### COUNTY OF SANTA CLARA
### PLANNING COMMISSION

**DATE:** May 30, 2019, Special Meeting  
**TIME:** 6:00 PM  
**PLACE:** Palo Alto City Hall  
Council Chambers – 250 Hamilton Avenue  
Palo Alto, CA 94301  

**AGENDA**

In compliance with the Americans with Disabilities Act and the Brown Act, those requiring accommodations in this meeting should notify the Clerk of the Planning Commission no less than 24 hours prior to the meeting at (408) 299-6714, or TDD (408) 993-8272.

**Please note:** To contact the Commission and/or to inspect any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to all or a majority of the Board of Supervisors (or any other commission, or board or committee) less than 72 hours prior to that meeting, visit our website at [http://www.sccgov.org](http://www.sccgov.org) or contact the Clerk at (408) 299-6714 or 70 W. Hedding Street, San Jose, CA 95110, during normal business hours.

Persons wishing to address the Commission on a regularly scheduled item on the agenda are requested to complete a request to speak form and give it to the Deputy Clerk. (Government Code Section 54953.3.) Individual speakers will be called by the Chairperson and are requested to limit their comments to two minutes. Groups of speakers on a specific item are asked to limit their total presentation to a maximum of twenty minutes for each side of the issue.

**COMMUTE ALTERNATIVES:** The Board of Supervisors encourages the use of commute alternatives including public transit, bicycles, carpooling, and hybrid vehicles.

For public transit trip planning information, contact the VTA Customer Service Department at (408) 321-2300 Monday through Friday between the hours of 6:00 a.m. to 7:00 p.m., and on Saturday from 7:30 a.m. to 4:00 p.m. Schedule information is also available on the web at [www.vta.org](http://www.vta.org).

Bicycle parking racks are available in the James McEntee, Sr., Plaza in front of the County Government Center building. If this Board or Commission does not meet in the County Government Center, please contact VTA for related routes.

**Notice to the Public**

The Planning Commission may take other actions relating to the issues as may be determined following consideration of the matter and discussion of the recommended actions.

**Opening**

1. Call to Order/Roll Call.
2. Pledge of Allegiance.
3. Public Comment.

This item is reserved for persons desiring to address the Commission on any matter within the subject matter jurisdiction of the Commission that is not on this agenda. Members of the public who wish to address the Commission on any item not listed on the agenda should complete a Request to Speak Form and place it in the tray near the podium. The Chairperson will call individuals to the podium in turn.
Speakers are limited to the following: three minutes if the Chairperson or designee determines that five or fewer speakers wish to address the Commission; two minutes if the Chairperson or designee determines that between six and fourteen persons wish to address the Commission; and one minute if the Chairperson or designee determines that fifteen or more persons wish to address the Commission.

The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action or response is requested, the Commission may place the matter on a future agenda. Statements that require a response may be referred to staff for reply in writing.

### Regular Agenda - Items for Discussion


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.

**Announcements**

5. Announcements and correspondence:
   
a. There are currently no vacancies on the Commission.

   b. The County of Santa Clara provides reimbursement to appointed Commissioners for family care expenses incurred during the time spent performing their official County duties. For additional information, please contact the Office of the Clerk of the Board at (408) 299-5001.

   c. Receive correspondence.

**Adjourn**

6. Adjourn to the next regular meeting on Thursday, June 13, 2019, at 1:30 p.m. in the Isaac Newton Senter Auditorium, County Government Center, 70 West Hedding Street, San Jose.