

NOT YET APPROVED

ORDINANCE NO. _____
ORDINANCE OF THE COUNCIL OF THE CITY OF PALO ALTO
AMENDING THE ZONING MAP OF THE CITY OF PALO ALTO TO
CHANGE THE ZONE DESIGNATION FOR 420 CAMBRIDGE
AVENUE FROM COMMUNITY COMMERCIAL (2) ZONE
DESIGNATION TO THE PEDESTRIAN AND TRANSIT ORIENTED
DEVELOPMENT (PTOD) COMBINING DISTRICT.

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

SECTION 1. The City Council finds as follows:

A. The Planning and Transportation Commission, after a duly noticed public hearing on October 15, 2008 has recommended that the City Council rezone the subject site (420 Cambridge Avenue) to the California Avenue Pedestrian and Transit Oriented Development Combining District (PTOD) zone designation.

B. The Planning and Transportation Commission has reviewed the facts presented at the public hearing, including public testimony and reports and recommendations from the director of planning and community environment or other appropriate city staff.

C. The Planning and Transportation Commission finds that the subject site is within the PTOD boundary;

D. The Planning and Transportation Commission finds that rezoning the parcel to the California Avenue Pedestrian and Transit Oriented Development Combining District (PTOD) zoning is in accord with the Palo Alto Comprehensive Plan, in that the Comprehensive Plan designation of the site is Regional Community Commercial Research and Transit Oriented Residential.

E. The Council has held a duly noticed public hearing on the matter on November 17, 2008, and has reviewed the environmental documents prepared for the project and all other relevant information, including staff reports, and all testimony, written and oral, presented on the matter.

SECTION 2. The Council finds that the public interest, health and welfare require an amendment to the Zoning Map of the City of Palo Alto as set forth in Section 3.

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SECTION 3. The Council hereby amends the Zoning Map of the City of Palo Alto to place the subject site (420 Cambridge Avenue), California Avenue Pedestrian and Transit Oriented Development Combining District (PTOD) zoning designation.

SECTION 4. The City Council further determines that the rezoning is subject to the following limitations:

- a. The development shall be a mixed use project comprising ground floor retail, personal service, or green design and sales uses with residential use on the upper floors;
- b. Retail, personal service, and/or green design or sales uses on the ground floor shall comprise approximately 1,360 square feet;
- c. A total of four (4) residential units shall be provided, totaling approximately 6,000 square feet of floor area;
- d. The maximum building height shall not exceed 40 feet; and
- e. A minimum of eleven (11) off-street parking spaces shall be provided.

These limitations shall be recorded as conditions on the property, to the satisfaction of the City Attorney and Planning Director. Modifications to these conditions may be approved by the Planning Director only to the extent that increases or decreases do not exceed 10% of the allowable outlined in parts (a) through (d) and remain in compliance with all other applicable zoning requirements.

SECTION 5. The Council hereby finds that this rezoning is subject to environmental review under provisions of the California Environmental Quality Act (CEQA). An environmental impact assessment was prepared for the project and it has been determined that no potentially adverse impacts would result from the rezoning of the property; therefore, the project would have no significant impact on the environment.

SECTION 6. This ordinance shall be effective upon the thirty-first day after its passage and adoption.

NOT YET APPROVED

INTRODUCED

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

City Clerk

Mayor

APPROVED AS TO FORM:

City Manager

Sr. Deputy City Attorney

Director of Planning and
Community Environment