



97596

**DATE:** June 27, 2019

**TO:** Planning Commission

**FROM:** Sylvia Gallegos, Deputy County Executive  
Jacqueline R. Onciano, Director, Dept. of Planning and Development

**SUBJECT:** Stanford General Use Permit Application, EIR, and Associated Approvals

**RECOMMENDED ACTION**

Continued Public Hearing from June 13, 2019 (Item No. 4) to consider the following: Stanford University General Use Permit (GUP) Application (Application), Stanford GUP Environmental Impact Report (EIR), Stanford University Community Plan amendments, and Zoning Ordinance amendments. Location: Stanford University Community Plan Area. Zoning: A1 General Use, R1S Low-Density Campus Residential, R3S Medium-Density Campus Residential; OS/G Open Space and Field Research; SCA Special Conservation Area. Supervisorial District: 5. File Nos. PLN98-7165 (7165-98P-99GP-99EIR) and PLN16-7165 (7165-16P-16GP-16Z-16EIR).

Possible action:

- a. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the Stanford University Final Environmental Impact Report;
- b. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding findings for the significant environmental impacts of Alternative A, authorizing up to 2,807 student beds and 2,892 housing units, including adoption of a Statement of Overriding Considerations, as set forth in a forthcoming **Attachment A**;
- c. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the proposed Mitigation Monitoring and Reporting Program (MMRP), as set forth in **Attachment B**;
- d. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding text amendments and land use map amendments to the Stanford University Community Plan, as set forth in **Attachment C**, based on findings as set forth in **Attachment E**;

- e. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the Zoning Ordinance Map amendments, as set forth in **Attachment D**, based on findings as set forth in **Attachment E**;
- f. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the General Use Permit, based on findings as set forth in **Attachment E** and subject to Conditions of Approval, as set forth in **Attachment F**;
- g. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the Water Supply Assessment, as set forth in **Attachment G**; and
- h. Forward a favorable or unfavorable recommendation to the Board of Supervisors regarding the Development Agreement Application.

The Board of Supervisors is required to affirm certain findings of fact to approve or deny the subject applications. As a recommending body to the Board of Supervisors, the Planning Commission is being asked to review all information in the record, receive public testimony and provide a recommendation to the Board of Supervisors. The required findings of fact for approval of the Community Plan amendments, Zoning Ordinance Map amendments, and the General Use Permit are located in Attachment E. In making a recommendation, the Planning Commission shall carefully consider the findings.

The Application submitted by Stanford requests authorization from the County of Santa Clara to construct up to 3,500,000 additional net new square feet of academic space/student beds, 550 faculty/staff housing units, 40,000 square feet of childcare/trip reducing facilities, and 50,000 square feet of temporary surge space.

The Stanford University General Use Permit Final Environmental Impact Report (EIR) was published by the County in December 2018 and evaluates potential environmental impacts from the project as proposed by Stanford University in the Application. A complete environmental analysis for Additional Housing Alternatives A and B was also prepared and circulated for public comment by the County, and included in the EIR, to evaluate the environmental impacts of constructing additional housing to accommodate the academic development proposed in the Application. Additional Housing Alternative A evaluated the environmental impacts of constructing an additional 2,549 units/beds above what Stanford proposed in its Application, analyzing a total of 2,892 housing units and 2,807 beds. Additional Housing Alternative B evaluated the environmental impacts of constructing an additional 1,275 units/beds above what Stanford proposed in its Application, analyzing a total of 1,825 housing units and 2,600 beds.

The Department of Planning and Development is recommending to the Planning Commission to forward a favorable recommendation to the Board of Supervisors to adopt Additional Housing Alternative A, and to condition the project to require a minimum of 2,172 housing units and a maximum 2,892 housing units, and a minimum of 2,600 student beds and a maximum of 2,807 student beds.

The Planning Commission may consider and recommend Additional Housing Alternative A, the project as applied for by Stanford University, or one of the other alternatives in the EIR. If the Planning Commission recommends the project as applied for by Stanford University or one of the other alternatives evaluated in the EIR, the Department will return to the Planning Commission with a revised set of Conditions of Approval and findings to reflect the Planning Commission's recommendation.

## Summary of Stanford GUP Approval Hearings

On June 27, 2019, the Planning Commission will hold the third public meeting regarding a hearing on the Stanford Public GUP Application and associated approvals, preceded by the May 30, 2019 Special Planning Commission meeting in Palo Alto, and the June 13, 2019 Special Planning Commission meeting at the County Government Center in San José.

Through its GUP Application, Stanford University is seeking programmatic authorization to construct up to:

- 3,500,000 additional net new square feet of academic space/student beds,
- 550 faculty/staff housing units,
- 40,000 square feet of childcare/trip reducing facilities, and
- 50,000 square feet of temporary surge space.

At the May 30, 2019 Special Planning Commission meeting, staff presented to the Commission and public information including: a) background on lands subject to the GUP; b) overview of the GUP Application; c) Summary of three main policy areas associated with the GUP (Housing/Traffic/Open Space); d) policy foundations and basis for the County's recommendations; e) recommendations concerning the GUP; f) California Environmental Quality Act (CEQA) and EIR recommendations; g) recommended text amendments and land use map amendments to the Stanford University Community Plan; h) recommendation on the Water Supply Assessment; and i) status and recommendation concerning the Development Agreement Application.

The Commission also received testimony from public speakers and discussed housing, transportation, and environmental impacts associated with the GUP. Several Commissioners posed questions to staff, the responses to which are summarized in Attachment L.

At the June 13, 2019 continued public hearing, staff continued to present and provided a more detailed analysis of the County's recommendations and conditions of approval, in connection with the three main policy areas of housing, traffic, and open space. The applicant—Stanford University—provided testimony in support of the Application and presented a response and suggested edits to many of the conditions of approval (please refer to attachment entitled: Stanford Letter 6-11-19 Response to Conditions of Approval). Staff addressed Stanford's response to the County's proposed housing and traffic conditions in its presentation.

To support the Commission's decision-making process, the Department is providing additional information for the June 27, 2019 continued public hearing: a) summary of

responses to Commissioners' comments and questions (from the May 30 and June 13 meetings); b) CEQA Findings, included as part of Attachment A (Statement of Overriding Considerations); c) revised version of Mitigation Monitoring and Reporting Program reflecting changes between the mitigation measures presented in the EIR and incorporated into the conditions of approval; and d) response to Stanford's proposed revisions to the GUP conditions of approval.

## **Next Steps**

The June 27, 2019 regular meeting would be the final public hearing before the Planning Commission on the Stanford GUP and related approvals, should it come to a decision. In the event the Commission has not reached a decision on June 27, 2019, a Special Planning Commission meeting has been scheduled for July 1, 2019 (subject to cancellation if a decision has been reached).

## **LINKS:**

- **Linked To: 96492** : Second study session relating to the Stanford General Use Permit application, proposed amendments to the Stanford University Community Plan and Zoning Map Amendments, Environmental Impact Report, and Development Agreement. Location: Stanford University Community Plan Area. Supervisorial District: 5. File Nos. PLN98-7165 (7165-98P-99GP-99EIR) and PLN16-7165 (7165-16P-16GP-16Z-16EIR).
- **Linked To: 95443** : Study session relating to background information on the existing Stanford University Community Plan, Stanford 2000 General Use Permit (GUP), 2018 GUP Application, and Sustainable Development Study and Supplement. Location: Stanford University Community Plan Area. Supervisorial District: 5. File Nos. PLN98-7165 (7165-98P-99GP-99EIR) and PLN16-7165 (7165-16P-16GP-16Z-16EIR).
- **Linked To: 96765** : Public Hearing to consider the following: Stanford University General Use Permit (GUP) Application (Application), Stanford GUP Environmental Impact Report (EIR), Stanford University Community Plan amendments, and Zoning Ordinance amendments. Location: Stanford University Community Plan Area. Zoning: A1 General Use, R1S Low-Density Campus Residential, R3S Medium-Density Campus Residential; OS/G Open Space and Field Research; SCA Special Conservation Area. Supervisorial District: 5. File Nos. PLN98-7165 (7165-98P-99GP-99EIR) and PLN16-7165 (7165-16P-16GP-16Z-16EIR).
- **Linked To: 97428** : Continued Public Hearing from May 30, 2019 (Item No. 4) to consider the following: Stanford University General Use Permit (GUP) Application (Application), Stanford GUP Environmental Impact Report (EIR), Stanford University Community Plan amendments, and Zoning Ordinance amendments. Location: Stanford University Community Plan Area. Zoning: A1 General Use, R1S Low-Density Campus Residential, R3S Medium-Density Campus Residential; OS/G Open Space and Field Research; SCA Special Conservation Area. Supervisorial District: 5. File Nos. PLN98-7165 (7165-98P-99GP-99EIR) and PLN16-7165 (7165-16P-16GP-16Z-16EIR).

## **ATTACHMENTS:**

- Staff Report for Public Hearing (PDF)
- Attachment A\_Statement of Overriding Considerations (PDF)
- Attachment B\_Mitigation Monitoring and Reporting Program (PDF)
- Attachment C\_Stanford Community Plan text and land use map amendments(PDF)
- Attachment D\_Zoning Ordinance Map Amendments (PDF)
- Attachment E\_SCP Zoning and GUP Findings (PDF)
- Attachment F\_General Use Permit Conditions of Approval (PDF)
- Attachment G\_Water Supply Assessments (PDF)
- Attachment H\_SCP Text Amendments - Proposed by Stanford (PDF)
- Attachment I\_EIR Table 7-4 - Comparison of Impacts of the Proposed Project and Alternatives (PDF)
- Attachment J\_Figures (PDF)
- Attachment K\_Public Comments (PDF)
- Staff Presentation - 5-30-19 (PDF)
- Staff Packet - COA summary, recommendations table, diagrams - 5-30-19 (PDF)
- Public Comments for 5-30-19 Meeting (PDF)
- Supplemental Staff Report for Continued Public Hearing on Stanford GUP and Associated Approvals (PDF)
- Attachment L\_Response to Comments from 5-30-19 and 6-13-19 Hearing (PDF)
- Stanford Letter 6-10-19 Response to 5-30-19 Hearing Comments (PDF)
- Stanford Letter 6-11-19 Response to Conditions of Approval (PDF)
- Staff Presentation - 6-13-19 (PDF)
- Stanford University Written Testimony 6-13-19 (PDF)
- Public Comments for 6-13-19 Meeting (PDF)
- Letter and Comments from Stanford - 6-21-19 (PDF)
- Public Comment - Email from Ruth - 6-18-19 (PDF)
- Public Comment - 3 emails - Protect Stanford Subdivision Community - 6-21-19 (PDF)
- Public Comment - 40 emails - I Support Proposed Stanford GUP - 6-21-19 (PDF)