

Chapter 18.60
ALTERNATIVE DEVELOPMENT
STANDARDS FOR STANFORD LANDS

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18.60.010 Purpose

The Alternative Standards Overlay Districts provide alternative development standards for specific sites in order to implement the terms of the 2005 Development Agreement between the City of Palo Alto and Stanford University adopted by Ordinance No. 4870. Unless otherwise specified in the Development Agreement, these standards are intended to be optional, rather than mandatory, for those sites. The provisions of this Chapter 18.60 shall be applied in a manner consistent with Stanford's rights under the Development Agreement.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.020 Definitions

Capitalized terms not otherwise defined in this Chapter 18.60 shall be those defined in either the Development Agreement or the 2003 Rules. As used in this chapter, the following definitions shall apply:

- (a) "El Camino Site" means the combined leaseholds commonly known as 2450, 2470, and 2500 El Camino Real. "Extended El Camino Site" means the El Camino Site and the leasehold commonly known as 505 California Avenue.
- (b) "Gross Area" means the total land area of a site without deductions for streets or easements.
- (c) "Mayfield Site" means real property commonly known as 2650, 2700, and 2780 El Camino Real owned by Stanford University and leased to the city for community recreation purposes as provided in the Development Agreement.
- (d) "Required Housing" means 250 units of housing that Stanford is required to build under the 2005 Development Agreement.
- (e) "Upper California Site" means the Combined leaseholds commonly known as 1451, 1501, and 1601 California Avenue.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.030 Applicability

These Alternative Standards Districts are only applicable to the sites identified in this Chapter 18.60. Under the terms of the Development Agreement, Stanford may choose to be subject to the AS1 District, or the AS2 District, or neither, or both. However, if Stanford chooses to have the AS2 District apply, it will be applicable to the entire Upper California Site. The AS1 District may be applied to either the entire El Camino Site or the entire Extended El Camino Site. If the AS1 District is initially applied to the El Camino Site, Stanford may later choose to have it apply to the Extended El Camino Site. The AS3 District applies to the Mayfield Site as a whole.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.040 Relation of Overlay District to Other Land Use Regulations

At the time that application is made to the city for a discretionary review of a Required Housing project on land eligible for development under an AS Alternative Standards Overlay District, the applicant shall file a notice specifying whether it elects to be subject to the applicable Alternative Standards Overlay District. The applicant may rescind its choice of an Alternative Standards Overlay District at any time prior to the issuance of a building permit for construction of the approved project. Definitions and procedures for application of the Alternative Standards shall be those described in the Development Agreement as the Modified 2003 Rules.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.050 Alternative Standards Overlay District One (AS1): Housing and Mixed Use at El Camino Site

The purpose of this overlay district is to accommodate the construction of a housing development adjacent to the Stanford Research Park that takes advantage of the site’s location on El Camino Real and is compatible with-the adjacent development. It may also include limited commercial uses. This district may be applied to the El Camino Site or the Extended El Camino Site. The underlying zoning shall not apply if the applicant elects to be subject to the AS1 District.

A. AS1 Alternative Development Standards

Permitted uses	<p>Residential:</p> <ul style="list-style-type: none"> a) multiple-family housing and accessory indoor and outdoor uses customarily incidental to it; b) non-profit or government social services supportive of residential use; c) child care center. <p>In the sale or rental of Required Housing, neither Stanford nor its assignees shall discriminate against households with children or on the basis of the age of renters, buyers, or occupants.</p>
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AS1 Alternative Development Standards (Continued)

<p>Permitted uses (Cont'd.)</p>	<p>Non-Residential: a) retail service; b) personal service; c) eating and drinking service including outdoor eating areas incidental to the interior use; d) child care center; e) live/work lofts.</p>
<p>Conditionally permitted uses</p>	<p>None</p>
<p>Site area and dimensions (minimum)</p>	<p>a) Minimum site to be developed is the El Camino Site. b) Site area and dimensions shall include that portion of the site subject to access easements existing as of June 10, 2003.</p>
<p>El Camino Real frontage</p>	<p>a) First floor residential uses shall be set back 13 to 17 feet from property line; a wall no more than four feet high may be placed behind the effective sidewalk to create privacy while maintaining a relationship with the street. Balconies, porches, stairways, and similar elements may extend up to eight feet into the setback. Cornices, eaves, fireplaces, and similar architectural features may extend up to four feet into the setback. b) Non-residential uses and residential uses above commercial uses shall be set back a minimum of five feet from the property line. c) No parking is permitted in the front setback area; structured parking shall not be visible to pedestrians from El Camino Real. d) City may require a right in/right out driveway on El Camino Real. e) A minimum 12-foot wide effective sidewalk, including the public sidewalk, shall be provided and maintained. At least 7 feet of this sidewalk shall be in the public right-of way, with the remainder to be provided on the El Camino Site (or Extended Site). If, however, the sidewalk provided in the public right-of-way is less than 7 feet, the required sidewalk shall be reduced by the same measure. f) To the extent they do not currently exist, street trees shall be provided in the public sidewalk area; a second row of trees shall be provided in a residential setback area. g) Primary pedestrian orientation for residential uses shall be located on El Camino Real. h) Non-residential uses shall have entrances on El Camino Real or California Avenue (with Extended El Camino Site) or both.</p>
<p>California Avenue frontage Pertains only to Extended El Camino Site</p>	<p>a) Commercial uses and residential uses which are above commercial uses have no minimum setback. b) Ground floor residential uses shall be set back a minimum of eight feet from the property line. Balconies, porches, stairways, and similar elements may extend up to six feet into the setback. Cornices, eaves, fireplaces, and similar architectural features may extend up to four feet into the setback. c) No surface parking is permitted along the California Avenue frontage, but a curbcut for access to the site is permitted in addition to the existing access easement curbcut.</p>

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AS1 Alternative Development Standards (Continued)

Interior side setback	None
Rear setback	No structures, architectural features, building elements, or surface parking shall be permitted in the portion of the site subject to an access easement as of June 10, 2003. Completely below-grade construction may extend under the access easement, provided an underground easement does not prevent this construction.
Residential density (maximum)	50 dwelling units per acre of Gross Area, calculated on total site area irrespective of the portion that is devoted to commercial use. No additional density bonus for affordable housing is permitted.
Gross floor area	<p>Gross floor area shall include all floors of any building measured to the outside surface of the stud walls, and including all of the following:</p> <ul style="list-style-type: none"> • halls and stairways; • elevator shafts; • service and mechanical equipment areas; • basement, cellar and attic areas deemed by the director of planning and community environment to be usable; • any porches, arcades, balconies, courts, walkways, breezeways or similar features when located above the ground floor and used for required access; and • permanently roofed areas, either partially enclosed or unenclosed, building features used for sales, service, display, storage or similar uses. <p>Gross floor area shall not include:</p> <ul style="list-style-type: none"> • parking facilities accessory to permitted uses on the site, (excluding area used for storage, mechanical equipment, and other uses as noted above); • unroofed exterior areas accessible to the general public and not devoted to sales, service, display, storage or similar uses, including, but not limited to areas above podium parking; • roofed arcades, balconies, plazas, courts, walkways, porches, breezeways, porticos, and similar features that are 50% or less enclosed by exterior walls • areas designated for resource conservation such as trash compactors, recycling and thermal storage facilities.
Floor area ratio (maximum) of gross floor area to Gross Area of site	Mixed Use: 2.0 to 1 Residential: 1.75 to 1 Non-residential: 0.25 to 1, as part of mixed use development
Site coverage (maximum)	One hundred percent of the site
Building height (maximum)	50 feet, measured pursuant to Section 18.04.030(b)(67) of the 2003 Rules.
Daylight plane	None required
Multiple family design guidelines	Chapter 18.28 of the 2003 Rules shall not apply.

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AS1 Alternative Development Standards (Continued)

<p>Parking Except as otherwise provided in this chapter, parking shall be governed by Chapter 18.83 of the 2003 Rules.</p>	<p>Residential: 2- or more bedroom units: 2 spaces, 1 of which must be covered; the spaces may be tandem 1-bedroom: 1.5 spaces, one of which must be covered Studio units: 1 covered space Guest parking: 0.25 covered spaces per dwelling unit</p>
	<p>Non-residential: 1 space for each 200 square feet of gross floor area Bicycle parking and loading spaces: As required by Chapter 18.83.120 of the 2003 Rules. As part of Architectural Review of a project on the site, total required parking may be reduced by up to twenty percent by the Director upon a finding that the reduced parking will be adequate for the project.</p>
<p>Usable open space</p>	<p>a) Total: A minimum of twenty percent of the gross site area. b) Private: No minimum amount or dimensions. Private open space should be considered where feasible although it is not required for each dwelling unit nor is there a minimum size requirement when it is provided. Design of private open space is flexible and can include, but is not limited to: patios, decks, balconies and French balconies. c) Common: No minimum amount or dimensions. d) "Usable open space" is an outdoor or unenclosed space located on the ground or roof of a structure, or the top of podium parking, or a balcony, deck, porch, patio or terrace, designed and accessible for outdoor living, recreation, pedestrian access, landscaping, or a required yard. It does not include parking areas, (whether covered or uncovered) driveways, roads, or utility or service areas. e) The Site may include open space areas with an Ldn in excess of 60 dB, but they shall not be counted towards required common or private "usable open space" unless they are sited, designed, and constructed to reduce the maximum Ldn to 60 dB.</p>
<p>Signs</p>	<p>Commercial signs shall be permitted in accordance with the South El Camino Real Design Guidelines</p>
<p>Architectural Review. The City shall limit its architectural review as provided in Section 6.4.10 of the Development Agreement. The South El Camino Real Design Guidelines approved by the Architectural Review Board on June 6, 2002 are the only applicable local design standards for this site.</p>	

B. AS1 Alternative Base Zoning Standards

At the applicant’s option, the El Camino Site in its entirety, or the Extended El Camino Site, may be developed in compliance with the RM-40 High Density Multiple Family Residential District, (including Chapter 18.28) under the 2003 Rules as more particularly described in the Development Agreement.

C. Zoning if Alternative Site Needed

If, after a building permit has been issued. for the construction of an approved project under the AS1 Overlay District on the El Camino Site, it is determined to be an Infeasible Site because of environmental contamination, then, under the conditions and in the manner described in Section 6.4.2 of the Development Agreement, Stanford may have the AS1 Overlay District removed from its lands and the previous zoning restored.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.060 Alternative Standards Overlay District Two (AS2): Housing at Upper California Site

The purpose of this overlay district is to accommodate single or multiple family housing, or both, on the Upper California Site that benefits from its proximity to an employment center and benefits from its proximity to an employment center and is compatible both with the College Terrace neighborhood across California Avenue, the adjacent office/research uses to the south and south-east, and Stanford University’s residential neighborhood to the northwest. Stanford may develop the Upper California Site in phases. The underlying zoning on the Upper California Site, LM Limited Industrial/Research Park with a fifty-foot L Landscape Combining District on the California Avenue frontage, does not apply to the Upper California Site if the property owner elects to proceed under the AS2 standards.

Stanford shall be allowed to develop any portion of the Required Housing on the Upper California Site in such order and sequence as Stanford shall determine, except for Stanford’s phasing and timing obligations with respect to Required Housing under the Development. Agreement. It is anticipated that at times during the construction of the Required Housing, portions of the Upper California Site will be occupied with pre-existing limited industrial/research park. non-residential buildings. These buildings will remain legal uses and complying facilities until dates set forth below. Upon completion of the Required Housing developments, the Upper California Site shall be exclusively residential, with child care centers a permitted use, unless Stanford needs to provide a substitute Site for all or a portion of the Upper California Site, as provided in the Development Agreement.

A. AS2 Alternative Development Standards

1. Continuing Standards.

These continuing standards apply to the Upper California Site as a whole. The Upper California Site housing shall at all times during its development, and subsequently, be in compliance with the continuing standards.

Permitted Uses	a) Single-family, two-family, and multiple family residential uses and indoor and outdoor accessory uses customarily incidental to those uses. In the sale or rental of Required Housing, neither Stanford nor its assignees shall discriminate against households with children or on the basis of the age of renters, buyers, or occupants. b) child care center
Conditionally permitted uses	None
Below-market-rate housing	Below-market-rate units shall be provided on- or off-site as provided in the Development Agreement.

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AS2 Alternative Development Standards [Continuing] (Continued)

Site area, width, and depth per individual dwelling unit, two-family unit, multiple-family residential project or individual development phase	No minimum
California Avenue frontage setback (minimum)	20 feet from the property line. a) No building element or architectural feature (excluding landscape features,) may extend or project into the setback. b) No parking may be located in the setback area. c) No frontage roads are permitted in the setback area, but roads and driveways generally perpendicular to California Avenue are permitted.
Upper California Site perimeter side and rear setback (applied to entire Upper California Site's outer envelope)	10 feet a) No structures or parking areas are permitted in the setback area. b) No perimeter roads or driveways are permitted in the setback area.
Interior setbacks	None. (Minimum setbacks established by Title 24 of the California Code of Regulations, Parts 1 through 9, as adopted and modified by the City of Palo Alto on a uniform basis, shall apply.)
Building height	a) California Avenue frontage: 30 feet within 100 feet of property line, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the height of the peak or highest ridge line of a pitched or hipped roof directly above point on grade from which height is being measured. b) Balance of Upper California Site: 50 feet, measured from grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. c) The height of a stepped or terraced building is the maximum height of any segment of the building. d) "Grade" shall mean the adjacent ground elevation of the finish or existing grade as of December 1, 2004, whichever is lower. Existing grade as of December 1, 2004 is presumed to be as shown on grading plans and spot elevation surveys on file with the City as of that date.
Daylight plane	None required
Multiple family design guidelines	Chapter 18.28 shall not apply.
Parking Except as otherwise provided in this chapter, parking shall be governed by Chapter 18.83 of the 2003 Rules	2 or more bedrooms – 2.0 spaces, one of which shall be covered, which may be tandem 1 bedroom – 1.5 spaces, one of which shall be covered Studio unit – 1 covered space Guest parking – 0.25 spaces per unit. Guest parking shall be clearly marked as reserved for guests and shall be in an area provided for guests with unrestricted access to guest parking. Bicycle parking and loading spaces: as required by Chapter 18.83.120 of the 2003 Rules.

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AS2 Alternative Development Standards [Continuing] (Continued)

Streets	Interior streets may be public or private. If private, they shall be subject to a public access easement for vehicles and pedestrians.
Orientation for buildings along California Avenue	Buildings along California Avenue shall approximate the horizontal rhythm of building-to-side yard setback and facade areas of California Avenue residential properties located across the street from, or in the vicinity of the Upper California Site. At the applicant’s election, some or all buildings along California Avenue may be two stories.
Architectural review	The City shall limit its architectural review as provided in Section 6.4.10 of the Development Agreement. No adopted local design guidelines apply to this site.
Commercial Buildings on Upper California Site on June 10, 2003	All non-residential uses shall cease and all non-residential structures be removed no later than 24 months following all Subsequent Approvals, (as defined in the Development Agreement) for all Required Housing on the Upper California Site. After that time, the Upper California Site shall be exclusively residential, with child care centers as a permitted use, unless Stanford needs to provide substitute Site for all or a portion of the Upper California Site as provided in the Development Agreement. Until that time, those non-residential structures in existence on June 10, 2003 shall be treated as permitted structures and may be used for any use permitted under the LM Limited Industrial/Research Park District under the 2003 Rules.

2. Phased Standards.

These phased standards apply to the Upper California Site as a whole. Required Housing may be developed in phases on portions of the Upper California Site; individual phases need not meet the phased standards. For example, an individual phase could have a residential density of thirty dwelling units per acre and no open space. However, when all Required Housing on the Upper California Site is complete, and after, the Upper California Site shall conform to all the phased standards. In addition, for each phase, Stanford shall demonstrate that sufficient land remains on the Upper California Site to permit it to meet the Phased Standards upon completion of the Required Housing.

Upper California Site area	16.96 acres
Residential density (maximum)	15 dwelling units per acre of Gross Area. No additional density bonus for affordable housing is permitted.
Gross floor area	Gross floor area shall include all floors of any building measured to the outside surface of the stud walls, and including all of the following: <ul style="list-style-type: none"> • halls and stairways; • elevator shafts; • service and mechanical equipment areas; • covered parking when located partially or completely above ground; • basement, cellar and attic areas deemed by the director of planning and community environment to be usable;

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AS2 Alternative Development Standards [Phased] (Continued)

<p>Gross floor area (Cont'd.)</p>	<ul style="list-style-type: none"> • open porches, arcades, balconies, courts, walkways, breezeways or similar features when located above the ground floor and used for required access; and • all roofed porches, arcades, balconies, porticos, breezeways or similar features when located above the ground floor; and • permanently roofed, but either partially enclosed or unenclosed, building features used for storage or similar uses. <p>Gross floor area shall not include:</p> <ul style="list-style-type: none"> • parking that is completely underground (excluding area used for storage, mechanical equipment, and other uses as noted above); • unroofed exterior areas accessible to the general public, including, but not limited to areas above podium parking; • roofed arcades, balconies, plazas, courts, walkways, porches, breezeways, porticos, and similar features that are 50% or less enclosed by exterior walls and located on the ground floor; • areas designated for resource conservation such as trash compactors, recycling and thermal storage facilities.
<p>Floor area ratio (maximum) of gross floor area to Gross Area of site</p>	<p>The ratio of gross floor area to the Upper California Site Area shall be 0.75 to 1.</p>
<p>Upper California Site coverage (maximum)</p>	<p>40% of the Gross Area of the Upper California Site. Site coverage is that portion of a site that is covered by permanent, usable buildings or structures, excluding landscape features, fountains, planters, sculptures, open play equipment, uncovered sports courts, and similar elements.</p>
<p>Usable open space (minimum)</p>	<p>Total: 25% of the Gross Area of the Upper California Site Private: No minimum Common: 10% of the Gross Area of the Upper California Site</p> <p>“Usable open space” is an outdoor or unenclosed space located on the ground or roof of a structure, or on the top of podium parking, or a balcony, deck, porch, patio or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, including those portions of the required California Avenue and perimeter setbacks not used for roads or driveways.</p> <p>“Usable open space” does not include covered or uncovered parking areas, roads, driveways, or utility or service areas.</p>
<p>Commercial Buildings on Upper California Site on June 10, 2003</p>	<p>All non-residential uses shall cease and all non-residential structures be removed no later than 24 months following all Subsequent Approvals, (as defined in the Development Agreement) for all Required Housing on the Upper California Site. After that time, the Upper California Site shall be exclusively residential, with child care centers as a permitted use, unless Stanford needs to provide Substitute Site for all or a portion of the Upper California Site as provided in the Development Agreement. Until that time, those non-residential structures in existence on June 10, 2003 shall be treated as permitted structures and may be used for any use permitted under the LM Limited Industrial/Research Park District under the 2003 Rules.</p>

B. AS2 Alternative Base Zoning Standards

At the applicant’s option, the Upper California Site, in its entirety, may be developed in compliance with the RM-15 Low Density Multiple Family Residential District, subject to the L Landscape Combining District, both as defined in the 2003 Rules. Provided, no conditional use permit shall be required for up to four public or private streets crossing the Landscape Combining District to provide access to the Upper California Site. All non-residential uses shall cease and all non-residential structures be removed no later than 24 months following all Subsequent Approvals, (as defined in the Development Agreement) for all Required Housing. After that time, the Upper California Site shall be exclusively residential, with child care centers as a permitted use, unless Stanford needs to provide Substitute Site for all or a portion of the Upper California Site as provided in the Development Agreement. Until that time, those non-residential structures in existence on June 10, 2003 shall be treated as permitted structures and may be used for any use permitted under the LM Limited Industrial/Research Park District under the 2003 Rules.

C. Zoning if Alternative Site Needed

If, after a building permit for construction of an approved project under the AS2 Overlay District has been issued for any part of the Upper California Site, it is determined to be an Infeasible Site because of environmental contamination, then, under the conditions and in the manner described in Section 6.4.2 of the Development Agreement, Stanford may have the AS2 Overlay District removed from its lands and the previous zoning restored.

(Ord. 4871 § 3 (Exh A [part]), 2005)

18.60.070 Alternative Standards Overlay District Three (AS3): Community Soccer Fields at Mayfield Site

The purpose of this overlay district is to accommodate the development and use of a community soccer complex on land leased to the City of Palo Alto by Stanford University at the corner of El Camino Real and Page Mill Road on parcels commonly knows as 2650, 2700, and 2780 El Camino Real. The land was redistricted from RM (D) Multiple Family Residential to PF Public Facilities in connection with its acquisition for a period of fifty-one years by the City.

Modified Development Standard	
Height	Lighting standards up to seventy feet high are permitted
Fencing	Ball-control fencing up to fourteen (14) feet in height is permitted on the site

(Ord. 4871 § 3 (Exh A [part]), 2005)