



PLANNING AND TRANSPORTATION DIVISION

Memorandum

Date: February 3, 2010

To: Planning and Transportation Commission

From: Gloria Humble

Subject: East Meadow Circle/Fabian Way Concept Plan Study: Summary of the January 26th Informational Meeting

The preliminary *Concept Plan* for the East Meadow Circle/Fabian Way Study Area—forwarded to the Planning and Transportation Commission (PTC) for review on February 10, 2010—includes a change to the existing land use designation within two of the subareas. Staff conducted a specific outreach program to the business and property owners within these areas to inform them that a land use designation change was being recommended for their properties and to invite them to an informal meeting—for a presentation followed by questions and answers.

Attendees of the meeting provided valuable input that is described below; it augments information already contained in the preliminary *Concept Plan*.

Continuance of auto service as a use in Palo Alto

Discussion at the meeting indicated that auto service uses are needed but are difficult to establish due to current City regulations. Of particular concern is the current zoning requirement that requires that the applicant have control of the subject property for six months prior to applying for a conditional-use permit. The PTC may wish to give special consideration to auto-service uses both within this study area and as part of the review of land use definitions—which will affect the entire city. The PTC may wish to provide specific direction regarding zoning regulations—to ensure that the zoning regulations do not impede the intention of the *Comprehensive Plan* policies.

Encouraging retail in the East of San Antonio Subarea

The recommendation to change the land use designation from Light Industrial to Service Commercial intends to encourage and facilitate retail development. However, the Service

Commercial designation also allows office use. As an alternative to changing the land use, the PTC may wish to consider a modification to the Light Industrial designation that would encourage and facilitate retail use or a policy that would encourage and facilitate retail use only within this area of the City.

Retention of flexibility for mixed use projects in the East of San Antonio Subarea

Property owners at the meeting indicated concern about the ability to compete with the existing retail along Charleston in Mountain View and a desire to retain the flexibility for mixed use projects comprising retail and housing—which, currently, are allowed at a much greater intensity than non-residential development.

Parking requirements

Parking requirements are an impediment for redevelopment in the area that is further complicated by the fact that this area is within a flood zone—making underground parking infeasible. Most participants felt that an increase to the building height to allow parking on the first floor of the building was a step in the right direction.

Plumes

Although this is not new information, there are significant contamination issues from underground plumes from hazardous materials that deter redevelopment plans for many of these parcels.