



DISCUSSION ITEM

Agenda Item # 11

AGENDA REPORT SUMMARY

Meeting Date: May 14, 2019

Subject: Discussion of Stanford University General Use Permit

Prepared by: Chris Jordan, City Manager

Attachment(s):

1. Summary of Amendments to the Stanford University General Use Plan Amendments

Initiated by:

Two members of the City Council (Lee Eng and Enander)

Previous Council Consideration:

February 12, 2019

Fiscal Impact:

Not Applicable.

Environmental Review:

Not Applicable.

Policy Question(s) for Council Consideration:

- Does the City Council wish to provide comments to Santa Clara County, which is currently reviewing Stanford University's proposed new General Use Permit?

Summary:

- Council members have asked to discuss Stanford's new General Use permit
- Supervisor Simitian's office has asked if the City would like to provide written comments on the GUP
- The Council discussed this on February 12, 2019 and decided not to take any action
- Information about the proposed permit can be found here: <https://gup.stanford.edu/>

Staff Recommendation:

The City Council can consider the proposed General Use Permit and determine if it wants to provide comments to Santa Clara County

Reviewed By:

City Manager

City Attorney

Finance Director

CJ

CD

SE

**Summary of Major Stanford University Community Plan Amendments and General Use Permit Conditions of Approval
Recommended by the Department of Planning and Development,
County of Santa Clara, as of March 12, 2019 and Subject to Changes**

GENERAL USE PERMIT (GUP) CONDITIONS OF APPROVAL¹		
Section	Topic	Summary
Development	Academic	Phased development of a maximum of 2,275,000 square feet of academic development to be considered for approval in 25% increments and not more frequently than once every 5 years.
Development	Housing	A minimum of 2,172 units, inclusive of affordable units, and 2,600 student beds; with a maximum of 2,892 units, inclusive of affordable units, and 2,807 beds to be constructed. A minimum of 70% of market rate units, 40% of affordable units not covered by the affordable housing impact fee ordinance, and 100% of beds to be constructed on-campus. Any off-campus units must be constructed within a 6-mile radius of the Community Plan boundary unless an exception is granted. All housing construction will be subject to the linkage policy as required by the Community Plan.
Development	Other	Approval of a maximum of 40,000 square feet of child care/trip reducing facilities and 50,000 square feet of temporary surge space.
Transportation	Avoid worsening traffic congestion	Establish a three-tier system: Tier 1—no net new commute trips during peak hour/direction and peak period; Tier 2—set reverse commute trips baseline during peak hour and peak period and avoid baseline exceedance; and, Tier 3—limit growth in average daily traffic.
Transportation	Safe Routes to School	A Safe Routes to School improvements, as specified in Stanford’s application, and Safe Routes to School study is required.
Parking	Parking Space Cap	Maximum of 21,651 parking spaces. Maximum of one space per residential unit not counted towards parking space cap.

¹ This summary of the General Use Permit Conditions of Approval is not exhaustive, and addresses topic areas that have generated significant public comments.

Open Space, Parks & Recreation	Parks & Open Space Study	Stanford to pay for an updated Parks and Open Space Study to be prepared by the County and subject to review and approval by the Planning Commission.
Biological Resources	Tree Removal	All trees removed require 1:1 replacement ratio except for Oak Trees that will required 3:1 replacement ratio. Allow preparation of vegetation management plan that tracks tree removal and replacement at a programmatic level.
Visual Resources	El Camino Frontage Plan	Stanford to pay for an updated El Camino Frontage Plan to be prepared by the County and subject to review and approval by the Planning Commission.
Geology & Hydrology	Stormwater Runoff	Within 18 months of the effective date of the GUP, Stanford shall prepare an updated Campus-wide hydrology and drainage plan for peer review by the County and approval by the Planning Commission.
Cultural Resources	Structures 50-years or Older	Architecture and Site Approval (ASA) applications including proposed demolition or modification of buildings 50-years or older will be reviewed by the County for possible inclusion on the County's Heritage Resource Inventory.
Public Services & Utilities	Community Services Study	Stanford to pay for the preparation of a Community Services Study by the County that will be reviewed and approved by the Planning Commission.

STANFORD UNIVERSITY COMMUNITY PLAN UPDATES

Chapter	Topic	Summary
Growth and Development	Academic Growth Boundary (AGB)	Extend duration of Academic Growth Boundary from 25 years to 99 years and continue the four-fifths vote requirement of the Board of Supervisors for any modification to the AGB during the 99-year period.
Growth and Development	Community Services Study	Community Services Study to determine the types and service levels of community (including municipal) services required to serve the population associated with campus development. Study would be prepared under the Direction of the County and reviewed and approved by the Planning Commission.
Growth and Development	Update Maximum Development	Update the amount of maximum development allowed within the area covered by the Community Plan with additional development above that amount requiring a Community Plan amendment.
Growth and Development	Ensure ongoing development meets Community Plan policies and objectives	Recognize that the County should ensure that ongoing development authorized under the General Use Permit must comply with the Community Plan policies and GUP conditions through phased review and approvals.
Land Use	Public School Site Designation	Relocate public school site designation from east side of campus to west side of campus to be in closer proximity to campus population centers.
Land Use	Alignment of Zoning with Community Plan Designations	The County will evaluate the land development standards as appropriate to determine if they should be updated to implement the Community Plan policies.
Housing	Housing Policy and Jobs/Housing Balance	Reflect County's affordable housing goals to ensure that housing development matches ongoing job growth within the Community Plan, addressing affordable housing needs.
Circulation	Avoid Worsening Traffic Congestion	Require Stanford to avoid worsening traffic congestion during commute and non-commute hours.
Community Plan wide	Charts, figures, and data	Where appropriate, update outdated charts, figures, and data to reflect current conditions.