consideration of said recommendation after duly noticed public hearing, the Council desires to amend said plan as hereinafter set forth;

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

SECTION 1. The City Council finds that the public interest, health, safety and welfare of Palo Alto and the surrounding region require amendments to the Palo Alto Comprehensive Plan as set forth in Section 3.

SECTION 2. The proposed text amendments are consistent with the following policies and programs of the Comprehensive Plan:

**Land Use Policies and Programs**

- Policy L-1.3. Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern.
- Policy L-1.6. Encourage land uses that address the needs of the community and manage change and development to benefit the community.
- Policy L-1.11. Hold new development to the highest development standards in order to maintain Palo Alto's livability and achieve the highest quality development with the least impacts.
- Policy L-2.2. Enhance connections between commercial and mixed use centers and the surrounding residential neighborhoods by promoting walkable and bikeable connections and a diverse range of retail and services that caters to the daily needs of residents.
- Policy L-2.4. Use a variety of strategies to stimulate housing, near retail, employment, and transit, in a way that connects to and enhances existing neighborhoods.

- Policy L-2.6. Create opportunities for new mixed use development consisting of housing and retail.
- Policy L-4.2. Preserve ground-floor retail, limit the displacement of existing retail from neighborhood centers and explore opportunities to expand retail.

### **Housing Policies and Programs**

- Program H2.1.2. Allow increased residential densities and mixed use development only where adequate urban services and amenities, including roadway capacity, are available.
- Policy H2.2. Continue to support the redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development. Optimize the use of existing urban services, and support transit use.
- Program H2.2.8. Assess the potential of removing maximum residential densities (i.e. dwelling units per acre) in mixed use zoning districts to encourage the creation of smaller housing units within the allowable Floor Area Ratio (FAR), and adopt standards as appropriate.
- Policy H3.1. Encourage, foster, and preserve diverse housing opportunities for very low-, low-, and moderate income households.
- Program H3.1.2. Implement the BMR ordinance to reflect the City's policy of requiring: a) At least 15 percent of all housing units in projects must be provided at below market rates to very low-, low-, and moderate-income households.

**SECTION 3.** The Council finds hereby amends the text of the Program L2.4.1 of the Land Use Element of the Palo Alto Comprehensive Plan as follows:

Program L2.4.1 Amend the Housing Element to increase ~~eliminate~~ housing sites along San Antonio Road between Middlefield Road and East Charleston Road and increase residential densities in Downtown and the California Avenue ~~area to replace potential units from the sites eliminated.~~

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SECTION 4. The City as the lead agency for the Project has determined that the project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA) under Guideline section 15081, Decision to Prepare an EIR. Specifically, the City prepared a Program EIR to address a series of actions that can be categorized as one large project. A Historic Resource Evaluation was completed for the project because of the age of a certain existing building on-site and it was determined that the building is eligible for listing on the California Register of Historical Resources. The loss of the potential resource through demolition cannot be mitigated and required the preparation of an EIR. Statements of Overriding Considerations are proposed for significant and unavoidable impacts to Cultural Resources. All other potential significant impacts can be mitigated to a level of less than significant with the implementation of mitigation measures. A Final EIR was prepared for the project that includes responses to comments made during the public draft circulation period (ending on September 14, 2020) and revisions to the draft EIR.

INTRODUCED AND PASSED: November 16, 2020

AYES: CORMACK, FINE, KNISS, TANAKA

NOES: DUBOIS, FILSETH, KOU

ABSENT:

ABSTENTIONS:

ATTEST:

DocuSigned by:

*Beth Minor*

27523117DA804D7...

City Clerk

APPROVED AS TO FORM:

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*Albert Yang*

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Assistant City Attorney

APPROVED:

DocuSigned by:

*Adrian Fine*

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Mayor

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*Ed Shikada*

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City Manager

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*[Signature]*

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Director of Planning and  
Development Services

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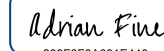
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