



Planning & Transportation Commission

Staff Report (ID # 7792)

Report Type:	Action Items	Meeting Date: 3/29/2017
Summary Title:	Comp Plan Update: Supplement to Draft EIR	
Title:	Public Hearing: Review and Comment on the Supplemental Draft Environmental Impact Report & Discussion of the Commission's Process for Reviewing the Revised Draft Plan Following Review by the Citizens Advisory Committee and the City Council	
From:	Hillary Gitelman	

Recommendation

Staff recommends the Planning and Transportation Commission (PTC) take the following actions:

1. Conduct a public hearing to receive comments on the February 10, 2017 Supplement to the Draft Environmental Impact Report, together with the February 2016 Draft EIR, consistent with the notice provided in Attachment A; and
2. Identify the process by which the Commission will evaluate and provide its input to the City Council on the Draft Comprehensive Plan Update currently being developed by the Citizens Advisory Committee (CAC) and the City Council. (Staff expects that the draft will be forwarded to the Commission for review this summer.)

Executive Summary

On February 5, 2016 the City published a Draft EIR (referred to as the “February 2016 Draft EIR”) that analyzed four high-level scenarios at an equal level of detail in order to assess potential impacts of the Comprehensive Plan Update. A related fiscal study was also prepared.

The City Council subsequently directed City staff to analyze two additional scenarios in order to broaden the range of potential outcomes and provide additional information to inform the planning process. These additional scenarios are described and analyzed as Scenario 5 and Scenario 6 in a Supplement to the Draft EIR, published on February 10, 2017 and which can be found at the following link: (<http://www.paloaltocompplan.org/eir/>). The Executive Summary in

Chapter One provides an overview and the matrix in Attachment B summarizes quantitative conclusions of the analysis. A revised fiscal study is also available and can be found at this link: http://www.paloaltocompplan.org/wp-content/uploads/2017/02/CompPlanFiscalStudySupplement_2.16.17_FINAL.pdf.

The Supplement to the Draft EIR focuses on the new analysis pertaining to Scenarios 5 and 6 and does not reproduce all of the information from the February 2016 Draft EIR. The Supplement to the Draft EIR includes information from the February 2016 Draft EIR where the information has been revised or where it is crucial to understanding the analysis of Scenarios 5 and 6, and comments on the February 2016 Draft EIR are also being accepted during the circulation period for the Supplement.

The primary purpose of this evening's meeting is to conduct a public hearing to solicit public comments regarding the Supplement to the Draft EIR. Comments on the associated fiscal study and the February 2016 Draft EIR are also welcome. Written comments are also being accepted until the close of business on March 31, 2017. All substantive comments received on the EIR, whether at the public hearing or in writing, including the comments received on the February 2016 Draft EIR, will be responded to in the Final EIR rather than at the public hearing this evening.

The other purpose of this evening's meeting is to have a discussion about ways the PTC can structure its review of the draft of the Comprehensive Plan Update that is being prepared by the Comp Plan Citizens Advisory Committee (CAC) and reviewed by the City Council. This work was based in part on the PTC's April 2014 draft, and the PTC's re-review is expected to commence this summer and to include multiple public hearings.

Later in this report, staff has provided some options for the PTC's consideration. Also, the section of the Palo Alto Municipal Code outlining the PTC's considerable role in the Comp Plan adoption and implementation has been provided as Attachment C.

Background

The 1998-2010 Palo Alto Comp Plan contains the City's official policies on land use and community design, transportation, housing, the natural environment, business and economics, community services, and governance. The Comp Plan provides the basis for the City's development regulations and the foundation for its capital improvement program. An update of the Comp Plan was initiated by the City Council in 2006.

In 2014, the Council received the Planning & Transportation Commission's (PTC's) suggested revisions and endorsed a new framework for the planning process to include broad community engagement, discussion, and analysis of alternative futures, cumulative impacts, and mitigation strategies. A community "summit" was held in mid-2015, and a Citizens Advisory Committee (CAC) was formed to make recommendations to the City Council on policies and programs for inclusion in the update.

Since 2014, the City Council has provided guidance on the vision and goals for each element of the Comp Plan Update, and the CAC has completed its review and recommendations regarding all of the chapters or “elements” of the plan. The City Council is now in the process of reviewing the CAC’s work, and providing their input on plan revisions to city staff and consultants.

A final Comprehensive Plan Update cannot be adopted until the City complies with CEQA, which is a State law that requires California agencies to identify the significant environmental impacts of their actions and describe feasible measures that can be taken to avoid or mitigate those impacts. An EIR is used to evaluate a proposed project’s potential impacts on the environment, and recommend mitigation measures or alternatives to reduce or eliminate those impacts. The City has prepared what is referred to as a “program-level” EIR (CEQA Guidelines Section 15168), which assesses the potential cumulative impacts of development that may occur during the life of the plan, considers potential alternatives, and identifies mitigation measures that should be adopted to reduce or avoid significant impacts. This is the same level of environmental analysis that was prepared for the existing 1998-2010 Palo Alto Comp Plan.

February 2016 Draft EIR

The February 2016 Draft EIR prepared for the Comprehensive Plan Update examined four planning alternatives or “scenarios” at an equivalent level of detail to allow the public and the Council to assess a variety of land use and infrastructure options. The scenarios collectively present a range of possible outcomes to inform a final decision about the future of Palo Alto. In all likelihood, the final Comprehensive Plan Update will not be identical to any one of the EIR scenarios, but will be a hybrid. The four scenarios analyzed in the February 2016 Draft EIR are:

- **Scenario 1** is the “business as usual” scenario and shows the results if the City continued to operate under the existing 1998-2010 Comp Plan with no changes to goals, policies, and programs. Any new housing built would be constructed under existing zoning and no innovations in housing or new approaches to address the high cost of housing would be explored. No new growth management measures are anticipated, and any transit or traffic improvements would come from the existing infrastructure plan for the City.
- **Scenario 2** would slow the pace of job growth when compared with Scenario 1 by moderating the pace of office/research and development (R&D) development throughout the city. Scenario 2 would also ensure that the modest amount of housing growth expected under Scenario 1 would be built out as small units and other housing types appropriate for seniors and the Palo Alto workforce. Transportation investments in this scenario would include implementation of the County’s expressway plan.
- **Scenario 3** would implement a growth management regime similar to the interim annual limit on office/R&D adopted by the City Council in 2015 for the fastest changing areas of the city and would eliminate housing sites along San Antonio and South El

Camino. In place of these housing sites, Scenario 3 would increase housing densities on sites Downtown, near California Avenue, and in other locations in the city close to transit and services. Policies, regulations, and incentives would be designed to ensure smaller units for working professional and senior populations. Transportation investments would include grade separating the Caltrain crossings at Meadow and Charleston by placing the railroad tracks in a trench.

- **Scenario 4** assumes the most growth in housing and employment evaluated in the February 2016 Draft EIR, consistent with 2013 Association of Bay Area Governments (ABAG) projections. Potential policies and regulations would be enacted to advance sustainability objectives. Transportation investments would include grade separating the Caltrain crossings at Meadow and Charleston by placing the railroad tracks in a trench, and incorporating mix flow bus rapid transit on El Camino Real (with curbside stations and queue jumping for transit vehicles). Housing sites along San Antonio and South El Camino Real would be eliminated and replaced with higher densities elsewhere as well as new housing sites along the El Camino frontage of the Stanford Research Park and the Stanford Shopping Center.

The Supplement to the Draft EIR: Scenarios 5 & 6

During two City Council meetings in early 2016 (January 19 and February 22), City Council members indicated their desire to analyze an additional scenario in a supplement to the Draft EIR, and on May 16, 2016 the City Council provided basic parameters of two new scenarios (Scenarios 5 and 6).

- **Scenario 5** involves 10 percent fewer jobs than Scenario 2 (previously the lowest job scenario), and the same number of housing units as Scenario 3. This scenario is intended to test the efficacy of mitigation and sustainability measures when applied to relatively slow growth over the 15 year planning period. Scenario 5 would test strategies designed to slow the pace of job growth and would replace or supplement the current citywide “cap” on new non-residential square footage in “monitored areas” with a permanent citywide annual limit on office and R&D development. This scenario would also discourage new multi-family housing along San Antonio Avenue and portions of south El Camino Real and San Antonio Avenue, removing housing sites in these areas, and would instead adopt policies and zoning regulations to increase residential densities Downtown, in the California Avenue area, and in other transit-rich areas. This scenario assumes that Caltrain would be grade separated at all crossings.
- **Scenario 6** would also involve 10 percent fewer jobs than Scenario 2, and roughly 36 percent more housing than Scenario 4. This new scenario is intended to test policies and programs to accelerate the production of housing over the 15 year planning period, while using a performance-based approach to address the impacts of growth. As under Scenario 4, this scenario would include mechanisms to stimulate additional multi-family housing on sites Downtown, the Fry’s Electronics vicinity, and on portions of the

Stanford Research Park and Shopping Center fronting on El Camino Real. It would also include consideration of housing sites elsewhere in the Stanford Research Park and in the Stanford University Medical Center (SUMC) vicinity. Like Scenario 5, Scenario 6 assumes that Caltrain would be grade separated at all crossings.

The Supplement to the Draft EIR: Contents

The Supplement to the Draft EIR is organized into the chapters identified in Table 1 below.

Table 1. Organization of the February 2017 Supplement to the Draft EIR

Section	Purpose/Contents	Additional Notes
Chapter 1: Executive Summary	Summarizes the scenarios analyzed in the February 2016 Draft EIR and Supplement to the Draft EIR	Table 1-3 presents the environmental impacts and mitigation for all six scenarios and identifies the level of significance of impacts before and after mitigation.
Chapter 2: Introduction	Provides an overview of the Supplement to the Draft EIR document	
Chapter 3: Project Description	Describes Scenarios 5 and 6	
Chapter 4: Environmental Evaluation	Analyses impacts in 14 sub-chapters corresponding to the environmental resource categories in Appendix G of the CEQA Guidelines	The Air Quality, Green House Gas (GHG), Noise, and Transportation sections include an expanded discussion of the effectiveness of proposed mitigation measures.
Chapter 5: Significant Unavoidable Adverse Impacts	Lists the significant and unavoidable impacts of the proposed Plan, as identified in Chapter 4.	
Chapter 6: Alternatives to the Proposed Project	Discusses the “no project” alternative as required by CEQA and its relationship to the “business as usual” alternative represented by Scenario 1. This chapter also explains how the six scenarios represent a reasonable range of options, and describes a potential hybrid.	
Chapter 7: CEQA-Mandated Sections	Discusses growth inducement, cumulative impacts, unavoidable significant effects, and significant irreversible changes as a result of the proposed Plan.	This chapter also identifies environmental issues “scoped out” pursuant to CEQA Guidelines Section 15128.
Chapter 8: Organizations and Persons Consulted	Lists the people and organizations that were contacted during the preparation of the Supplement to the Draft EIR.	
NOTES: (1) Where changes to the February 2016 Draft EIR have been made, they are shown in ~~striketrough~~ and <u>underline</u> . (2) Technical appendices are provided to support the analyses in Chapter 4.		

Source: Palo Alto Planning & Community Environment, February 2017

The Supplement to the Draft EIR: Revisions to the February 2016 Draft EIR

As noted above, Chapter 4 contains ~~striketrough~~ and underline formatting that indicates revisions to the environmental setting and mitigation measures of the February 2016 Draft EIR.

Tables and figures that appeared in the February 2016 Draft EIR have the same number as in the February 2016 Draft EIR. Where new tables and figures have been added in the Supplement to the Draft EIR, they have sequential lettering.

Revisions to the February 2016 Draft EIR were generally made for the following reasons:

- Revisions to the environmental setting (i.e. existing conditions and regulatory framework) information were made to reflect public comments received on the February 2016 Draft EIR. Other revisions to the environmental setting were made to incorporate key changes to the environmental setting since the February 2016 Draft EIR was published. For example, the Hydrology and Water Quality chapter includes updates regarding the City's groundwater dewatering policies, and the Greenhouse Gas Emissions and Climate Change chapter includes new text describing the *Draft 2017 Climate Change Scoping Plan Update*, which the California Air Resources Board released on January 20, 2017. Although these changes are not required under CEQA, since the "baseline" for the EIR is the Notice of Preparation publication date of May 30, 2014, the City included such updates to provide a thorough depiction of the current regulatory framework pertaining to key issues of community concern.
- Revisions to impacts and mitigation measures were made to reflect public comments received on the February 2016 Draft EIR and to reflect the status of the Comp Plan Update. Many of the mitigation measures that previously prescribed specific policy *wording* have now been re-written so that they identify the most important policy *topics* that must be addressed by the Comp Plan Update in order to lessen or avoid potential environmental impacts. The intention of these revisions to the mitigation measures is to preserve their effectiveness while allowing the City the flexibility to refine the wording of policies in the Comp Plan Update that address environmental impacts.
- In two places (Impacts GHG-2 and GHG-3) impacts that were previously identified as significant and unavoidable are now considered less than significant. Impact GHG-2 is now less than significant without mitigation, and Impact GHG-3 is a significant impact that can be mitigated to a less-than-significant level.

Regarding Impact GHG-2, the February 2016 Draft EIR identified a 2050 GHG estimated efficiency target even though the horizon year for the Plan is 2030 and there is no legislative mandate for a GHG reduction plan to achieve the 2050 goal. The analysis for Impact GHG-2 has been revised in the Supplement to the Draft EIR to analyze consistency with the plans that have been adopted and legislative targets in place at the horizon year of the Comp Plan, and to reflect that the City has approved the draft Sustainability and Climate Action Plan (S/CAP) framework since the February 2016 Draft EIR.

Regarding Impact GHG-3, the analysis has been revised to acknowledge that, through Mitigation Measure GHG-3, the City's response to the impacts of climate change for new development would provide a strong framework for climate change resiliency and would reduce impacts to the extent feasible.

- The February 2016 Draft EIR found that Impact referred to as "POP-4" would be less than significant and would therefore not require mitigation. However, the February 2016 Draft EIR included mitigation measures to acknowledge the City's efforts to address the existing imbalance of employed residents to jobs. Under CEQA, mitigation measures are not appropriate for less than significant impacts. Also, the introduction of Scenarios 5 and 6 provide an alternate way to address this issue. As a result, Mitigation Measures POP-4a and POP-4b have been removed in the Supplement to the Draft EIR.

Revised Fiscal Study

Economic & Planning Systems, Inc. (EPS) documented the existing fiscal and economic conditions and analyzed the potential fiscal impacts attributable to the alternative land use scenarios considered in the Comprehensive Plan Update process. Their initial analysis was presented to the City's Finance Committee on March 15, 2016 and has now been revised to reflect the Committee's comments and the addition of Scenario 5 and Scenario 6. As previously, the Revised Fiscal Impact Analysis Report (link provided above) details the methodology employed for the analysis, study caveats, analytical approach and key assumptions, and key findings and conclusions, not all of which are repeated here.

In summary, the fiscal analysis assesses the effect of future residential and non-residential (employment supporting) development on the City of Palo Alto General Fund from 2015 through 2030. The analysis focuses specifically on the effect that population and employment growth will have on the City's \$171.1 million 2015 Adopted General Fund Operating Expenditure Budget.¹ The Fiscal Impact Model developed for this effort assesses revenue and cost effects attributable to growth on a revenue-line-item and department-by-department cost basis. The model holds current operations factors constant, including tax rates, organizational structures, and governance policies. While these and other factors will change over time, this analytical approach seeks to isolate the fiscal impact attributable to residents, workers, and visitors, as well as fiscal impacts attributable to specific land use categories. The analysis presents year 2030 results in constant 2015 dollars.

The fiscal analysis forecasts the net impact (i.e., revenues less costs) for each of the Comprehensive Plan scenarios. The attribution of revenues and costs to specific types of growth provides useful information on alternative paths of growth for the City. The study finds that the growth envisioned in all six Comprehensive Plan scenarios likely will generate net revenue for the City of Palo Alto General Fund. These fiscal effects reflect annual per-capita fiscal net benefits of about \$240 to \$320 per net new person (including new residents and workers), with each new resident generating about \$340 to \$360 and each new employee generating about \$190 to \$280.

Accordingly, this analysis finds that the most significant growth scenarios (Scenario 4 and Scenario 6) will generate the greatest financial gain for the General Fund. It is important to recognize that despite being positive, the net fiscal impacts calculated by this analysis are quite modest relative to the total City General Fund budget. The greatest net fiscal impact identified, \$7.4 million under Scenario 4, represents about four percent of the Fiscal Year 2015 General Fund expenditure budget. Also, the analysis finds that the expected fiscal benefit of a new resident in Palo Alto is greater than the expected fiscal benefit of a new employee in the City even though the new resident generates a higher marginal cost burden compared to local workers.

Discussion

The Comp Plan Update EIR differs from most EIRs in that it assesses multiple scenarios at an equal level of detail. The scenarios are intended to illustrate potential impacts of policy decisions that will have to be made as the Comprehensive Plan Update planning process is completed. By using this approach, the EIR is intended to advance and inform the planning process, and not to dictate what its outcome will be.

As anticipated, the City Council's direction on January 30, 2017 suggests that their "preferred scenario" is not identical to any of those analyzed in the EIR, but is a hybrid of several. The City Council continued this discussion on March 20, 2017 and indicated their support for a preferred scenario that will fall within the middle of the range when it comes to the housing, jobs, and nonresidential square footage expected during the life of the Comp Plan. Specifically, the Council supported projections of:

- 3,545 to 4,420 new dwelling units over the life of the plan (i.e. somewhere between Scenarios 4 and 5)
- 9,850 to 11,500 new jobs over the life of the plan (i.e. somewhere between Scenarios 2 and a modified Scenario 3)
- Up to 3 Million Square Feet of new non-residential development over the life of the plan, 1.3 Million of which has already been approved at SUMC (i.e. similar to Scenario 2)

The PTC is welcome to provide comments on the Supplement to the Draft EIR and the Draft EIR, and may wish to comment as well on the "preferred scenario." Comments and questions posed at this evening's hearing will not be responded to tonight, but will be addressed in the Final EIR to the extent they raise substantive issues about environmental impacts, mitigation measures, or alternatives.

PTC Process for Review: Options for Discussion

As noted in Attachment C, the Palo Alto Municipal Code gives the PTC a primary role in crafting, adopting, and monitoring implementation of the Comprehensive Plan.

The PTC began this process with close to six years of work on a first draft of the elements, which was provided to the Council in early 2014. The City Council is now completing its initial

review, with input from the CAC, and is scheduled to refer the revised draft back to the PTC for additional review this summer. The PTC will be asked to hold multiple public hearings, and formulate a recommendation to the City Council. To discharge this responsibility, individual Commissioners and staff have suggested various possible approaches:

- Form a subcommittee of the PTC to conduct the review and bring forward recommendations on each element for consideration by the full Commission over the course of the summer
- Assign each Commissioner to take the lead on one element and bring forward recommendations on each element for consideration by the full Commission over the course of the summer
- Simply schedule a series of public hearing/work sessions over the summer for the full Commission to conduct a high-level review and craft a recommendation to the Council

In all of these options (and in any others not on this list), we must be cognizant of all the time the PTC (albeit with different members) has already spent on this effort, as well as the City Council's goal to complete the Comp Plan update by the end of the year. It's clear that we are long past the "word-smithing" part of the planning process, and the PTC's most valuable contribution at this point would be a high-level review to ensure the final work product accurately reflects the community's values and articulates an acceptable vision and policy structure to inform good decision making over the life of the plan. Staff plans to facilitate this effort by summarizing prior Council direction, community/CAC input, and key questions for the PTC's consideration as they review each element.

Also, while the Commission is crafting their recommendations, staff and consultants will be focused on preparing the Final EIR with the intent of providing the PTC with a copy before they conclude their work so the PTC can also provide a recommendation to the Council on certification of the EIR. This means there will be limited consultant and staff time available to support PTC subcommittees or to prepare revisions and re-revisions of the various plan sections. For this reason, staff would appreciate it if the PTC's recommendations could take the form of a list of recommended revisions or a report that can be attached to a resolution adopting the plan, rather than a tracked-changes document.

Once the City Council has received the PTC's recommendations, the Council will consider to certifying the Final EIR and adopting the Comp Plan Update, subject to re-review and a report by the PTC, as provided for in PAMC Section 19.04.080.

Policy Implications

The Comprehensive Plan is the City's "constitution" when it comes to land use and development issues, including transportation and the protection of the environment. Comprehensive Plan Update is expected to perpetuate the overall vision and values of the current plan, while updating some of its goals, policies, and implementation programs.

Resource Impact

The Comprehensive Plan Update has been a time consuming and costly project for the City. Current contracts are sufficient to complete the project provided in accordance with the current schedule, which envisions completion of the CAC process in May and adoption of an updated plan by the end of the year.

Timeline/Next Steps

The Supplement to the Draft EIR is available online on the project website at: (<http://www.paloaltocompplan.org/eir/>). Members of the public are invited to provide oral comments at this evening's meeting. Written comments are also being accepted until the close of business on March 31, 2017.

All substantive comments received during the comment period will be responded to in a Final EIR. The Final EIR must be completed and certified before the City Council can consider approval of the Comprehensive Plan Update, which is targeted for late 2017.

Staff expects that the City Council will refer the Draft Comp Plan Update to the PTC for review this summer (probably in late June), and request the PTC's recommendation by the end of August or September.

Environmental Review

A program level EIR is being prepared for the Comprehensive Plan Update, as summarized in this staff report. Public comments are currently being accepted on the February 2016 Draft EIR and the February 10, 2017 Supplement to the Draft EIR.

Report Author & Contact Information

Hillary Gitelman, Director
(650) 329-2321

hillary.gitelman@cityofpaloalto.org

PTC¹ Liaison & Contact Information

Jonathan Lait, AICP, Assistant Director
(650) 329-2679

jonathan.lait@cityofpaloalto.org

Attachments:

- Attachment A: Supplemental DEIR NOA (PDF)
- Attachment B: Matrix of EIR Scenarios February 2017 (PDF)
- Attachment C: PAMC Chapter 19.04 (PDF)

¹ Emails may be sent directly to the PTC using the following address: planning.commission@cityofpaloalto.org

**NOTICE OF AVAILABILITY AND COMPLETION (NOTICE OF INTENT)
OF A SUPPLEMENT TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COMPREHENSIVE PLAN
UPDATE (SCH#2014052101)**

NOTICE IS HEREBY GIVEN that a Supplement to the Draft Environmental Impact Report (EIR) has been prepared to assess the environmental impacts of the following project:

COMPREHENSIVE PLAN UPDATE

LEAD AGENCY: City of Palo Alto, 250 Hamilton Avenue, Palo Alto, CA 94301

Project Description:

The Palo Alto Comprehensive Plan is the City's governing document for land use and development decisions. The City is undertaking a Comprehensive Plan Update in order to establish a shared vision for the future of the community through to the year 2030. The Project will update Plan goals, policies, programs, narrative, maps and diagrams. Given the long-term horizon of the proposed Plan and the permitting, planning and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation, a draft EIR has been prepared as a program EIR, pursuant to the CEQA Guidelines.

A Draft Program EIR was published on February 5, 2016 for a 90-day comment period that was subsequently extended to 124 days (ending June 8, 2016). The Program EIR analyzed four planning scenarios at an equal level of detail within the body of the Draft EIR, thereby illuminating potential environmental impacts of a range of alternatives designed to address the proposed Plan objectives. Scenario 1 is a "Business as Usual" scenario and assumes the proposed Plan would not be adopted, and change and development in Palo Alto through 2030 would occur under the existing Comp Plan. Scenarios 2, 3, and 4 each include different strategies related to the pace of non-residential development and job growth, the placement of housing sites and densities, desired transportation investments, and sustainability measures. In early 2016, the City Council directed City staff to analyze two additional scenarios to broaden the range of potential outcomes and provide additional information to inform the planning process. This Supplement to the Draft EIR has been prepared to assess the two additional scenarios, called Scenarios 5 and 6. Scenario 5 would lower job growth below current projections and allow a modest increase in housing in an effort to improve the City's jobs-to-employed-residents ratio. Scenario 6 would also lower job growth below current projection and allow robust increase in housing in an effort to address issues of housing affordability and supply in the City and improve the City's jobs-to-employed-residents ratio.

Probable Environmental Effects of the Project:

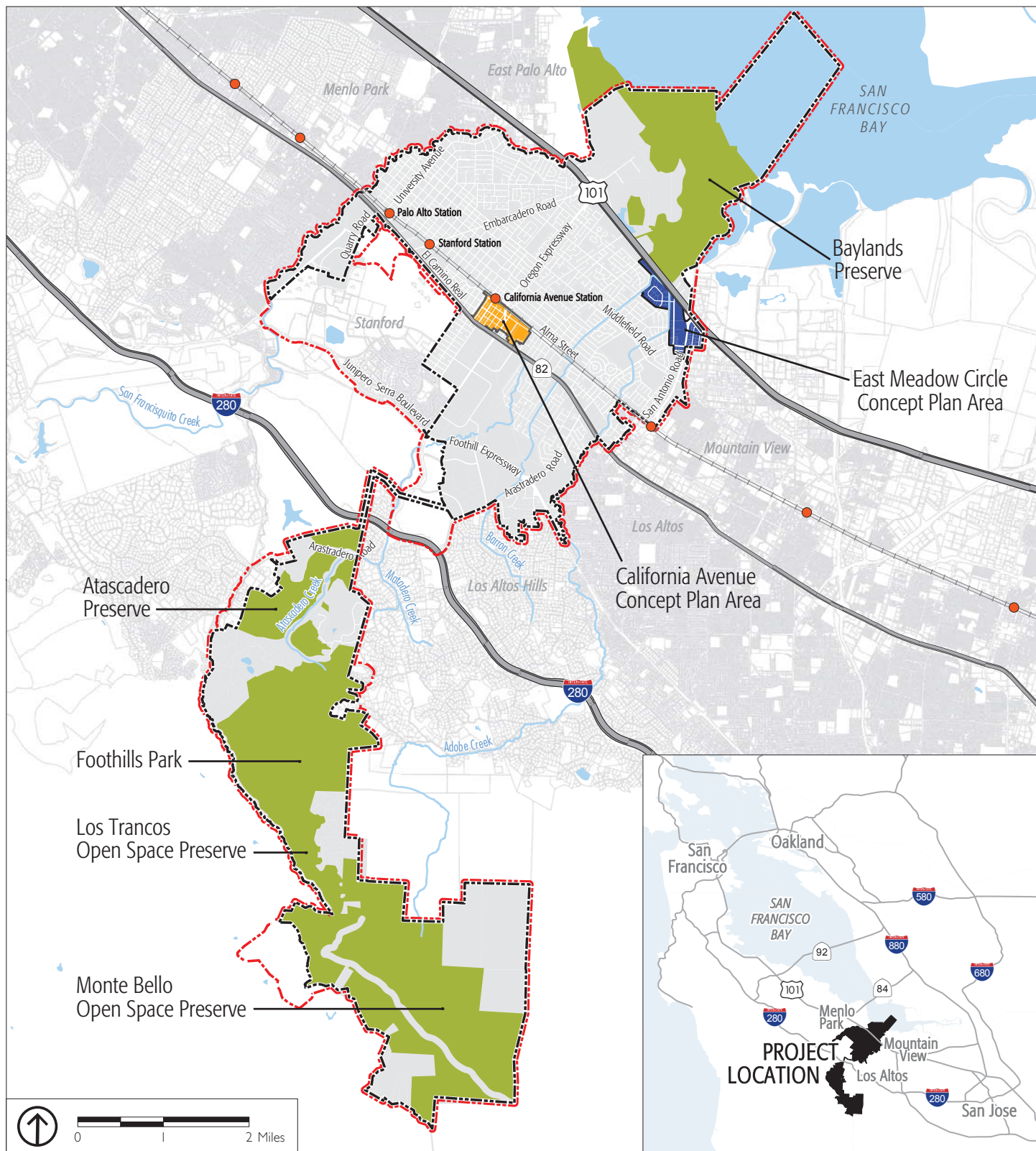
The EIR will evaluate potentially significant environmental impacts associated with the adoption and implementation of the Comprehensive Plan Update, consistent with the State California Environmental Quality Act (CEQA). The proposed project will have potentially significant environmental effects with regard to Aesthetics, Air Quality, Greenhouse Gas Emissions and Climate Change, Land Use, Public Services and Recreation, Transportation and Traffic, Noise, Utilities and Service Systems, Cultural Resources, and Hydrology and Water Quality. CEQA requires this notice to disclose whether any listed toxic sites are present at the project location. This is a citywide project, and there are sites within the city that are contained in the Cortese List of toxic sites.

The Draft EIR is on file and may be reviewed at the Palo Alto Planning Division, 250 Hamilton Avenue, 5th floor, during business hours. The EIR will also be available for review on the City's project website-- <http://www.paloaltocompplan.org>, and at the following public libraries: Rinconada Library, 1213 Newell Rd., Palo Alto, CA 94303, and Palo Alto Downtown Library, 270 Forest Ave., Palo Alto, CA 94301.

The public review for this Supplement to the Draft EIR begins on February 10, 2017 and ends on March 31, 2017. If you wish to provide written comments on the Supplement or the Draft EIR, please submit these to Elena Lee, Department of Planning and Community Environment, 250 Hamilton Avenue, Palo Alto, CA 94301, or Elena.Lee@CityofPaloAlto.org, no later than **March 31, 2017, at 5:00 p.m.** During the public review period, both the Planning & Transportation Commission and the City Council will hold public meetings to take public testimony on the Draft EIR. The public meetings are tentatively scheduled for March 20, 2017 at 7:00 p.m. (City Council) and March 29, 2017 at 6:00 p.m. (Planning & Transportation Commission). Both meetings will occur in the Council Chambers, 1st Floor City Hall, 250 Hamilton Avenue and all persons may appear and be heard at these meetings. Substantive public comments received at these meetings and in writing will be responded to in a Final EIR before there is any decision to adopt The Comprehensive Plan Update. Members of the public are also encouraged to attend meetings of the Citizens Advisory Committee to offer their comments and suggestions regarding the development of policy language for the updated plan. Visit PaloAltoCompPlan.org for more information.

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised at the public hearings described in this notice, or in written correspondence delivered at, or prior to, the public hearings. In compliance with the Americans with Disabilities Act, those requiring accommodation for these meetings should notify the City of Palo Alto 24 hours prior to the meetings at (650) 329-2496.

HILLARY GITELMAN, DIRECTOR OF PLANNING AND COMMUNITY ENVIRONMENT



Source: The Planning Center | DC&E, 2013; The City of Palo Alto, 2013.

FIGURE I
PROJECT LOCATION AND CONTEXT

Comprehensive Plan Update 2014-2030 Draft EIR Scenarios: Key Characteristics & Impacts * (1 of 2)									
Key Characteristics/Impacts	2014 Existing Conditions ^[01]	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5 ^[02]	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
		“Business as Usual”	“Slowing Growth”	"Housing Tested I"	"Sustainability Tested I"	"Sustainability Tested II"	"Housing Tested II"	Page Reference	Page Reference**
City Population	65,685	72,285	72,285	74,120	76,140	74,120	79,765	3-24,33,38 & 44	3-19, 3-23
City & Sphere of Influence (SOI) Population	80,805	90,210	90,210	92,045	94,065	92,045	97,690	3-24,33,38 & 44	3-19, 3-23
City Housing Units ^[03]	28,545	31,265	31,265	32,090	32,965	32,090	34,545	3-24,33,38 & 44	3-19, 3-23
City & SOI Housing Units ^[04]	33,070	36,950	36,950	37,780	38,650	37,780	40,235	3-24,33,38 & 44	3-19, 3-23
City Jobs ^[05]	95,460	110,940	105,310	108,215	110,940	104,325	104,325	3-24,33,38 & 44	3-19, 3-23
City & SOI Jobs	100,830	116,700	111,070	113,975	116,700	110,085	110,085	3-24,33,38 & 44	3-19, 3-23
City Employed Residents ^[06]	31,165	34,697	34,697	35,578	36,547	35,578	38,287	4-11.29	4.11-16
City & SOI Employed Residents ^[07]	36,004	40,595	40,595	41,420	42,329	44,182	46,891	4-11.29	4.11-16
City Jobs/Employed Residents Ratio	3.06	3.20	3.04	3.03	3.04	2.93	2.72	4-11.29	4.11-16
City & SOI Jobs/Employed Residents Ratio	2.80	2.87	2.74	2.75	2.76	2.49	2.35	4-11.29	4.11-16
Key Characteristics/Impacts (NET CHANGE)		Scenario 1 Δ (NET CHANGE)	Scenario 2Δ (NET CHANGE)	Scenario 3 Δ (NET CHANGE)	Scenario 4 Δ (NET CHANGE)	Scenario 5Δ (NET CHANGE)	Scenario 6Δ (NET CHANGE)	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
City Population		6,600	6,600	8,435	10,455	8,435	14,080	3-19	3-19, 3-23
City & SOI Population		9,405	9,405	11,240	13,260	11,240	16,885	3-19	3-19, 3-23
City Housing Units ^[03]		2,720	2,720	3,545	4,420	3,545	6,000	3-19	3-19, 3-23
City & SOI Housing Units ^[04]		3,880	3,880	4,710	5,580	4,710	7,165	3-19	3-19, 3-23
City Jobs ^[05]		15,480	9,850	12,755	15,480	8,865	8,865	3-19	3-19, 3-23
City & SOI Jobs		15,870	10,240	13,145	15,870	9,255	9,255	3-19	3-19, 3-23
Estimated Net New Non-Residential Square Footage in Policy L-8 "Monitored Areas" 2014-2030 (millions sq ft) ^[08]		~1.7	~1.7	~1.9	~2.4	~1.1	~1.1		
Estimated Net New Non-Residential Square Footage Entire City 2014-2030 (millions sq ft) ^[09]		~3.3	~3.0	~3.5	~4.0	~2.4	~2.4	3-19	3-11
Transportation Impacts	2014 Existing Conditions	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
City Total Motor Vehicle Trips	432,122	479,198	467,567	475,362	463,255	444,204	457,633	4.13-47	4.13-23
City & SOI Total Motor Vehicle Trips	499,013	549,691	538,480	545,826	533,336	514,665	527,293	4.13-45	4.13-19
City Total Average Trip Length (miles)	12.31	12.41	12.28	12.31	12.50	12.41	12.37	4.13-47	4.13-23
City & SOI Total Average Trip Length (miles)	12.81	12.94	12.81	12.83	13.00	12.92	12.88	4.13-45	4.13-19
City Total Vehicle Miles Travelled (VMT)	5,320,931	5,947,158	5,741,373	5,853,201	5,788,497	5,511,446	5,663,040	4.13-49	4.13-23
City & SOI Total Vehicle Miles Travelled (VMT)	6,391,293	7,110,437	6,897,508	7,000,886	6,932,573	6,651,773	6,792,095	4.13-49	4.13-19
City VMT Per Capita	33.0	32.5	32.3	32.1	30.9	30.9	30.8	4.13-49	4.13-25
City & SOI VMT Per Capita	~~34.8~~ <u>35.2</u>	~~34.0~~ <u>34.4</u>	~~33.9~~ <u>34.3</u>	~~33.6~~ <u>34.0</u>	32.9	32.9	32.7	Updated in Supplement	4.13-22
City Mode Share for Palo Alto Daily Person Trips (%) - Drive Alone	61.5%	59.9%	60.0%	59.7%	58.5%	58.9%	58.5%	4.13-50	4.13-26
City Mode Share for Palo Alto Daily Person Trips (%) - Shared Ride	22.7%	22.2%	22.3%	22.2%	21.9%	21.9%	22.0%	4.13-50	4.13-26
City Mode Share for Palo Alto Daily Person Trips (%) - Transit	5.1%	6.8%	6.6%	6.8%	7.8%	7.6%	7.8%	4.13-50	4.13-26
City Mode Share for Palo Alto Daily Person Trips (%) - Bike	2.8%	3.1%	3.1%	3.1%	3.2%	3.2%	3.2%	4.13-50	4.13-26
City Mode Share for Palo Alto Daily Person Trips (%) - Walk	7.9%	8.1%	8.1%	8.2%	8.6%	8.4%	8.6%	4.13-50	4.13-26
	2013	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
Daily Transit Boardings To, From and Within Palo Alto (Including, BART, Caltrain, VTA, Shuttles, etc.)	44,053	62,177	57,287	61,013	70,045	64,375	66,315	4.13-69	4.13-47

Comprehensive Plan Update 2014-2030 Draft EIR Scenarios: Key Characteristics & Impacts * (2 of 2)									
Palo Alto Unified School District (PAUSD) Impacts ^[10]	Existing Conditions Enrollments 2013-2014/2014-2015 (Capacity)	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
		“Business as Usual”	“Slowing Growth”	"Housing Tested"	Sustainability Tested	"Sustainability Tested II"	"Housing Tested II"	Page Reference	Page Reference**
Net Elementary School Students Enrollment Increase	5,784 / 5,677 (6,227)	~~388~~ <u>893</u>	~~388~~ <u>893</u>	~~471~~ <u>1,083</u>	~~558~~ <u>1,283</u>	1,083	1,648	Existing: 4.12-4; Scenarios: Updated in Supplement Existing: 4.12-4;	4.12-4 to 4.12-7
Net Middle School Students Enrollment Increase	2,720 / 2,932 (2,950)	~~155~~ <u>466</u>	~~155~~ <u>466</u>	~~188~~ <u>565</u>	~~223~~ <u>670</u>	565	860	Scenarios: Updated in Supplement Existing: 4.12-4;	4.12-4 to 4.12-7
Net High School Students Enrollment Increase	3,848 / 3,840 (4,600)	~~155~~ <u>582</u>	~~155~~ <u>582</u>	~~188~~ <u>707</u>	~~188~~ <u>837</u>	707	1,075	Scenarios: Updated in Supplement Existing: 4.12-4;	4.12-4 to 4.12-7
Net Total School Students Enrollment Increase	12,352 / 12,449 (13,777)	~~698~~ <u>1,941</u>	~~698~~ <u>1,941</u>	~~847~~ <u>2,355</u>	~~1,004~~ <u>2,790</u>	2,355	3,583	Scenarios: Updated in Supplement	4.12-4 to 4.12-7
Parkland Needed ^[11]	2014 Existing Conditions	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
Acres of Parkland Needed by Scenario (ac) @ 4 acres per 1,000 new residents	~~4,384.4~~ <u>89.3</u>	26.4	26.4	33.7	41.8	33.8	56.3	Updated in Supplement	4.12-20
Greenhouse Gas (GHG) Impacts	2014 Existing Conditions	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
City GHG Emissions (MtCO ₂ e/Year)	~~519,517~~ <u>520,184</u>	~~419,914~~ <u>420,046</u>	~~416,058~~ <u>424,733</u>	~~419,533~~ <u>428,669</u>	~~421,842~~ <u>431,749</u>	404,111	421,952	Updated in Supplement	4.6-11, 4.6-12
City & SOI GHG Emissions (MtCO ₂ e/Year)	~~600,207~~ <u>601,783</u>	~~494,458~~ <u>494,636</u>	~~485,707~~ <u>485,133</u>	~~489,074~~ <u>488,841</u>	~~491,095~~ <u>491,737</u>	463,299	481,379	Updated in Supplement	4.6-11, 4.6-12
Utilities Impacts	2014 Existing Conditions (Baseline)	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	February 2016 DEIR Page (Scenarios 1-4)	February 2017 Supplement to the Draft EIR (Scenarios 5-6)**
City & SOI Water Demand - Gallons Per Day (GPD)	4,230,635,205	4,485,942,577	4,485,531,107	4,485,877,531	4,486,224,321	4,485,593,230	4,486,005,796	4.14-23	4.14-3
City & SOI Increase in Solid Waste Generation over 2014 Baseline (tons/yr)	51,265	13,240	10,851	13,382	15,953	11,607	15,315	4.14-73	4.14-27
City & SOI Total Electricity Increase over 2014 Baseline (kWh)	1,017,067,516	152,818,068	106,148,597	134,778,309	162,135,150	102,532,440	115,987,402	4.14-96	4.14-35
City & SOI Natural Gas Increase over 2014 Baseline (therms)	31,729,420	4,493,949	3,419,165	4,286,982	5,135,532	3,544,370	4,470,891	4.14-23	4.14-36
NOTES									
* ALL IMPACTS REPORTED ARE PRIOR TO ANY MITIGATION									
01) 2014 in most cases.									
02) City Council would like to develop a scenario that improves the City’s ratio between jobs/employed residents. This new scenario can also include additional housing proposed in the SOI by Stanford University									
03) 2014 Housing Units (HU) - 2010 Decennial Census baseline plus HU’s built between 2010 -2014 based on building permit activity 3a. Scenario 1 2030 HU forecast based on Palo Alto long term average units produced per year and known pipeline projects.									
04) 2014 HU for Sphere of Influence (SOI) - 2010 Decennial Censsus baseline plus Stanford General Use Permit (GUP) Annual Report to Santa Clara County on Housing built for years 2010 - 2014 4a. Scenario 1 2030 HU forecast for SOI assumes full buildout of Stanford GUP by 2030.									
05) 2014 Existing Jobs derived from ABAG Projections 2013 Jobs forecast interpolated from years 2010-2015. 2030 Jobs forecast for Scenarios 1 & 4 derived from ABAG Projections 2013 .									
06) 2014 Employed Residents for City derived from US Census , ACS 3-year estimates 2011-2013 6a. To determine the number of employed residents in the scenarios, PlaceWorks assumed that 48 percent of the 2030 (city limit) population would be employed which is the same percentage of employed residents to total population as is found in the ABAG 2030 Projections.									
07) 2014 Employed Residents for City & SOI derived from ABAG Projections 2013 interpolation between 2015-2010 7a. To determine the number of employed residents in the scenarios, Placeworks assumed that 45 percent of the 2030 (City Limit + SOI) population would be employed which is the same percentage of employed residents to total population as is found in the ABAG 2030 Projections.									
08) Only Scenarios 3 & 4 assume surpassing the 3.2 million Policy L-8 limit. “Monitored Areas” are identified on Map L-6 and referenced in Policy L-8. There are also land uses within “Monitored Areas” that are exempt from the 3.2 million Policy L-8 limits.									
09) Estimated Net new non-residential square feet forecast for entire City. 9a. Scenario 1 - Includes 1.7 million sq ft in “monitored areas” remaining in 3.2 million limit in Policy L-8, 1.3 million sq ft of approved SMC expansion plus ~300k sq ft of non-res devt in other “non-monitored” areas. 9b. Scenario 2 - Includes 1.7 million sq ft in “monitored areas” remaining in 3.2 million limit in Policy L-8 & 1.3 million sq ft of approved SMC expansion. 9c. Scenario 3 - Includes 1.7 million sq ft in “monitored areas” remaining in 3.2 million limit in Policy L-8, 1.3 million sq ft of approved SMC expansion , plus ~200k sq ft of non-res devt above 3.2 m limit in Policy L-8 and ~300k of additional non-res devt in other “non-monitored” areas. Less job density type of non-res devt. 9d. Scenario 4 - Includes 1.7 million sq ft in “monitored areas” remaining in 3.2 million limit in Policy L-8, 1.3 million sq ft of approved SMC expansion, plus ~700k sq ft of non-res devt above 3.2 m limit in Policy L-8 and ~300k of additional non-res devt in other “non-monitored” areas . Less job density type of non-res devt.									
10) Generation rates are consistent with “moderate” generation rates used in 2014 PAUSD Enrollment Projections prepared by Decision Insite. PAUSD uses “moderate” generation rates that are typical of students enrolled from existing developments of similar product type. This analysis also assumes that all new housing would be multi-family housing.									
11) Neighborhood and District Parks only. Calculated @ 4 acres per 1,000 new residents.									
** The Supplemental Draft Environmental Impart Report (SDEIR) is scheduled for publication on February 10, 2017. Some figures or data points for Scenarios 1-4 on the original EIR published on February 2016 may have been updated. The page numbers referenced on the SDEIR may have changed prior to final publication .									

Palo Alto Municipal Code

Chapter 19.04 PLANNING COMMISSION*

Sections:

- 19.04.010 Duties of planning commission.
- 19.04.020 Statute adopted.
- 19.04.030 Review of general plan.
- 19.04.040 Capital improvement program reviewed.
- 19.04.050 Physical development of city - Conformity with master plan.
- 19.04.060 Industrial or manufacturing zoning or rezoning.
- 19.04.070 Additional duties.
- 19.04.080 Provisions of statute.

* **Editor's Note:** Chapter 19.04, Planning Commission, was adopted by Initiative Ordinance No. 2090, effective July 23, 1962. In regard to initiative ordinances, Article VI, Section 2, of the Palo Alto Charter, states that: "Any ordinance adopted by the electors under the provisions of this section cannot be repealed or amended, except by a vote of the people obtained in the manner hereinabove stated, unless such ordinance shall otherwise provide."

* For provisions relating to members of the planning commission, *see* Chapter 2.20.

19.04.010 Duties of planning commission.

The planning commission shall have the primary duty to prepare, adopt and recommend to the city council for their adoption, a long-range, comprehensive general plan to guide the future development of Palo Alto and of any land outside its boundaries which in the commission's judgment bears relation to its planning. Such plan may contain basic recommendations as to the distribution of land use areas within the city, each logically and properly related to each other, standards for population distribution and density, and standards and recommendations for circulation routes as between the various land use areas and through and around the city. In addition to the above, the general plan may contain other elements including a recreation plan, a transportation plan, a community design plan, a housing plan and such additional plans which in the commission's judgment relate to the physical development of the city. The comprehensive general plan may comprise any, all, or any combination of these plans.

(Initiative Ord. 2090 (part), 1962)

19.04.020 Statute adopted.*

The provisions of Articles 7 and 8, Chapter 3 of Title 7 of the Government Code of the State of California, as enacted in 1953, as amended through 1959, and entitled Local Planning, are hereby expressly adopted as part of this code.

(Initiative Ord. 2090 (part), 1962)

* See Section 19.04.080.

19.04.030 Review of general plan.

The planning commission shall annually review the general plan and recommend to the city council such extensions, changes or additions to the plan as the commission may consider necessary in the view of any change in conditions.

(Initiative Ord. 2090 (part), July 23, 1962)

19.04.040 Capital improvement program reviewed.

The general plan shall be the guide for the capital improvement program insofar as the capital improvement program affects the physical development of the city. The planning commission shall submit an annual report to the council regarding the capital improvement program, which shall review each project for its conformity to the master plan; review the program as a whole in order to suggest any improvement in economy or efficiency which might be effected through the combining of various projects; and suggest any needed improvements which do not appear in the program.

(Initiative Ord. 2090 (part), 1962)

19.04.050 Physical development of city - Conformity with master plan.

All matters affecting the physical development of the city shall be submitted to the planning commission for a report to the city council as to conformity to the master plan. Such report shall be made to the council within thirty days after presentation of the matter to the planning commission, provided the time may be extended by the council. If the report is not submitted to the council within said thirty day period or any extension thereof, the matter shall be deemed approved by the planning commission.

(Initiative Ord. 2090 (part), 1962)

19.04.060 Industrial or manufacturing zoning or rezoning.

Until such time as a comprehensive general plan is presented to the city council and approved by the council pursuant to the procedures of Article 8, Chapter 3, Title 7 of the Government Code, no industrial or manufacturing zoning or rezoning for industrial or manufacturing uses not embraced within the 1955 Interim General Plan shall be enacted or permitted.

(Initiative Ord. 2090 (part), July 23, 1962)

19.04.070 Additional duties.

The commission shall have such other duties as may be prescribed by the ordinances of the city or resolutions and motions of the council.

(Initiative Ord. 2090 (part), 1962)

19.04.080 Provisions of statute.

(ARTICLES 7 and 8, CHAPTER 3 OF TITLE 7 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS AMENDED THROUGH 1959).

ARTICLE 7. AUTHORITY FOR AND SCOPE OF MASTER OR GENERAL PLANS.

(Heading amended by Stats. 1955, Ch. 1644)

65460. Each commission or planning department shall prepare and the commission shall adopt a comprehensive, long term general plan for the physical development of the city, county, area, or region, and of any land outside its boundaries which in the commission's judgment bears relation to its planning. The plan may be referred to as the master or general plan and shall be officially certified as the master or general plan upon its adoption by the planning commission and the legislative body.

65461. The master or general plan shall be so prepared that all or portions of it may be adopted by the legislative body as a basis for the development of the city, county, area, or region.

(Amended by Stats. 1955, Ch. 1644)

65462. The master or general plan shall consist of a map and a statement describing it and a statement covering objectives, principles, and standards used to develop it; and shall include all of the following elements:

- (a) A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, recreation, education, public buildings and grounds, and other categories of public and private uses of land.
- (b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utility and facilities, all correlated with the land use element of the plan.
- (c) A statement of the standards of population density and building intensity recommended for the various districts and other territorial units, and estimates of future population growth, in the territory covered by the plan, all correlated with the land use element of the plan.
- (d) Supporting maps, diagrams, charts, descriptive material and reports.

(Amended by Stats. 1955, Ch. 1644)

65463. A master or general plan may include a conservation element of the plan for the conservation, development, and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wild life, minerals, and other natural resources. The conservation element of the plan may also cover:

- (a) The reclamation of land and waters.
- (b) Flood control.
- (c) Prevention and control of the pollution of streams and other waters.
- (d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (e) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (f) Protection of watersheds.

(Amended by Stats. 1955, Ch. 1644)

65464. (Repealed by Stats. 1955, Ch. 1644)

65465. A master or general plan may include a recreation element of the plan, showing a comprehensive system of areas and public sites for recreation, including the following and, when practicable, their locations and proposed development:

- (a) Natural reservations.
- (b) Parks.
- (c) Parkways.
- (d) Beaches.
- (e) Playgrounds.
- (f) Other recreation areas.

(Amended by Stats. 1955, Ch. 1644)

65466. The circulation element of the master or general plan as set forth in subdivision (b) of Section 65462 may also include studies and recommendations concerning parking facilities and building setback lines and the delineations of such systems on the land; a system of street naming, house and building numbering; and such other matters as may be related to the improvement of circulation of traffic.

(Amended by Stats. 1955, Ch. 1644)

65467. A master or general plan may include a transportation element of the plan, showing a comprehensive transportation system, including locations of rights of way, terminals, viaducts, and grade separations. This element of the plan may also include port, harbor, aviation, and related facilities.

(Amended by Stats. 1955, Ch. 1644)

65468. A master or general plan may include a transit element of the plan, showing a proposed system of transit lines, including rapid transit, streetcar, motor coach and trolley coach lines, and related facilities.

(Amended by Stats. 1955, Ch. 1644)

65469. A master or general plan may include a public services and facilities element of the plan, showing general plans for sewerage, refuse disposals, drainage, and local utilities, and rights of way, easements, and facilities for them.

(Amended by Stats. 1955, Ch. 1644)

65470. A master or general plan may include a public buildings element of the plan, showing locations and arrangements of civic and community centers, public schools, libraries, police and fire stations, and all other public buildings, including their architecture and the landscape treatment of their grounds.

(Amended by Stats. 1955, Ch. 1644)

65471. A master or general plan may include a community design element of the plan, consisting of standards and principles governing the subdivision of land within the scope of the Subdivision Map Act, Chapter 2 of Part 2 of Division 4 of the Business and Professions Code, and showing recommended designs for community and neighborhood development and redevelopment, including sites for schools, parks, playgrounds and other uses.

(Amended by Stats. 1955, Ch. 1644)

65472. A master or general plan may include a housing element of the plan, consisting of a survey and reports upon housing conditions and needs, standards and plans for the elimination of substandard dwelling conditions, the improvement of housing and for provision of adequate sites for housing.

(Amended by Stats. 1955, Ch. 1644)

65473. A master or general plan may include a redevelopment element of the plan comprising surveys, plans, procedure, and reports for the elimination of slums and blighted areas and for community redevelopment, including housing sites, business and industrial sites, public building sites, and for other purposes authorized by law.

(Amended by Stats. 1955, Ch. 1644)

65474. As a part of the master or general plan the commission may prepare, receive and adopt additional elements and studies dealing with other subjects which in its judgment relate to the physical development of the city, county, area, or region.

(Amended by Stats. 1955, Ch. 1644)

65475. During the formulation of a master or general plan, the planning commissions shall inform and, to such an extent as may be necessary, confer and cooperate with such school boards, departments, or agencies as may have jurisdiction over the territory or facilities for which plans are being made, to the end that maximum coordination of plans may be secured and properly located sites for all public purposes may be indicated on the master or general plan.

(Amended by Stats. 1955, Ch. 1644)

65476. Whenever a city planning commission has adopted a master or general plan or any major section or unit covering any land outside the boundaries of the city, which in the judgment of the commission bears relation to its planning, such plan, section or unit shall be certified to the planning commission of every county or city, the land of which is included in said plan.

(Amended by Stats. 1955, Ch. 1644)

65477. Whenever a county planning commission has adopted a master or general plan or any major section or unit covering any land adjoining or within a city such plan, section or unit shall be certified to the planning commission of such city or cities.

(Amended by Stats. 1955, Ch. 1644)

ARTICLE 8. PROCEDURE FOR ADOPTION OF MASTER OR GENERAL PLAN.

(Heading amended by Stats. 1955, Ch. 1644)

65500. The planning commission or the planning department may prepare and the commission may adopt all or any part of the master or general plan or any subject of it for all or any part of the city, county, area, or region. Master or general regional plans shall be coordinated with similar plans of adjoining regions, and area, county, and city master or general plans shall be coordinated so as to fit properly into the master or general plan for the region.

(Amended by Stats. 1955, Ch. 1644)

65501. Before adopting all or part of the master or general plan the commission shall hold at least two public hearings. Before adopting any amendment to the master or general plan the commission shall hold at least one public hearing.

(Amended by Stats. 1955, Ch. 1644)

65502. Notice of the time and place of the hearing shall be given by publication pursuant to Section 6061 in the city, county or in each city or county in an area, at least 10 days before the hearing.

(Amended by Stats. 1957, Ch. 357)

65503. The adoption of the master or general plan, or of any amendment, extension, or addition to it, shall be by resolution of the commission carried by the affirmative votes of not less than a majority of its total voting members.

(Amended by Stats. 1959, Ch. 745)

65504. The resolution shall refer expressly to the maps and descriptive and other matter intended by the commission to constitute the plan or amendment, addition, or extension of it. The action shall be recorded on the map and plan and descriptive matter by the identifying signatures of the chairman of the commission, and of such other officials as the commission may designate.

(Amended by Stats. 1955, Ch. 1644)

65505. When changed conditions or further studies by the commission require, the commission may amend, extend, or add to all or part of the master or general plan in the manner provided in this article for its adoption.

(Amended by Stats. 1955, Ch. 1644)

65506. A copy of any part, amendment, extension of, or addition to the master or general plan adopted by a county or city planning commission shall be certified to the legislative body of the city or county.

(Amended by Stats. 1955, On. 1644)

65507. A copy of any part, amendment, extension of, or addition to, the master or general plan adopted by an area or regional planning commission shall be certified to each county and city planning commission and to the legislative bodies of each county and city within the area or region.

(Amended by Stats. 1955, Ch. 1644)

65508. The adoption of the master or general plan, or any amendment, extension or addition to it, as certified by a regional, an area, a county or city planning commission shall be by resolution of the legislative body or bodies affected.

(Amended by Stats. 1955, Ch. 1644)

65509. Before adopting all or any part of, or amendment or addition to, a master or general plan, the county or city legislative body shall hold at least one public hearing. Notice of the time and place of the hearing shall be published pursuant to Section 6061 in the city or county at least 10 days before the hearing.

(Amended by Stats. 1957, Ch. 357)

65510. In adopting all or any part of, or amendment or addition to, a master or general plan adopted by the planning commission, the legislative body shall not make any change or addition until the proposed change or addition has been referred to the planning commission for a report and a copy of the report has been filed with the legislative body. Failure of the planning commission to report within forty days after the reference or such longer period as may be designated by the legislative body, shall be deemed to be approval of the proposed change or addition.

(Amended by Stats. 1955, Ch. 1644)

65511. When it deems it to be for the public interest, the legislative body may change or add to all or part of an adopted master or general plan.

(Amended by Stats. 1955, Ch. 1644)

65512. The legislative body shall first refer the proposed change or addition to the planning commission for a report. Before making a report, the planning commission shall hold at least one hearing on the proposed change or addition. It shall give notice of any such hearing, pursuant to the procedure prescribed

by this article for the adoption of the master or general plan or any part, amendment, or addition by the planning commission.

(Amended by Stats. 1955, Ch. 1644)

65513. Failure of the planning commission to report to the legislative body on the proposed change or addition within ninety days after the reference or such longer period as may be designated by the legislative body, shall be deemed to be approval of the proposed change or addition by the planning commission.

(Amended by Stats. 1955, Ch. 1644)

65514. After the receipt of such report, the legislative body shall hold at least one public hearing on the proposed change or addition. Notice of the time and place of the hearing shall be published pursuant to Section 6061 in the city or county at least 10 days before the hearing.

(Amended by Stats. 1957, Ch. 357)

65515. The master or general plan or any part, amendment, or addition shall be endorsed to show that it has been adopted by the legislative body.

(Amended by Stats. 1955, Ch. 1644)

65516. Any master or general plan of a county, or of any metropolitan or urban area of a county shall be certified to all city planning commissions and said plan or any portion thereof may be adopted as a part of the city master or general plan.

(Amended by Stats. 1955, Ch. 1644)

(Initiative Ord. 2090 (part), 1962)