



Item No. 1 Town of Atherton

CITY COUNCIL STAFF REPORT – STUDY SESSION

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GEORGE RODERICKS, CITY MANAGER

DATE: FEBRUARY 6, 2019

SUBJECT: REVIEW, DISCUSS AND PROVIDE FEEDBACK ON THE TOWN'S RESPONSE TO THE STANFORD GENERAL USE PERMIT AND PARTICIPATION ON AN AD HOC COMMITTEE SPONSORED BY THE COUNTY OF SAN MATEO

RECOMMENDATION

Review, discuss and provide feedback on the Town's response to the Stanford General Use Permit (GUP) and participation on an Ad Hoc Committee sponsored by the County of San Mateo.

BACKGROUND/DISCUSSION

The Stanford General Use Permit (2018) is an application for development entitlement to the next phase of campus land use on Stanford University through the year 2035. Due to its size, the Permit documents and associated studies are not a part of this Staff Report; however, detailed information can be found on the County of Santa Clara's Department of Planning and Development website.

The link to that information is:

<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/CurrentProjects.aspx>

Hard copies of the Final EIR and other documents can be found at the following libraries:

- Mitchell Park Library, 3700 Middlefield Road, Palo Alto
- Rinconada Library, 1213 Newell Road, Palo Alto
- College Terrace, 2300 Wellesley Street, Palo Alto
- East Palo Alto Library, 2415 University Avenue, East Palo Alto
- Menlo Park Library, 800 Alma Street, Menlo Park

The following narrative is provided from the Project Description documents.

Stanford is nearing completion of the facilities and housing authorized by the 2000 GUP. Stanford is now proposing that the County of Santa Clara approve a new 2018 GUP covering the next

increment of campus development. Key parameters of the development proposed for the 2018 GUP are:

- Continuation of all lawful existing uses
- Completion of the academic and academic support space and parking authorized by the 2000 GUP
- Construction of *up to 2,275,000 additional net new square feet of academic and academic support uses* (an amount equivalent to an average 1.2% compound annual growth rate from 2018 to 2035, and similar to the square footage authorized by the 2000 GUP)
- Construction of *up to 3,150 net new housing units for students, faculty and staff*, with more housing subject to Planning Commission approval
- Creation of a parking supply reserve
- Construction of *up to 40,000 additional net new square feet of child care centers and facilities to support trip-reducing uses*
- Continued use of 50,000 square feet of temporary trailers for surge space during construction

In addition to conditions implementing mitigation measures identified during the environmental review process, Stanford proposes the following conditions of approval to implement the Stanford Community Plan's strategies, policies and goals:

- Continuation of the goal of creating *No Net New Commute Trips* to and from the campus, which Stanford has achieved through innovative alternative transportation programs
- Continuation of the housing linkage requirement that ensures campus housing is constructed on pace with academic and academic support space
- Recognition that Stanford plans to build affordable on-campus housing that meets the County of Santa Clara's Regional Housing Needs Assessment
- Continuation of payments to support still more affordable housing in the broader region, with an estimated contribution of \$56 million over the life of the 2018 GUP.

While Stanford owns approximately 8,180 acres of contiguous acres across six governmental jurisdictions, Santa Clara County regulates only the 4,107 acres that are within the unincorporated County. Stanford's lands in unincorporated Santa Clara County contain the majority of the University's academic buildings, student housing, and neighborhoods of faculty/staff housing. The remaining contiguous lands are located in 5 other governmental jurisdictions:

- 2,701 acres in unincorporated San Mateo County
- 1,161 acres in Palo Alto
- 114 acres in Woodside
- 111 acres in Menlo Park
- 76 acres in Portola Valley

The proposed 2018 GUP would apply broadly to all land uses throughout Stanford's lands within unincorporated Santa Clara County.

In late 2018, the County of San Mateo approached the communities of Atherton, Menlo Park, East Palo Alto, Woodside Portola Valley and Redwood City and advised that the County had been invited to the negotiating table by the County of Santa Clara in their discussions with Stanford around the Stanford GUP. The County invited the jurisdictions to begin collaborative discussions to help inform the County of San Mateo's position at the table.

After a couple of preliminary meetings, each jurisdiction was asked to provide feedback on the Stanford GUP. The Town provided the following:

- Atherton would like Stanford to contribute its fair share of funding toward any potential improvements at the Middlefield/Marsh Road intersection. Acknowledging that the Town's priority at that intersection is not thru put, but a resolution of traffic flow and improvements to bicycle and pedestrian access to and through the area. These conflicts need to be resolved.
- Atherton would like a contribution toward the implementation of bicycle and pedestrian improvements in the Town that facilitate bicycle/pedestrian routes across the County. The Town has a Bicycle and Pedestrian Master Plan. Improvements would be consistent with that Plan.
- Atherton would like a contribution to drainage improvements, including the Atherton Channel Project. Any new development will have an impact on regional drainage.
- Atherton would like a commitment to pay directly to the Town any in-lieu property taxes for any residential property in Atherton that is currently or eventually utilized for academic housing.

The above information was shared with the Council for additional input. Other jurisdictions provided similar and expanded feedback. Most of that feedback is related to impacts and mitigation requests for housing, traffic, schools and public services.

The County has asked that the County-level advisory Ad Hoc Subcommittee continue to meet to advise the County Negotiating Team during any future negotiations on the Stanford GUP; and, that a member or two of the City Councils participate as well. The Advisory Subcommittee will not be at the negotiating table but would be advising the negotiating team.

The Mayor will be appointing an Ad Hoc City Council Subcommittee to meet with staff and the County as part of the County's Ad Hoc Subcommittee.

POLICY FOCUS

The Council's policy discussion should focus on additional comments regarding the impact of the Stanford Development and General Use Permit and participation on the Ad Hoc County Subcommittee.

FISCAL IMPACT

None at this time.

COMMISSION/COMMITTEE FEEDBACK/REFERRAL

This item ____ has or X has not been before a Town Committee or Commission.

- Audit/Finance Committee (meets every other month)
- Bicycle/Pedestrian Committee (meets as needed)
- Civic Center Advisory Committee (meets as needed)
- Environmental Programs Committee (meets every other month)
- Park and Recreation Committee (meets each month)
- Planning Commission (meets each month)
- Rail Committee (meets every other month)
- Transportation Committee (meets every other month)

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town's electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town's electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials.

ATTACHMENTS

None