

LANDUSE AND COMMUNITY DESIGN ELEMENT

VISION STATEMENT

Palo Alto will be a vital, attractive place to live, work, and visit. The elements that make Palo Alto a great community—its neighborhoods, shopping and employment centers, civic uses, open spaces, and natural resources—will be strengthened and enhanced. The diverse range of housing and work environments will be sustained and expanded to create more choices for all income levels. All Palo Alto neighborhoods will be improved, each to have public gathering spaces, essential services and pedestrian amenities, to encourage less reliance on the automobile.

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
LOCAL LANDUSE AND GROWTH MANAGEMENT							
<u>GOAL L-1:</u>	<u>A Well-designed, Compact City, Providing Residents and Visitors with Attractive Neighborhoods, Work Places, Shopping Districts, Public Facilities, and Open Spaces.</u>						
Extent of Urban Development L01 Policy	Continue current City policy limiting future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary. Retain undeveloped land west of Foothill Expressway and Junipero Serra as open space, with allowances made for very low-intensity development consistent with the open space character of the area. Retain undeveloped Baylands northeast of Highway 101 as open space.	Policy/Program still applicable		Restrict conversion of non-residential land	X		
L02 Policy	Maintain an active cooperative working relationship with Santa Clara County and Stanford University regarding land use issues.	Policy/Program still applicable					

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L01 Program	<i>Maintain and update as appropriate the 1985 Land Use Policies Agreement that sets forth the land use policies of the City, Santa Clara County and Stanford University with regard to Stanford unincorporated lands.</i>	<i>Policy/Program still applicable</i>					
L02 Program	<i>City staff will monitor Stanford development proposals and traffic conditions within the Sand Hill Road Corridor and annually report to the Planning Commission and City Council.</i>	<i>Policy/Program still applicable</i>					
Maintain & Strengthen City Character L03 Policy	Guide development to respect views of the foothills and East Bay hills from public streets in the developed portions of the City.	Policy/Program still applicable	Adopted Open Space Zoning addresses this.				
L04 Policy	Maintain Palo Alto's varied residential neighborhoods while sustaining the vitality of its commercial areas and public facilities. Use the Zoning Ordinance as a tool to enhance Palo Alto's desirable qualities.	Policy/Program still applicable					
L05 Policy	Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.	Policy/Program still applicable					
L03 Program	<i>Maintain and periodically review height and density limits to discourage single uses that are inappropriate in size and scale to the surrounding uses.</i>	<i>Policy/Program still applicable</i>			X		

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L06 Policy	Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. To promote compatibility and gradual transitions between land uses, place zoning district boundaries at mid-block locations rather than along streets wherever possible.	Policy/Program still applicable & partially complete	Addressed through ZOU.				
<i>L04 Program</i>	<i>Review and change zoning regulations to promote gradual transitions in the scale of development where residential districts abut more intense uses.</i>	<i>Policy/Program already implemented</i>	<i>Complete</i>		<i>X</i>		
<i>L05 Program</i>	<i>Establish new performance and architectural standards that minimize negative impacts where land use transitions occur.</i>	<i>Policy/Program still applicable</i>					
<i>L06 Program</i>	<i>Revise the City's Neighborhood Commercial (CN) and Service Commercial (CS) zoning requirements to better address land use transitions.</i>	<i>Policy/Program already implemented</i>	<i>Complete</i>		<i>X</i>		
L07 Policy	Evaluate changes in land use in the context of regional needs, overall City welfare and objectives, as well as the desires of surrounding neighborhoods.	Policy/Program still applicable					

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Commercial Growth Limits L08 Policy	Maintain a limit of 3,257,900 square feet of new non-residential development for the nine planning areas evaluated in the 1989 Citywide Land Use and Transportation Study, with the understanding that the City Council may make modifications for specific properties that allow modest additional growth. Such additional growth will count towards the 3,257,900 maximum.	Policy/Program still applicable		Growth Projections	X		
L07 Program	<i>Establish a system to monitor the rate of non-residential development and traffic conditions related to both residential and non-residential development at key intersections including those identified in the 1989 Citywide Study and additional intersections identified in the Comprehensive Plan EIR. If the rate of growth reaches the point where the citywide development maximum might be reached, the City will reevaluate development policies and regulations.</i>	<i>Policy/Program still applicable</i>		<i>Growth Projections</i>	X		
L08 Program	<i>Limit new non-residential development in the Downtown area to 350,000 square feet, or 10 percent above the amount of development existing or approved as of May 1986. Reevaluate this limit when non-residential development approvals reach 235,000 square feet of floor area.</i>	<i>Policy/Program still applicable</i>		<i>Limit loss of retail use</i>	X		

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L09 Program	<i>Continue to monitor development, including the effectiveness of the ground floor retail requirement, in the University Avenue/Downtown area. Keep the Planning Commission and City Council advised of the findings on an annual basis.</i>	<i>Policy/Program still applicable</i>		<i>Limit loss of retail use</i>	X		
Mixed Use Areas L09 Policy	Enhance desirable characteristics in mixed use areas. Use the planning and zoning process to create opportunities for new mixed use development.	Policy/Program still applicable					
L10 Program	<i>Create and apply the following four new Mixed Use zoning standards: A "Live/Work" designation that permits individuals to live on the same site where they work by allowing housing and other uses such as office, retail, and light industrial to co-exist in the same building space; and "Retail/ Office," "Residential/Retail," and "Residential/Office" designations that permit a mix of uses on the same site or nearby sites. Develop design standards for all mixed use designations providing for buildings with one to three stories, rear parking or underground parking, street-facing windows and entries, and zero setback along the street, except that front gardens may be provided for ground floor residential uses.</i>	<i>Policy/Program partially implemented</i>			X		
FOSTERING A SENSE OF COMMUNITY							
GOAL L-2:	An Enhanced Sense of "Community" with Development Designed to Foster Public Life and Meet Citywide Needs.						

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L10 Policy	Maintain a citywide structure of Residential Neighborhoods, Centers, and Employment Districts. Integrate these areas with the City's and the region's transit and street system.	Policy/Program still applicable					
L11 Policy	Promote increased compatibility, interdependence, and support between commercial and mixed use centers and the surrounding residential neighborhoods.	Policy/Program still applicable		Limit Loss of Retail use	X		
RESIDENTIAL NEIGHBORHOODS							
GOAL L-3:	Safe, Attractive Residential Neighborhoods, Each With Its Own Distinct Character and Within Walking Distance of Shopping, Services, Schools, and/or other Public Gathering Places.						
L12 Policy	Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.	Policy/Program still applicable					
L11 Program	<i>Establish pedestrian-oriented design guidelines for residences that encourage features that enliven the street.</i>	<i>Policy/Program already implemented</i>	Complete				
L12 Program	<i>Where compatible with neighborhood character, use Zoning and the Home Improvement Exception Process to create incentives or eliminate obstacles to remodel houses with features that add street life and vitality.</i>	<i>Policy/Program still applicable</i>					

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L13 Policy	Evaluate alternative types of housing that increase density and provide more diverse housing opportunities.	Policy/Program still applicable			X		
L13 Program	<i>Create and apply zoning standards for Village Residential housing prototypes. Develop design guidelines for duplexes, townhouses, courtyard housing, second units, and small lot single family homes that ensure that such housing is compatible with single family neighborhoods and other areas where it may be permitted.</i>	<i>Policy/Program still applicable</i>	<i>To be implemented</i>				
L14 Program	<i>Create and apply zoning standards for Transit-Oriented Residential housing prototypes, including consideration of minimum density standards. Develop design guidelines that ensure that such housing is compatible with the University Avenue/Downtown and California Avenue centers where it may be permitted.</i>	<i>Policy/Program partially implemented</i>	<i>University Avenue/Downtown not completed. Design guidelines need to be developed.</i>		X		
L14 Policy	Design and arrange new multifamily buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street.	Policy/Program still applicable					
L15 Policy	Preserve and enhance the public gathering spaces within walking distance of residential neighborhoods. Ensure that each residential neighborhood has such spaces.	Policy/Program still applicable					
L16 Policy	Consider siting small neighborhood-serving retail facilities in existing or new residential areas.	Policy/Program still applicable					

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L17 Policy	Treat residential streets as both public ways and neighborhood amenities. Provide continuous sidewalks, healthy street trees, benches, and other amenities that favor pedestrians.	Policy/Program still applicable		Provide community services	X		
CENTERS							
GOAL L-4:	<u>Inviting, Pedestrian-scale Centers That Offer a Variety of Retail and Commercial Services and Provide Focal Points and Community Gathering Places for the City's Residential Neighborhoods and Employment Districts.</u>						
ALL CENTERS L18 Policy	Encourage the upgrading and revitalization of selected Centers in a manner that is compatible with the character of surrounding neighborhoods.	Policy/Program still applicable					
L15 Program	<i>Establish a planning process for Centers that identifies the desired character of the area, its role within the City, the locations of public gathering spaces, appropriate land uses and building forms, and important street and pedestrian connections to surrounding Residential Neighborhoods.</i>	<i>Policy/Program language needs modification</i>			X		
L19 Policy	Encourage a mix of land uses in all Centers, including housing and an appropriate mix of small-scale local businesses.	Policy/Program still applicable		Limit loss of retail use	X		
L20 Policy	Encourage street frontages that contribute to retail vitality in all Centers. Reinforce street corners with buildings that come up to the sidewalk or that form corner plazas.	Policy/Program still applicable		Limit loss of retail use	X		

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L21 Policy	Provide all Centers with centrally located gathering spaces that create a sense of identity and encourage economic revitalization. Encourage public amenities such as benches, street trees, kiosks, restrooms and public art.	Policy/Program still applicable		Limit loss of retail use & Provide community services	X		
L16 Program	<i>Study the feasibility of using public and private funds to provide and maintain landscaping and public spaces such as parks, plazas, and sidewalks within commercial areas.</i>	<i>Policy/Program still applicable</i>		<i>Strengthen provision of community services</i>	X		
L17 Program	<i>Through public/private cooperation, provide obvious, clean, and accessible restrooms available for use during normal business hours.</i>	<i>Policy/Program still applicable</i>					
L22 Policy	Enhance the appearance of streets and sidewalks within all Centers through an aggressive maintenance, repair and cleaning program; street improvements; and the use of a variety of paving materials and landscaping.	Policy/Program still applicable					
L18 Program	<i>Identify priority street improvements that would make a substantial contribution to the character of Centers, including widening sidewalks, narrowing travel lanes, creating medians, restriping to allow diagonal parking, and/or planting street trees.</i>	<i>Policy/Program still applicable</i>					

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REGIONAL CENTERS University Av./ Downtown L23 Policy	Maintain and enhance the University Avenue/Downtown area as the central business district of the City, with a mix of commercial, civic, cultural, recreational and residential uses. Promote quality design that recognizes the regional and historical importance of the area and reinforces its pedestrian character.	Policy/Program still applicable		Limit loss of retail use	X		
L19 Program	<i>Support implementation of the Downtown Urban Design Guide.</i>	<i>Policy/Program still applicable</i>	<i>On hold because of the General Fund financial situation.</i>	<i>Limit loss of retail use</i>	X		
L20 Program	<i>Facilitate reuse of existing buildings.</i>	<i>Policy/Program language needs modification</i>		<i>Limit loss of retail use</i>	X		
L24 Policy	Ensure that University Avenue/Downtown is pedestrian-friendly and supports bicycle use. Use public art and other amenities to create an environment that is inviting to pedestrians.	Policy/Program still applicable					
L21 Program	<i>Improve the University Avenue/Downtown area by adding landscaping and bicycle parking and encouraging large development projects to benefit the public by incorporating public art.</i>	<i>Policy/Program still applicable</i>		<i>Incorporate sustainability concepts & Provide community services</i>			
South of Forest Mixed Use Area L25 Policy	Enhance the character of the South of Forest Area (SOFA) as a mixed use area.	Policy/Program language needs modification	Update Text	Limit loss of retail use	X		
L22 Program	<i>Prepare a Coordinated Area Plan for the SOFA and Palo Alto Medical Foundation (PAMF) site.</i>	<i>Policy/Program already implemented</i>	<i>Complete Update Text</i>		X		

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Stanford Shopping Center L26 Policy	Maintain Stanford Shopping Center as one of the Bay Area's premiere regional shopping centers. Encourage any new development at the Center to occur through infill, including development on existing surface parking lots.	Policy/Program still applicable		Limit loss of retail use	X		
L23 Program	<i>Identify strategies to re-use surface parking lots and improve pedestrian and transit connections at Stanford Shopping Center.</i>	<i>Policy/Program still applicable</i>		<i>Limit loss of retail use & Provide community services</i>	X		
L24 Program	<i>Maintain a Stanford Shopping Center development cap of 80,000 square feet of additional development beyond that existing on June 14, 1996.</i>	<i>Policy/Program language needs modification</i>	Update Text	Limit loss of retail use	X		
University Av. Multi-Modal Transit Station Area L27 Policy	Pursue redevelopment of the University Avenue Multi-modal Transit Station area to establish a link between University Avenue/Downtown and the Stanford Shopping Center.	Policy/Program still applicable		Limit loss of retail use	X		
L25 Program	<i>Prepare a Coordinated Area Plan for the University Avenue Multi-modal Transit Station Area. (See Also T-14)</i>	<i>Policy/Program still applicable</i>					

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L26 Program	<p><i>Establish the following unranked community design priorities for the University Avenue Multi-modal Transit Station Area:</i></p> <ul style="list-style-type: none"> • <i>Improving pedestrian, bicycle, transit, and auto connections to create an urban link between University Avenue/Downtown and Stanford Shopping Center.</i> • <i>Creating a major civic space at the Caltrain Station that links University Avenue/Downtown and Palm Drive.</i> • <i>Infilling underutilized parcels with a mix of uses such as shopping, housing, office, hotel, and medical facilities.</i> <ul style="list-style-type: none"> • <i>Improving public park space.</i> • <i>Protecting views of the foothills by guiding building heights and massing.</i> 	Policy/Program still applicable		Limit loss of retail use	X		
MULTI-NEIGHBORHOOD CENTERS California Av. L28Policy	Maintain the existing scale, character, and function of the California Avenue business district as a shopping, service, and office center intermediate in function and scale between Downtown and the smaller neighborhood business areas.	Policy/Program still applicable		Limit loss of retail use	X		
L27 Program	<i>Create regulations for the California Avenue area that allow for the replacement or rehabilitation of smaller buildings while preventing buildings that are out of scale and character with the existing buildings.</i>	Policy/Program still applicable		Limit loss of retail use	X		
L28 Program	<i>Work with merchants, property owners, and City representatives to create urban design guidelines for the California Avenue business district.</i>	Policy/Program still applicable					
L29 Policy	Encourage residential and mixed use residential development in the California Avenue area.	Policy/Program still applicable		Limit loss of retail use	X		

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L29 Program	<i>Revise zoning of the California Avenue business district to reduce the non-residential development potential to levels comparable to other commercial areas in the City while retaining substantial residential development potential.</i>	<i>Policy/Program still applicable</i>		<i>Restrict conversion of non-residential land</i>	X		
L30 Policy	Improve the transition between the California-Cambridge area and the single family residential neighborhood of Evergreen Park. Avoid abrupt changes in scale and density between the two areas.	Policy/Program still applicable					
Cal-Ventura Mixed Use Area L31 Policy	<i>Develop the Cal-Ventura area as a well designed mixed use district with diverse land uses, two- to three-story buildings, and a network of pedestrian oriented streets providing links to California Avenue.</i>	<i>Policy/Program still applicable</i>		<i>Limit loss of retail use & Provide community services</i>	X		
L30 Program	<i>Prepare a Coordinated Area Plan for the Cal-Ventura area. Use the land use diagram from the Community Design Workshop as the starting point for preparing this plan.</i>	<i>Policy/Program still applicable</i>			X		

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L31 Program	<p><i>Establish the following unranked priorities for redevelopment within the Cal-Ventura area:</i></p> <ul style="list-style-type: none"> • <i>Connect the Cal-Ventura area with the Multi-modal Transit Station and California Avenue. Provide new streets and pedestrian connections that complete the street grid and create a walkable neighborhood.</i> • <i>Fry's Electronics site (300 Portage): Continued retail activity is anticipated for this site until 2019. A program should be developed for the future use of the site for mixed density multi-family housing and a park or other open space.</i> • <i>Hewlett-Packard: Uses that are compatible with the surrounding area and a site plan that facilitates pedestrian use of Park Boulevard.</i> • <i>North of Sheridan Avenue: Development of one or more of the City-owned parking lots with primarily residential uses, provided that public parking spaces are replaced.</i> • <i>Park Boulevard: Streetscape improvements.</i> 	Policy/Program still applicable	Area is being addressed through Concept Area Plan.		X		
Town & Country Village L32 Policy	Maintain Town and Country Village as an attractive community-serving retail center. Future development at this site should preserve its existing amenities, pedestrian scale, and architectural character.	Policy/Program still applicable		Limit loss of retail use	X		
L33 Policy	In Town and Country Village, encourage housing development consistent with a vibrant business environment.	Policy/Program still applicable		Restrict conversion of non-residential land	X		

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L34 Policy	Encourage improvement of pedestrian and auto circulation and landscaping improvements, including maintenance of existing oak trees and planting additional oak trees.	Policy/Program still applicable					
South El Camino Real L35 Policy	Establish the South El Camino Real area as a well-designed, compact, vital, Multi-neighborhood Center with diverse uses, a mix of one-, two-, and three-story buildings, and a network of pedestrian-oriented streets and ways.	Policy/Program still applicable		Provide community services	X		
L32 Program	<i>Prepare a Coordinated Area Plan for the South El Camino Real area. Use the land use map from the Community Design Workshop as a starting point for preparing this Plan.</i>	Policy/Program still applicable	Not Funded				
L33 Program	<i>Study ways to make South El Camino Real more pedestrian-friendly, including redesigning the street to provide wider sidewalks, safe pedestrian crossings at key intersections, street trees, and streetscape improvements.</i>	Policy/Program already implemented	Complete El Camino Real Master Planning Study				
L34 Program	<i>Provide better connections across El Camino Real to bring the Ventura and Barron Park neighborhoods together and to improve linkages to local schools and parks.</i>	Policy/Program still applicable	Not Funded	Provide community services			
L36 Policy	Allow a full range of office and retail uses on shallow parcels along South El Camino Real, subject to adequate buffering from adjacent residential uses.	Policy/Program still applicable		Limit loss of retail use			

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L35 Program	<i>Consider Transfer of Development Rights (TDR) as a tool to encourage redevelopment and/or community-serving amenities along South El Camino Real.</i>	<i>Policy/Program still applicable</i>		<i>Provide community services</i>	X		
NEIGHBORHOOD CENTERS Alma Plaza, Charleston Center, Edgewood Plaza, Midtown L37 Policy	Maintain the scale and local-serving focus of Palo Alto's four Neighborhood Centers. Support their continued improvement and vitality.	Policy/Program still applicable		Limit loss of retail use	X		
L36 Program	<i>Evaluate current zoning to determine if it supports the types of uses and scale of buildings considered appropriate in Neighborhood Centers.</i>	<i>Policy/Program already implemented</i>	Complete				
L37 Program	<i>Encourage property owners within Neighborhood Centers to prepare master plans, with the participation of local businesses, property owners and nearby residents.</i>	<i>Policy/Program still applicable</i>		<i>Limit loss of retail use</i>	X		
L38 Policy	Encourage maximum use of Neighborhood Centers by ensuring that the publicly maintained areas are clean, well-lit, and attractively landscaped.	Policy/Program still applicable					
L39 Policy	Facilitate opportunities to improve pedestrian-oriented commercial activity within Neighborhood Centers.	Policy/Program still applicable		Limit loss of retail use	X		

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L38 Program	<i>Revise land use and zoning designations as needed to encourage medium-density housing (20 to 25 units per acre) within or near Neighborhood Centers served by public transportation to support a more vital mix of commercial activities.</i>	<i>Policy/Program still applicable</i>		<i>Restrict conversion of non-residential land</i>	X		
Midtown L40 Policy	Revitalize Midtown as an attractive, compact Neighborhood Center with diverse local-serving uses, a mix of one- and two-story buildings, adequate parking, and a network of pedestrian-oriented streets, ways and gathering places. Encourage retention of Midtown's grocery stores and encourage a variety of neighborhood retail shops and services.	Policy/Program still applicable		Limit loss of retail use	X		
L39 Program	<i>Prepare a plan for Midtown with the participation of property owners, local businesses, and nearby residents. Consider the Midtown Economic Study and the land use concepts identified during the 1994 Community Design Workshop in developing the plan. The plan should have a special emphasis on public improvements, including parking, street furniture and signage.</i>	<i>Policy/Program still applicable</i>	Not Funded	<i>Limit loss of retail use</i>	X		
L40 Program	<i>Make improvements to Middlefield Road in Midtown that slow traffic, encourage commercial vitality, make the street more pedestrian-friendly, and unify the northeast and southwest sides of the commercial area, with consideration given to traffic impacts on the residential neighborhood.</i>	<i>Policy/Program still applicable</i>	Not Funded	<i>Limit loss of retail use & Provide community services</i>	X		
L41 Program	<i>Support bicycle and pedestrian trail improvements along a restored Matadero Creek within Hoover Park.</i>	<i>Policy/Program still applicable</i>		<i>Provide community services</i>			

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L41 Policy	Maintain existing residential uses within the Midtown area and encourage additional residential development.	Policy/Program still applicable		Restrict conversion of non-residential land	X		
L42 Program	<i>Retain the existing housing along Colorado Avenue and consider increasing the density to allow townhouses, co-housing, and/or housing for the disabled.</i>	<i>Policy/Program already implemented</i>	Complete				
EMPLOYMENT DISTRICTS							
GOAL L-5:	High Quality Employment Districts, Each With Their Own Distinctive Character and Each Contributing to the Character of the City as a Whole.						
ALL EMPLOYMENT DISTRICTS L42 Policy	Encourage Employment Districts to develop in a way that encourages transit, pedestrian and bicycle travel and reduces the number of auto trips for daily errands.	Policy/Program still applicable		Incorporate sustainability concepts	X		
L43 Program	<i>Modify existing Zoning regulations and create incentives for employers to provide employee services in their existing building-for example office support services, restaurants, convenience stores, public gathering places, and child care facilities-to reduce the need for employees to drive to these services.</i>	<i>Policy/Program partially implemented</i>		<i>Incorporate sustainability concepts</i>			
L43 Policy	Provide sidewalks, pedestrian paths, and connections to the citywide bikeway system within Employment Districts. Pursue opportunities to build sidewalks and paths in renovation and expansion projects.	Policy/Program partially implemented		Incorporate sustainability concepts			

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L44 Program	<i>Design the paths and sidewalks to be attractive and comfortable and consistent with the character of the area where they are located.</i>	<i>Policy/Program already implemented</i>	Complete <i>Program no longer applicable. We do not try to match sidewalk color anymore.</i>				
Stanford Research Park L44 Policy	Develop the Stanford Research Park as a compact employment center served by a variety of transportation modes.	Policy/Program still applicable					
L45 Program	<i>Create and apply zoning standards and design guidelines for commercial hotels and conference centers.</i>	<i>Policy/Program partially implemented</i>	Partially Complete , <i>Addressed through ZOU</i>	<i>Limit loss of retail use</i>	X		
Stanford Medical Center L45 Policy	Develop Stanford Medical Center in a manner that recognizes the citywide goal of compact, pedestrian-oriented development as well as the functional needs of the Medical Center.	Policy/Program still applicable	Medical Center Project		X		
L46 Program	<i>Work with Stanford to prepare an area plan for the Stanford Medical Center.</i>	<i>Policy/Program still applicable</i>	<i>Need to Update Plan</i>		X		
E. Bayshore & San Antonio/Bayshore Corridor L46 Policy	Maintain the East Bayshore and San Antonio Road/Bayshore Corridor areas as diverse business and light industrial districts.	Policy/Program still applicable		Limit loss of retail use & Restrict conversion of non-residential land	X		
L47 Policy	Consider the East Meadow Circle Area as a potential site for higher density housing that provides a transition between existing housing and nearby industrial development.	Policy/Program still applicable	Concept Plan is being prepared for the area that will guide the development policies. Text Update Needed.	Restrict conversion of non-residential land	X		

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L47 Program	Undertake a Community Design workshop for the East Meadow Circle Area.	Policy/Program already implemented	Complete				
DESIGN OF BUILDINGS AND PUBLIC PLACES							
GOAL L-6:	Well-designed Buildings that Create (Promote) Coherent Development Patterns and Enhance City Streets and Public Spaces.						
L48 Policy	Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.	Policy/Program still applicable		Incorporate sustainability concepts	X		
L48 Program	Use the Zoning Ordinance, design review process, design guidelines, and Coordinated Area Plans to ensure high quality residential and commercial design.	Policy/Program still applicable					Strike Zoning Ordinance. Zoning should be the outcome not the policy
L49 Program	In areas of the City having a historic or consistent design character, design new development to maintain and support the existing character.	Policy/Program still applicable			X		
L49 Policy	Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.	Policy/Program still applicable					Combines two related but separate policies. Design buildings to revitalize streets is one.

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L50 Program	<i>Undertake a comprehensive review of residential and commercial zoning requirements to identify additional architectural standards that should be incorporated to implement Policy L-49.</i>	<i>Policy/Program already implemented</i>	Complete				An orderly variety of entries is another. Should be separate policies.
L51 Program	<i>Use illustrations and form code methods for simplifying the Zoning Ordinance and to promote well-designed buildings.</i>	<i>Policy/Program already implemented</i>	Complete				
L52 Program	<i>Discourage the use of fences that obscure the view of houses.</i>	<i>Policy/Program still applicable</i>					
L50 Policy	Encourage high quality signage that is attractive, appropriate for the location and balances visibility needs with aesthetic needs.	Policy/Program still applicable					
L53 Program	<i>Promote awards programs and other forms of public recognition for projects of architectural merit that contribute positively to the community.</i>	<i>Policy/Program still applicable</i>					Promote awards programs is after the fact. Suggest we use public design competitions to encourage creative solutions for revitalizing public streets.
HISTORIC CHARACTER							
GOAL L-7:	Conservation and Preservation of Palo Alto's Historic Buildings, Sites, and Districts <u>Most Historic Character programs in this section lack implementation clout. This should be strengthened.</u>						

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L51 Policy	Encourage public and private upkeep and preservation of resources that have historic merit, including residences listed in the Historic Inventory.	Policy/Program still applicable					
L54 Program	<i>Review and update the City's Inventory of historic resources, including City-owned structures.</i>	<i>Policy/Program still applicable</i>				<i>Maintain</i> City's Inventory of historic resources, including City-owned structures.	
L55 Program	<i>Reassess the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources, particularly in the University Avenue/Downtown area.</i>	<i>Policy/Program still applicable</i>				<i>Periodically Review</i> the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources, particularly in the University Avenue/Downtown area.	
L56 Program	<i>Maintain and strengthen the design review procedure for exterior remodeling or demolition of historic resources. Discourage demolition of historic resources and Landmark resources.</i>	<i>Policy/Program still applicable</i>				<i>Maintain</i> the design review procedure for exterior remodeling. Discourage demolition of <i>all</i> historic resources.	Add sustainable standards to criteria for preserving historic resources
L57 Program	<i>Encourage salvage of discarded historic building materials for re-use by the community.</i>	<i>Policy/Program still applicable</i>					
L58 Program	<i>For proposed exterior alterations or additions to designated Historic Landmarks, require design review findings that the proposed changes are in compliance with the Secretary of the Interior Standards for Rehabilitation.</i>	<i>Policy/Program still applicable</i>				<i>For proposed exterior alterations or additions to designated Historic Buildings</i> , require design review findings that the proposed changes are in compliance with the Secretary of the Interior Standards for Rehabilitation.	

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L52 Policy	Encourage the preservation of significant historic resources owned by the City of Palo Alto. Allow such resources to be altered to meet contemporary needs, provided that the preservations standards adopted by the City Council are satisfied.	Policy/Program still applicable		Incorporate sustainability concepts			
L53 Policy	Actively seek state and federal funding for the preservation of buildings of historical merit and consider public/private partnerships for capital and program improvements.	Policy/Program still applicable					
L54 Policy	Support the goals and objectives of the Statewide Comprehensive Historic Preservation Plan for California.	Policy/Program still applicable					
L55 Policy	Relocation may be considered as a preservation strategy when consistent with State and National Standards regarding the relocation of historic resources.	Policy/Program still applicable					
L56 Policy	To reinforce the scale and character of University Avenue/Downtown, promote the preservation of significant historic buildings.	Policy/Program still applicable					
L59 Program	<i>Allow parking exemptions for historic buildings to encourage rehabilitation. Require design review findings that the historic integrity of the building exterior will be maintained.</i>	<i>Policy/Program still applicable</i>					

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L60 Program	<i>Continue to use a TDR Ordinance to allow the transfer of development rights from designated buildings of historic significance in the Commercial Downtown (CD) zone to non-historic receiver sites in the CD zone. Planned Community (PC) zone properties in the Downtown also qualify for this program.</i>	Policy/Program still applicable					
L57 Policy	Develop incentives for the retention and rehabilitation of buildings with historic merit in all zones.	Policy/Program still applicable					Require preservation of historic places to be removed.
L61 Program	<i>Allow nonconforming uses for the life of historic buildings.</i>	Policy/Program still applicable				Allow nonconforming uses <i>within</i> historic buildings.	
L62 Program	<i>Promote awards programs and other forms of public recognition for exemplary Historic Preservation projects.</i>	Policy/Program still applicable					Add to this an annual public awareness of all forms of historic properties in PA
L63 Program	<i>Streamline to the maximum extent feasible, any future processes for design review of historic structures to eliminate unnecessary delay and uncertainty for the applicant and to encourage historic preservation.</i>	Policy/Program still applicable					
L64 Program	<i>Encourage and assist owners of historically significant buildings in finding ways to adapt and restore these buildings, including participation in state and federal tax relief programs.</i>	Policy/Program still applicable					
L58 Policy	Promote adaptive reuse of old buildings.	Policy/Program still applicable					
L59 Policy	Follow the procedures established in the State Public Resources Code for the protection of designated historic buildings damaged by earthquake or other natural disaster.	Policy/Program still applicable					

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L65 Program	Seek additional innovative ways to apply current codes and ordinances to older buildings. Use the State Historic Building Code for designated historic buildings.	Policy/Program still applicable				Continue to seek additional innovative ways to apply current codes and ordinances to older buildings. Use the State Historic Building Code for designated historic buildings.	
L66 Program	Revise existing zoning and permit regulations as needed to minimize constraints to adaptive re-use, particularly in retail areas.	Policy/Program still applicable		Limit loss of retail use	X		
L60 Policy	Protect Palo Alto's archaeological resources.	Policy/Program still applicable					
L67 Program	Using the archaeological sensitivity map in the Comprehensive Plan as a guide, continue to assess the need for archaeological surveys and mitigation plans on a project by project basis, consistent with the California Environmental Quality Act and the National Historic Preservation Act.	Policy/Program still applicable					
CIVIC USES							
GOAL L-8:	<u>Attractive and Safe Civic and Cultural Facilities Provided in All Neighborhoods and Maintained and Used in Ways that Foster and Enrich Public Life.</u>						
L61 Policy	Promote the use of community and cultural centers, libraries, local schools, parks, and other community facilities as gathering places. Ensure that they are inviting and safe places that can deliver a variety of community services during both daytime and evening hours.	Policy/Program still applicable		Provide community services	X		

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L68 Program	<i>To help satisfy present and future community use needs, coordinate with the School District to educate the public about and to plan for the future use of school sites, including providing space for public gathering places for neighborhoods lacking space.</i>	<i>Policy/Program still applicable</i>	<i>This is an ongoing issue for the City/School Liason Committee.</i>	<i>Provide community services</i>	X		
L69 Program	<i>Enhance all entrances to Mitchell Park Community Center so that they are more inviting and facilitate public gatherings.</i>	<i>Policy/Program still applicable</i>	<i>Underway, Mitchell Park Community Center and Library will be undergoing complete remodelling, ARB Approval completed.</i>	<i>Provide community services</i>			
L70 Program	Study the potential for landscaping or park furniture that would promote neighborhood parks as outdoor gathering places and centers of neighborhood activity.	Policy/Program already implemented	Complete				Park Furniture – Doesn't have great impact. Should be strengthened to include: Develop pedestrian entrances from all neighborhoods. Develop more active and passive park places and develop walking trails.
L62 Policy	Provide comfortable seating areas and plazas with places for public art adjacent to library and community center entrances. (Also see C-23)	Policy/Program still applicable		Provide community services			

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L63 Policy	Encourage small-scale local-serving retail services, such as small cafes, delicatessens, and coffee carts, in Civic Centers.	Policy/Program still applicable		Limit loss of retail use	X		
L64 Policy	Seek potential new sites for art and cultural facilities, public spaces, open space, and community gardens that encourage and support pedestrian and bicycle travel and person-to-person contact, particularly in neighborhoods that lack these amenities.	Policy/Program still applicable		Provide community services	X		New park sites in growing and under served area should be its own policy
L65 Policy	Encourage religious and private institutions to provide facilities that promote a sense of community and are compatible with the surrounding neighborhood.	Policy/Program still applicable					
PUBLIC WAYS							
GOAL L-9:	<u>Attractive, Inviting Public Spaces and Streets that Enhance the Image and Character of the City.</u>						
Streets and Paths L66 Policy	Maintain an aesthetically pleasing street network that helps frame and define the community while meeting the needs of pedestrians, bicyclists, and motorists.	Policy/Program still applicable					First policy should be develop sustainable streets, encourage walking, pedestrian friendly streets, reduced speeds.
L67 Policy	Balance traffic circulation needs with the goal of creating walkable neighborhoods that are designed and oriented towards pedestrians.	Policy/Program still applicable		Incorporate sustainability concepts			
L68 Policy	Integrate creeks and green spaces with the street and pedestrian/bicycle path system.	Policy/Program still applicable		Incorporate sustainability concepts			

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L69 Policy	Preserve the scenic qualities of Palo Alto roads and trails for motorists, cyclists, pedestrians, and equestrians.	Policy/Program still applicable					
L71 Program	<i>Recognize Sand Hill Road, University Avenue, Embarcadero Road, Page Mill Road, Oregon Expressway, Interstate 280, Arastradero Road (west of Foothill Expressway), Junipero Serra Boulevard/Foothill Expressway, and Skyline Boulevard as scenic routes.</i>	<i>Policy/Program still applicable</i>					What does it mean to recognize the scenic qualities of these highways? What can we do with that recognition?
Street Trees L70 Policy	Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.	Policy/Program still applicable					
Gateways L71 Policy	Strengthen the identity of important community gateways, including the entrances to the City at Highway 101, El Camino Real and Middlefield Road; the Caltrain stations; entries to commercial districts; and Embarcadero Road at El Camino Real.	Policy/Program still applicable					
L72 Program	<i>Develop a strategy to enhance gateway sites with special landscaping, art, public spaces, and/or public buildings. Emphasize the creek bridges and riparian settings at the entrances to the City over Adobe Creek and San Francisquito Creek.. (Also see T-41 & T-42)</i>	<i>Policy/Program still applicable</i>	Not Funded				
Public Art L72 Policy	Promote and maintain public art and cultural facilities throughout Palo Alto. Ensure that such projects are compatible with the character and identity of the surrounding neighborhood.	Policy/Program still applicable					

Comprehensive Plan Policy/Program Number	Comprehensive Plan Policy/Program	Status	Comments	Work Plan Elements	Reserve for Phase II	Proposed Language Change	PTC INPUT
L73 Policy	Consider public art and cultural facilities as a public benefit in connection with new development projects. Consider incentives for including public art in large development projects.	Policy/Program still applicable					
L74 Policy	Use the work of artists, craftspeople, architects, and landscape architects in the design and improvement of public spaces.	Policy/Program still applicable					
Parking Lots L75 Policy	Minimize the negative physical impacts of parking lots. Locate parking behind buildings or underground wherever possible.	Policy/Program still applicable					Parking Lots – Add sustainable goals here, conservation of land and maximum lot size
L73 Program	<i>Revise the Zoning Ordinance to require the location of parking lots behind buildings rather in front of them, under appropriate conditions.</i>	<i>Policy/Program already implemented</i>	Complete				Parking Lots – Add sustainable goals here, conservation of land and maximum lot size
L74 Program	<i>Modify zoning standards pertaining to parking lot layout and landscaping for land uses within Employment Districts.</i>	<i>Policy/Program already implemented</i>	Complete				
L76 Policy	Require trees and other landscaping within parking lots.	Policy/Program still applicable					
L75 Program	<i>Consider Zoning Ordinance amendments for parking lot landscaping, including requiring a variety of drought-tolerant, relatively litter-free tree species capable of forming a 50 percent tree canopy within 10 to 15 years. Consider further amendments that would require existing nonconforming lots to come into compliance wherever possible.</i>	<i>Policy/Program already implemented</i>	Complete				

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L77 Policy	Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.	Policy/Program still applicable					Discourage parking and auto oriented uses on corner lots. Encourage structured parking for auto oriented uses.
L76 Program	<i>Evaluate parking requirements and actual parking needs for specific uses. Develop design criteria based on a standard somewhere between average and peak conditions.</i>	<i>Policy/Program already implemented</i>	Complete				
L77 Program	<i>Revise parking requirements to encourage creative solutions such as valet parking, landscaped parking reserves, satellite parking, and others that minimize the use of open land for parking.</i>	<i>Policy/Program already implemented</i>	Complete				
L78 Program	<i>Encourage the use of Planned Community (PC) zoning for parking structures Downtown and in the California Avenue area.</i>	<i>Policy/Program still applicable</i>					
L78 Policy	Encourage development that creatively integrates parking into the project by providing for shared use of parking areas.	Policy/Program still applicable					
Infrastructure L79 Policy	Design public infrastructure, including paving, signs, utility structures, parking garages and parking lots to meet high quality urban design standards. Look for opportunities to use art and artists in the design of public infrastructure. Remove or mitigate elements of existing infrastructure that are unsightly or visually disruptive.	Policy/Program still applicable					

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L79 Program	Undertake a coordinated effort by the Public Works, Utilities, and Planning Departments to establish design standards for public infrastructure and examine the effectiveness of City street, sidewalk and street tree maintenance programs.	Policy/Program already implemented	This has been completed. New design standards for street, sidewalk and street trees were included as part of the Department of Public Works Standard Specifications and Drawings adopted in 2007.	Complete			
L80 Program	<i>Continue the citywide undergrounding of utility wires. Minimize the impacts of undergrounding on street tree root systems and planting areas.</i>	<i>Policy/Program still applicable</i>	<i>Program still applicable due to ongoing local requirements.</i>				
L81 Program	<i>Encourage the use of compact and well-designed utility elements, such as transformers, switching devices, and back flow preventers. Place these elements in locations that will minimize their visual intrusion.</i>	<i>Policy/Program still applicable</i>	<i>Program still applicable as part of on-going design and construction of utility facilities.</i>				