

ATTACHMENT BB

A1 Zoning Response to BOS Referral from September 24, 2019

October 8, 2019

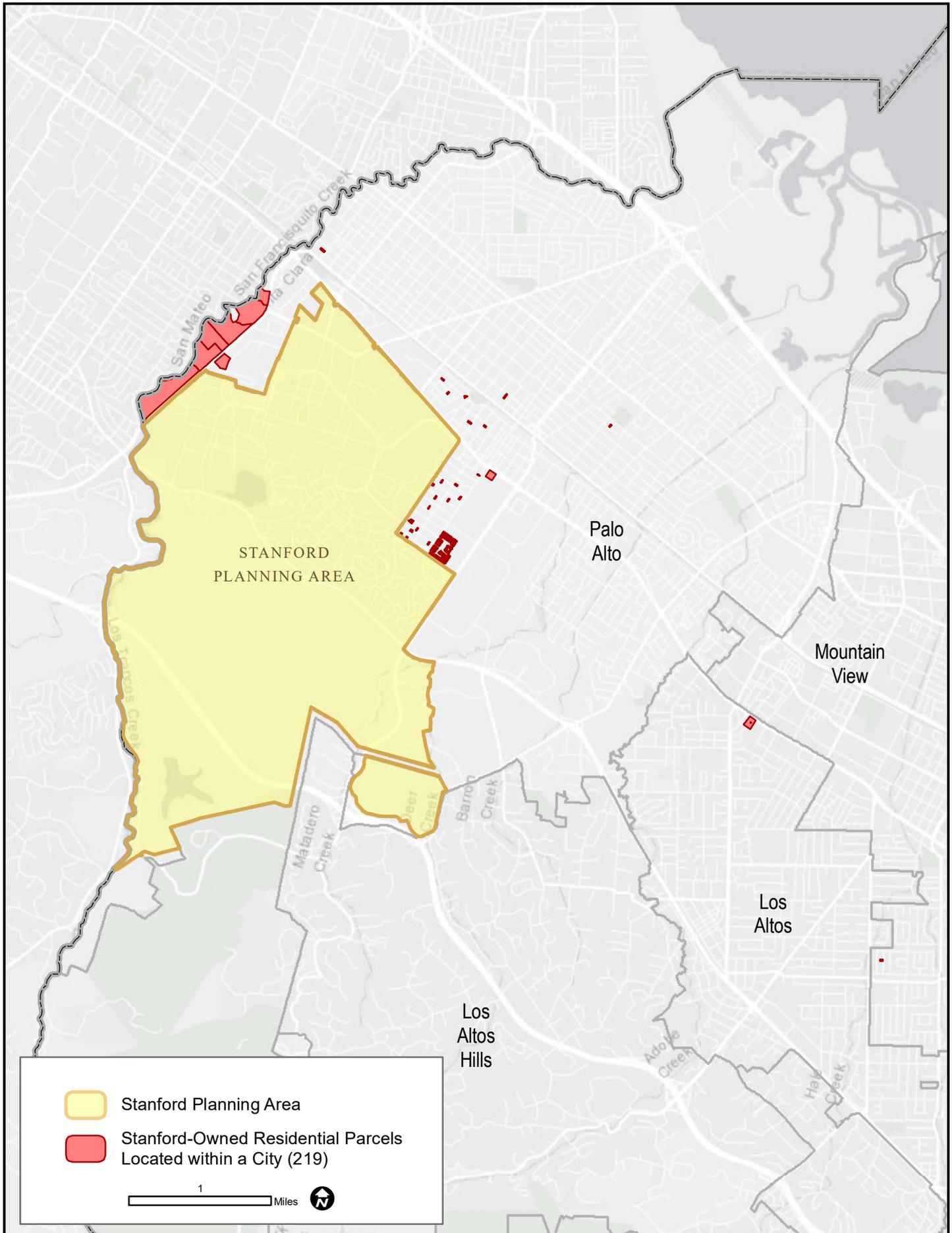
At the September 24th, Board of Supervisors Study Session, several questions were asked regarding the A1 Zoning District at Stanford. The information below is intended to provide additional information to the Board regarding the A1 District.

The A1 Zoning District is identified in the Zoning Ordinance as a General Use district, that provides a flexible base zoning district that allows opportunities through the use permit process for uses consistent with the objectives, goals and policies of the general plan. The A1 district contains height and setback standards, however these standards may be modified through the ASA process.

The 2000 Stanford Community Plan, per implementation recommendation SCP-LU(i)1 - states that the A1, General Use Zoning District should be maintained for areas under the Academic Campus land use designation, with allowable uses, development intensity, and conditions governed further through the General Use Permit.

The Administration has proposed amendments to implementation recommendation SCP-LU(i)1 of the Stanford Community Plan to state that the County will periodically evaluate the use of the County's A1, General Use Zoning District for areas under the Academic Campus land use designation as an appropriate implementation tool in relation to allowable uses, development standards, and land use intensity controls.

Stanford-Owned Residential Parcels Located within a City



Escondido Village Graduate Residences

At the September 24th, Board of Supervisors Study Session, the Department was asked about the Escondido Village Graduate Residences and specifically if this project was considered a part of the 2000 General Use Permit. The information below provides additional information to the Board regarding the Escondido Village Graduate Residences project and how it was evaluated during its project approvals with respect to the 2000 Stanford General Use Permit. (2000 GUP).

The Escondido Village Graduate Residences (EVGR) project is located on the east side of Stanford's campus within an area known as Escondido Village. Per Stanford's website, *"this area is the largest graduate community on campus. Studio, low-rise, mid-rise, and high-rise apartments are home to approximately 4,200 single graduate students and graduate students with a partner and/or children."*

In March 2016, the Planning Commission authorized the addition of 1,450 housing units/beds and to reallocate 566 housing units/beds to the East Campus Development District (location of Escondido Village) to address shortage in graduate student housing.

The additional housing authorization by the Planning Commission was conducted pursuant to the 2000 GUP Condition F.7 which states "With approval of the County Planning Commission and subject to further environmental assessment additional housing beyond 3,018 units may be constructed. The Planning Commission's decision may be appealed to the Board of Supervisors by any interested person. The Planning Commission authorization specifically allowed –

- Reallocation of **566** units/beds from other Development Districts into the East Campus Development District that contains Escondido Village.
- The addition of **1,450** housing units/beds to be added to the total Housing Allocation under the 2000 General Use Permit. This increased the maximum amount of housing units/beds from **3,018 to 4,468**.

Following approval of the housing allocation, Stanford applied for and received Architecture and Site Approval (ASA) for the EVGR project on September 29, 2016. The project included construction of **2,434** new graduate student beds. This required the demolition of 414 existing student beds, resulting in 2,020 net new beds.

The Planning Commission heard an appeal of the EVGR project on November 17, 2016 which was denied. The Planning Commission staff report noted:

*"Traffic consultants Fehr & Peers determined that because the **project's new graduate student beds are planned to serve current demand for graduate student housing, their effect is to bring current student commuters to campus.**"* Page 7, emphasis added.

This project was done in full compliance with the 2000 GUP which contains conditions, provisions and procedures to allow for more housing than required by the housing linkage

policy. Shortages of graduate student housing are well documented including within the Stanford Community Plan (pages 42 -43). **The public record supports the finding that the project was conceived and implemented with the intent to serve graduate housing demand occurring under the 2000 GUP.**