



TO: COMPREHENSIVE PLAN UPDATE CAC

FROM: HILLARY GITELMAN, DIRECTOR, PLANNING AND COMMUNITY ENVIRONMENT

DATE: FEBURARY 16, 2017

SUBJECT: STATUS OF THE EIR PROCESS & COUNCIL DIRECTION ON LAND USE

This memo offers a brief explanation of the Environmental Impact Report (EIR) process underway for the Comp Plan Update and the City Council's direction to staff during their review of the draft Land Use & Community Design Element on January 30, 2017. Staff will be available to respond to questions at the meeting on February 21st.

Supplement to the Draft EIR now Available

The City must complete and certify an EIR before it can adopt the updated Comp Plan. EIR's are intended to analyze the physical environmental impacts of the proposed plan and its implementation, as well as reasonable alternatives.

The first step in the EIR process was "scoping," which occurred in mid-2014, and then a Draft EIR was published in February 2016. The Draft EIR went beyond the State requirement by analyzing four different alternatives, or scenarios, at an equal level of detail. This was because the planning process is still ongoing, and a range of policy options are being considered.

After an extended public comment period on the Draft EIR, the City Council requested that staff analyze two additional scenarios and circulate them (and the Draft EIR) for additional public comments. A Supplement to the Draft EIR, which contains the analysis of Scenarios 5 and 6 as well as some corrections/changes to the Draft EIR, is now available for public review. Interested members of the CAC are encouraged to review the documents and provide their comments either orally at one of the public hearings or in writing by the close of the comment period. (The formal notice with these dates is attached.) Following the close of the comment period, staff and consultants will prepare a Final EIR that responds to all of the substantive comments received.

City Council Direction on Land Use & Next Steps

At the Council meeting on January 30, we received direction on the policy options that the CAC had identified in the draft land use element and other aspects of the element. (See the video here: <https://www.youtube.com/watch?v=hBnnwOqVC8s&start=5414&width=420&height=315>.)

In brief, the Council directed us to:

- Retain the cumulative cap with refinements recommended by the CAC (Policy L-1.10)

- Eliminate the downtown cap on non-residential development (Program L1.16.1)
- Implement a revised annual limit via an ordinance before the current, interim ordinance expires and don't include the details in the Comp Plan (revised approach to Policy L-1.13)
- Maintain the City's 50' height limit in its zoning ordinance, and don't include a related policy in the Comp Plan
- Do not include child care in the list of "typical uses" in neighborhood commercial areas
- Include policies and/or programs advancing potential housing sites at the Stanford Shopping Center, the SUMC, and the Stanford Research Park, using language for the Research Park suggested by Stanford.
- Omit the mention of housing at Town & Country, as recommended by the CAC.
- Include a program to eliminate housing sites on San Antonio Road and increase residential densities downtown and near California Avenue instead.
- Do not include specific development requirements and community indicators in the Comp Plan, but pursue Community Indicators outside the plan, possibly as part of the annual performance report.
- Create new opportunities for retail/residential mixed-use and pursue conversion of some non-residential FAR to residential FAR as suggested by the CAC (Policy L-6.12 & etc.)
- Include the CAC's Policy L-2.3 about encouraging a mix of housing types and sizes designed for greater affordability and Policy L3.4 about encouraging a mix of smaller housing types.
- Include the CAC's Policy L3.5 and associated program L3.5.1 about ways to minimize displacement of residents.
- Include preservation of ground floor retail space, as recommended by the CAC.
- Maintain a policy and program about preserving existing housing that is affordable, such as small cottage clusters (CAC Policy L-3.3 and/or Policy L-3.6 and a revised Program L3.3.1).
- Include CAC program L1.16-5 or L7.12.1 to consider revising the TDR program downtown to create bonus residential rather than commercial square footage.
- Include a program to explore increasing hotel FAR from 2.0 to 3.0 downtown and 2.5 elsewhere in the City.
- Omit Policy L-4.10 about the pedestrian environment along El Camino and Program L-9.4.1 on the same subject.
- Eliminate Program L4.2.1 about a coordinated area plan for South El Camino.
- Restore existing Policy L-6 language about preserving neighborhood character.
- Remove the implementation programs from the Land Use & Transportation elements, and put them in a separate section.

Action minutes from the meeting are attached and staff will be returning to the Council in the near future with options and a recommendation regarding implementation of Council's direction about the Comp Plan programs. We believe there is a way to organize the document that accomplishes the Council's goals, complies with State law, and honors the hard work that has gone into developing program language. The CAC can assist with this when they review the Implementation section next month.

Staff will also be returning to Council to complete their review of Land Use & Transportation before bringing them the final elements for review (likely in May).

Attachments: Notice of Availability/Completion of the Supplement to the Draft EIR
Action Minutes from the January 30, 2017 City Council Meeting

**NOTICE OF AVAILABILITY AND COMPLETION
OF A SUPPLEMENT TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COMPREHENSIVE PLAN
UPDATE (SCH#2014052101)**

NOTICE IS HEREBY GIVEN that a Supplement to the Draft Environmental Impact Report (EIR) has been prepared to assess the environmental impacts of the following project:

COMPREHENSIVE PLAN UPDATE

LEAD AGENCY: City of Palo Alto, 250 Hamilton Avenue, Palo Alto, CA 94301

Project Description:

The Palo Alto Comprehensive Plan is the City's governing document for land use and development decisions. The City is undertaking a Comprehensive Plan Update in order to establish a shared vision for the future of the community through to the year 2030. The Project will update Plan goals, policies, programs, narrative, maps and diagrams. Given the long-term horizon of the proposed Plan and the permitting, planning and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation, a draft EIR has been prepared as a program EIR, pursuant to the CEQA Guidelines.

A Draft Program EIR was published on February 5, 2016 for a 90-day comment period that was subsequently extended to 124 days (ending June 8, 2016). The Program EIR analyzed four planning scenarios at an equal level of detail within the body of the Draft EIR, thereby illuminating potential environmental impacts of a range of alternatives designed to address the proposed Plan objectives. Scenario 1 is a "Business as Usual" scenario and assumes the proposed Plan would not be adopted, and change and development in Palo Alto through 2030 would occur under the existing Comp Plan. Scenarios 2, 3, and 4 each include different strategies related to the pace of non-residential development and job growth, the placement of housing sites and densities, desired transportation investments, and sustainability measures. In early 2016, the City Council directed City staff to analyze two additional scenarios to broaden the range of potential outcomes and provide additional information to inform the planning process. This Supplement to the Draft EIR has been prepared to assess the two additional scenarios, called Scenarios 5 and 6. Scenario 5 would lower job growth below current projections and allow a modest increase in housing in an effort to improve the City's jobs-to-employed-residents ratio. Scenario 6 would also lower job growth below current projection and allow robust increase in housing in an effort to address issues of housing affordability and supply in the City and improve the City's jobs-to-employed-residents ratio.

Probable Environmental Effects of the Project:

The EIR will evaluate potentially significant environmental impacts associated with the adoption and implementation of the Comprehensive Plan Update, consistent with the State California Environmental Quality Act (CEQA). The proposed project will have potentially significant environmental effects with regard to Aesthetics, Air Quality, Greenhouse Gas Emissions and Climate Change, Land Use, Public Services and Recreation, Transportation and Traffic, Noise, Utilities and Service Systems, Cultural Resources, and Hydrology and Water Quality. CEQA requires this notice to disclose whether any listed toxic sites are present at the project location. This is a citywide project, and there are sites within the city that are contained in the Cortese List of toxic sites.

The Draft EIR is on file and may be reviewed at the Palo Alto Planning Division, 250 Hamilton Avenue, 5th floor, during business hours. The EIR will also be available for review on the City's project website-- <http://www.paloaltocomplan.org>, and at the following public libraries: Rinconada Library, 1213 Newell Rd., Palo Alto, CA 94303, and Palo Alto Downtown Library, 270 Forest Ave., Palo Alto, CA 94301.

The public review for this Supplement to the Draft EIR begins on February 10, 2017 and ends on March 31, 2017. If you wish to provide written comments on the Supplement or the Draft EIR, please submit these to Elena Lee, Department of Planning and Community Environment, 250 Hamilton Avenue, Palo Alto, CA 94301, or Elena.Lee@CityofPaloAlto.org, no later than **March 31, 2017, at 5:00 p.m.** During the public review period, both the Planning & Transportation Commission and the City Council will hold public meetings to take public testimony on the Draft EIR. The public meetings are tentatively scheduled for March 29, 2017 at 6:00 p.m. (Planning & Transportation Commission) and March 20, 2017 at 7:00 p.m. (City Council). Both meetings will occur in the Council Chambers, 1st Floor City Hall, 250 Hamilton Avenue and all persons may appear and be heard at these meetings. Substantive public comments received at these meetings and in writing will be responded to in a Final EIR before there is any decision to adopt The Comprehensive Plan Update. Members of the public are also encouraged to attend meetings of the Citizens Advisory Committee to offer their comments and suggestions regarding the development of policy language for the updated plan. Visit PaloAltoCompPlan.org for more information.

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the public hearings described in this notice, or in written correspondence delivered at, or prior to, the public hearings. In compliance with the Americans with Disabilities Act, those requiring accommodation for these meetings should notify the City of Palo Alto 24 hours prior to the meetings at (650) 329-2496.

HILLARY GITELMAN, DIRECTOR OF PLANNING AND COMMUNITY ENVIRONMENT



CITY OF PALO ALTO CITY COUNCIL DRAFT ACTION MINUTES

Special Meeting
January 30, 2017

The City Council of the City of Palo Alto met on this date in the Council Chambers at 5:07 P.M.

Present: DuBois arrived at 5:15 P.M., Filseth, Fine, Holman, Kniss, Kou, Scharff, Tanaka, Wolbach

Absent:

Closed Session

1. CONFERENCE WITH CITY ATTORNEY-EXISTING LITIGATION
Subject: Buena Vista MHP Residents Association v. City of Palo Alto, Santa Clara County Superior Court, Case No. 115-CV-284763
Subject Authority: Government Code Section 54956.9(d)(1).

MOTION: Vice Mayor Kniss moved, seconded by Council Member Wolbach to go into Closed Session.

MOTION PASSED: 8-0 DuBois absent

Council went into Closed Session at 5:07 P.M.

Council returned from Closed Session at 6:06 P.M.

Mayor Scharff announced no reportable action.

Special Orders of the Day

2. Selection of Applicants to Interview on February 1, 2017 for the Historic Resources Board, the Parks and Recreation Commission, and the Planning and Transportation Commission.

MOTION: Mayor Scharff moved, seconded by Council Member Holman to:

- A. Interview all new applicants for the Parks & Recreation Commission and the Planning & Transportation Commission; and

DRAFT ACTION MINUTES

- B. Interview all previously interviewed applicants for the Parks & Recreation Commission and the Planning & Transportation Commission if they would like a second interview; and
- C. Limit Planning & Transportation Commission interviews to 10 minutes.

SUBSTITUTE MOTION: Vice Mayor Kniss moved, seconded by Council Member XX to interview all new applicants for the Parks & Recreation Commission and the Planning & Transportation Commission.

SUBSTITUTE MOTION FAILED DUE TO THE LACK OF A SECOND

MOTION PASSED: 9-0

Agenda Changes, Additions and Deletions

None.

Consent Calendar

MOTION: Vice Mayor Kniss moved, seconded by Mayor Scharff to approve Agenda Item Numbers 3-4.

- 3. Approval of the Acceptance and Expenditure of Citizens Options for Public Safety (COPS) Funds on Various Law Enforcement Equipment and Approval of a Budget Amendment in the Law Enforcement Services Fund.
- 4. Resolution 9664 Entitled, "Resolution of the Council of the City of Palo Alto in Collaboration With the Cities of Redwood City, Menlo Park, and Mountain View Directing Staff to Participate in Sub-regional Planning on Bike Routes."

MOTION PASSED: 9-0

Action Items

- 5. Comprehensive Plan Update: City Council Review & Direction Regarding the Draft Land Use & Community Design Element and the Revised Draft Transportation Element.

MOTION: Council Member Wolbach moved, seconded by Mayor Scharff to direct Staff to include in the final Draft of the Comprehensive Plan Update:

DRAFT ACTION MINUTES

A. Cumulative Cap:

Policy L-1.10 would maintain a Cumulative Cap of 1.7 million square feet, which is the square footage remaining under the existing cap, focus the Cap on Office/R&D uses and apply it citywide rather than only in “monitored areas.” It would also exempt medical office uses in the Stanford University Medical Center (SUMC) area (the current cap does not apply to this geographic area), and require annual monitoring to assess the effectiveness of development requirements and determine whether the cap and the development requirements should be adjusted; and

B. Annual Limit:

Direct Staff to return with a permanent Ordinance addressing the Annual Limit, separate from the Comprehensive Plan Update; and

C. Downtown Cap:

Eliminate the Downtown cap found in existing Program L-8 and focus on monitoring development and parking demand.

AMENDMENT: Council Member Filseth moved, seconded by Council Member DuBois to replace Part C of the Motion with, “retain the existing Downtown Cap for 45,000 square feet and exempt retail from the Cap.”

INCORPORATED INTO THE AMENDMENT WITH THE CONSENT OF THE MAKER AND SECONDER to add to the Amendment, “and hotels” after “exempt retail.”

AMENDMENT RESTATED: Council Member Filseth moved, seconded by Council Member DuBois to replace Part C of the Motion with, “Program L-1.16.4 would retain a Downtown Cap of about 45,000 square feet for Office/R&D similar to Program L-1.16.2, and would also Cap new hotel development at 50,000 square feet.”

AMENDMENT AS AMENDED FAILED: 4-5 DuBois, Filseth, Holman, Kou yes

AMENDMENT: Council Member Fine moved, seconded by Council Member Tanaka to add to Motion Part A, “with the exception of the Stanford Research Park” after “apply it citywide.”

AMENDMENT FAILED: 2-7 Fine, Tanaka yes

DRAFT ACTION MINUTES

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to replace Part B of the Motion with, "direct Staff to make permanent the Annual Limit Ordinance of 50,000 Square Feet, separate from the Comprehensive Plan Update."

AMENDMENT: Council Member Fine moved, seconded by Council Member XX to add to Motion Part C, "and initiate a community driven Specific Area Plan for the Downtown Area."

AMENDMENT WITHDRAWN BY THE MAKER

AMENDMENT: Council Member DuBois moved, seconded by Council Member Holman to replace Part B of the Motion with, "Policy L-1.14 would perpetuate the interim annual limit of 50,000 square feet of Office/R&D and expand it to apply citywide, except that an additional 50,000 square footage allocation would be provided for the Stanford Research Park (SRP), and that allocation could be carried forward to future years if unused, up to the existing allowable square footage in the SRP. Stanford University Medical Center (SUMC) would be exempt from the annual limit. This exemption could be clarified to apply only to approved uses only if desired."

INCORPORATED INTO THE AMENDMENT WITH THE CONSENT OF THE MAKER AND SECONDER to add to the Amendment, "establish a baseline traffic measure for the Stanford Research Park."

AMENDMENT AS AMENDED RESTATED: Council Member DuBois moved, seconded by Council Member Holman to replace Part B of the Motion with, "Policy L-1.14 would perpetuate the interim annual limit of 50,000 square feet of Office/R&D and expand it to apply citywide, except that an additional 50,000 square footage allocation would be provided for the Stanford Research Park (SRP), and that allocation could be carried forward to future years if unused, up to the existing allowable square footage in the SRP. Stanford University Medical Center (SUMC) would be exempt from the annual limit. This exemption could be clarified to apply only to approved uses only if desired. Establish a baseline traffic measure for the Stanford Research Park."

AMENDMENT AS AMENDED FAILED: 3-6 DuBois, Holman, Kou yes

MOTION AS AMENDED RESTATED: Council Member Wolbach moved, seconded by Mayor Scharff to direct Staff to include in the final Draft of the Comprehensive Plan Update:

DRAFT ACTION MINUTES

A. Cumulative Cap:

Policy L-1.10 would maintain a Cumulative Cap of 1.7 million square feet, which is the square footage remaining under the existing cap, focus the Cap on Office/R&D uses and apply it citywide rather than only in “monitored areas.” It would also exempt medical office uses in the Stanford University Medical Center (SUMC) area (the current Cap does not apply to this geographic area), and require annual monitoring to assess the effectiveness of development requirements and determine whether the Cap and the development requirements should be adjusted; and

B. Annual Limit:

Direct Staff to make permanent the Annual Limit Ordinance of 50,000 Square Feet, separate from the Comprehensive Plan Update; and

C. Downtown Cap:

Eliminate the Downtown Cap found in existing Program L-8 and focus on monitoring development and parking demand.

MOTION AS AMENDED PASSED: 5-4 DuBois, Filseth, Holman, Kou no

MOTION: Vice Mayor Kniss moved, seconded by Council Member Wolbach to maintain the current 50 foot height limit separate from the Comprehensive Plan Update, continuing as an Ordinance.

AMENDMENT: Council Member Wolbach moved, seconded by Council Member XX to replace in the Motion, “the current 50 foot height limit separate from the Comprehensive Plan Update, continuing as an Ordinance” with “any but only existing language in the 1998 Comprehensive Plan relating to height limits.”

AMENDMENT FAILED DUE TO THE LACK OF A SECOND

AMENDMENT: Council Member Holman moved, seconded by Council Member Kou to add to the Motion, “include Policy L-6.7 and add possible, limited exceptions to the Fry’s and Cubberley sites.

AMENDMENT FAILED: 3-6 DuBois, Holman, Kou yes

MOTION PASSED: 7-2 DuBois, Holman no

Council took a break at 8:49 P.M. and returned at 9:00 P.M.

DRAFT ACTION MINUTES

MOTION: Council Member Wolbach moved, seconded by Vice Mayor Kniss to direct Staff to exclude from the final draft of the Comprehensive Plan Update “child care” from the list of typical Neighborhood Commercial uses.

MOTION PASSED: 6-3 Filseth, Fine, Tanaka no

MOTION: Council Member Fine moved, seconded by Council Member DuBois to direct Staff to include in the final draft of the Comprehensive Plan Update:

- A. Pursue multifamily housing at the Stanford Shopping Center, provided adequate parking is maintained, as alluded to in Policy L-4.7 (the language could be strengthened); and
- B. Pursue multifamily housing in the Stanford Research Park, particularly along the El Camino Real frontage as alluded to in Program L-5.4.1 (the language could be strengthened); and
- C. Reinstate the language in previous Policy L-33 (now Policy L-4.12 and Program L-1.12.3) about housing potential in the Town & Country area; and
- D. Include a new program to pursue multifamily housing near Stanford University Medical Center (SUMC) and/or in the western part of the Stanford Research Park.

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to replace Part B of the Motion with, “Program L-5.4.1 explore with Stanford University various development options for adding to the Stanford Research Park a diverse mix of uses, including residential, commercial hotel, conference center, commercial space for small businesses and start-ups, retail, transit hub, and other community-supporting services that are compatible with the existing uses, to create a vibrant innovation-oriented community.” (New Part E)

AMENDMENT: Council Member Holman moved, seconded by Vice Mayor Kniss to add to the Motion Part C, “which would be limited to second floor office conversion.”

AMENDMENT WITHDRAWN BY THE MAKER

AMENDMENT: Mayor Scharff moved, seconded by Council Member Holman to replace Part C of the Motion with, “not support housing in the Town & Country area.”

AMENDMENT PASSED: 5-4 DuBois, Fine, Tanaka, Wolbach no

DRAFT ACTION MINUTES

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to replace in Parts A and D of the Motion, “pursue” with “explore.”

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to remove from Motion Part D, “and/or in the western part of the Stanford Research Park.”

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to add to the Motion Part A, “and vibrant retail” after “adequate parking.”

MOTION AS AMENDED RESTATED: Council Member Fine moved, seconded by Council Member DuBois to direct Staff to include in the final draft of the Comprehensive Plan Update:

- A. Explore multifamily housing at the Stanford Shopping Center, provided adequate parking and vibrant retail is maintained, as alluded to in Policy L-4.7 (the language could be strengthened); and
- B. L-5.4.1 Explore with Stanford University various development options for adding to the Stanford Research Park a diverse mix of uses, including residential, commercial hotel, conference center, commercial space for small businesses and start-ups, retail, transit hub, and other community-supporting services that are compatible with the existing uses, to create a vibrant innovation-oriented community; and
- C. Not support housing in the Town & County area; and
- D. Include a new program to explore multifamily housing near Stanford University Medical Center (SUMC).

MOTION AS AMENDED PASSED: 9-0

MOTION: Council Member DuBois moved, seconded by Mayor Scharff to direct Staff to include in the final draft of the Comprehensive Plan Update, a new program to eliminate housing sites along San Antonio Road and increase residential densities in Downtown and the California Avenue Area to replace potential units on the sites eliminated.

MOTION PASSED: 6-3 Filseth, Kniss, Kou no

MOTION: Council Member Fine moved, seconded by Vice Mayor Kniss to direct Staff to eliminate from the final draft of the Comprehensive Plan Update Development Requirements and Community Indicators.

DRAFT ACTION MINUTES

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to add to the Motion, "direct Staff to consider a Community Indicator Program as part of the next iteration of the Annual Performance Report or another on-going monitoring effort." (New Part B)

SUBSTITUTE MOTION: Council Member Holman moved, seconded by Council Member Kou to direct Staff to include in the final draft of the Comprehensive Plan Update: to articulate the purposes and topics for development requirements in the Comprehensive Plan, but develop details later via Comprehensive Plan program and reference tables L-1 and L-2 and include Staff comments regarding these tables and include references to Vehicle Miles Traveled (VMT) wherever Level Of Service (LOS) is included in the Comprehensive Plan.

SUBSTITUTE MOTION FAILED: 4-5 DuBois, Filseth, Holman, Kou yes

SUBSTITUTE MOTION: Council Member Wolbach moved, seconded by Council Member Holman to direct Staff to include in the final draft of the Comprehensive Plan Update to articulate the purposes and topics for development requirements in the Comprehensive Plan, but develop details later via an implementation program excluding Comprehensive Plan Programs.

SECOND WITHDRAWN BY THE SECONDER

SUBSTITUTE MOTION FAILED DUE TO THE LACK OF A SECOND

MOTION AS AMENDED RESTATED: Council Member Fine moved, seconded by Vice Mayor Kniss to direct Staff to include in the final draft of the Comprehensive Plan Update:

- A. Eliminate Development Requirements and Community Indicators in the Comprehensive Plan; and
- B. Direct Staff to consider a Community Indicator Program as part of the next iteration of the Annual Performance Report or another on-going monitoring effort.

MOTION AS AMENDED PASSED: 8-1 Holman no

MOTION: Vice Mayor Kniss moved, seconded by Council Member Holman to direct Staff to include in the final draft of the Comprehensive Plan Update to create new opportunities for retail/residential mixed use and pursue conversion of some non-retail commercial Floor Area Ratio (FAR) to

DRAFT ACTION MINUTES

residential FAR as alluded to in Policy L-6.12, this policy will be separated into two Programs, Program L-1.16.5, and Program L-1.12.3.

MOTION AS AMENDED PASSED: 8-0-1 Tanaka abstain

MOTION: Council Member Wolbach moved, seconded by Council Member Fine to direct Staff to include in the final draft of the Comprehensive Plan Update, Policy L-2.3 about encouraging a mix of housing types and sizes designed for greater affordability and Policy 3.4 about encouraging a mix of smaller housing types.

MOTION PASSED: 8-0-1 DuBois abstain

MOTION: Council Member Holman moved, seconded by Council Member Fine to direct Staff to include in the final draft of the Comprehensive Plan Update Policy L-3.5 and associated Program L-3.5.1 regarding ways to minimize displacement of existing residents.

MOTION PASSED: 8-0-1 Tanaka abstain

MOTION: Vice Mayor Kniss moved, seconded by Council Member Wolbach to direct Staff to include in the final draft of the Comprehensive Plan Update, policies and programs like Policy L-4.1, Program L-3.2.1, and Program L-6.12.4 about preserving ground floor retail space.

MOTION PASSED: 5-0-4 Filseth, Holman, Kou, Scharff abstain

MOTION: Council Member DuBois moved, seconded by Council Member Kou to direct Staff to include in the final draft of the Comprehensive Plan Update, maintain Policy L-3.3 and/or Policy L-3.6 (some repetition can be eliminated) and associated Program L-3.3.1 about preserving existing housing that is affordable, such as small cottage clusters, removing from Program L-3.3.1, "and the replacement of rental housing units with ownership housing units."

MOTION PASSED: 6-0-3 Kou, Tanaka, Wolbach abstain

MOTION: Council Member Wolbach moved, seconded by Vice Mayor Kniss to direct Staff to include in the final draft of the Comprehensive Plan Update, Program L-1.16.5 (we will fix the numbering problem here) or L-7.12.1 (some repetition can be eliminated) to revise or consider revising the Transferable Development Rights (TDR) Program Downtown to create bonus residential rather than commercial square footage.

MOTION PASSED: 7-0-2 Filseth, Tanaka abstain

DRAFT ACTION MINUTES

MOTION: Vice Mayor Scharff moved, seconded by Council Member Tanaka to direct Staff to include in the final draft of the Comprehensive Plan Update, a program to explore increasing hotel Floor Area Ratio (FAR) from 2.0 to 3.0.

INCORPORATED INTO THE MOTION WITH THE CONSENT OF THE MAKER AND SECONDER to add to the Motion, "in areas inside of Downtown and 2.5 in other areas."

MOTION AS AMENDED RESTATED: Vice Mayor Scharff moved, seconded by Council Member Tanaka to direct Staff to include in the final draft of the Comprehensive Plan Update, a program to explore increasing hotel Floor Area Ratio (FAR) from 2.0 to 3.0 in areas inside of Downtown and 2.5 in other areas."

MOTION AS AMENDED PASSED: 5-3-1 DuBois, Holman, Kou no, Filseth abstain

MOTION: Council Member DuBois moved, seconded by Council Member Holman to direct Staff to include in the final draft of the Comprehensive Plan Update, Policy L-4.10 regarding enhancing the pedestrian environment along El Camino Real and Program L-9.4.1 specific to sidewalk widths and building design.

MOTION FAILED: 4-1-4 Fine no, Filseth, Kniss, Scharff, Wolbach abstain

MOTION: Council Member DuBois moved, seconded by Council Member Holman to direct Staff to include in the final draft of the Comprehensive Plan Update converting Policy L-4.10 regarding enhancing the pedestrian environment along El Camino Real to a Program and maintain Program L-9.4.1 specific to sidewalk widths and building design.

MOTION FAILED: 3-5-1 DuBois, Holman, Kou yes, Fine abstain

MOTION: Council Member DuBois moved, seconded by Council Member Filseth to direct Staff to eliminate from the final draft of the Comprehensive Plan Update Program L-4.2.1 regarding preparation of a Coordinated Area Plan for South El Camino (pp. L-48 through L-49).

MOTION PASSED: 6-2-1 Fine, Tanaka no, Filseth abstain

MOTION: Council Member Holman moved, seconded by Council Member Filseth to direct Staff to restore in the final draft of the Comprehensive Plan Update, existing Policy L-6 language about preserving neighborhood character ("avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different

DRAFT ACTION MINUTES

densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.”) This is in lieu of the new language proposed in Policy L-6.11.

MOTION PASSED: 5-2-2 Scharff, Wolbach no, Fine, Tanaka abstain

MOTION: Council Member Wolbach moved, seconded by Council Member Fine to direct Staff to remove from the final draft of the Comprehensive Plan Update, all Programs from the Land Use Element, not required by State Law to be taken up at future dates as policy discussions and use the implementation section of the Plan to indicate the relative cost and priority of each Program.

MOTION FAILED: 4-2-3 DuBois, Kou, no, Filseth, Holman, Scharff abstain

MOTION: Council Member Wolbach moved, seconded by Council Member Fine to direct Staff to remove from the final draft of the Comprehensive Plan Update, all Programs from the Land Use Element, not required by State Law to be taken up at future dates as policy discussions and use the implementation section of the plan to indicate the relative cost and priority of each Program.

MOTION PASSED: 5-4 DuBois, Filseth, Holman, Kou no

MOTION: Council Member DuBois moved, seconded by Mayor Scharff to remove all Programs from the Transportation Element.

MOTION PASSED: 6-1-2 Holman no, Filseth, Kniss abstain

MOTION: Mayor Scharff moved, seconded by Council Member Filseth to continue the Revised Draft Transportation Element to a date uncertain.

MOTION PASSED: 9-0

MOTION: Council Member Holman moved, seconded by Council Member DuBois to continue the Land Use Element to a date uncertain.

MOTION PASSED: 9-0

Inter-Governmental Legislative Affairs

None.

DRAFT ACTION MINUTES

Council Member Questions, Comments and Announcements

None.

Adjournment: The meeting was adjourned at 10:59 P.M.