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DATE: October 15, 2020

TO: Housing, Land Use, Environment, and Transportation Committee (HLUET)

FROM: Jacqueline R. Onciano, Director, Dept. of Planning and Development
Sylvia Gallegos, Deputy County Executive

SUBJECT: Stanford Community Plan Update

RECOMMENDED ACTION

Receive report from the Office of the County Executive and the Department of Planning and Development relating to the Stanford University Community Plan update.

FISCAL IMPLICATIONS

There is no direct impact to the County General Fund as a result of receiving this report. On September 1, 2020, the Board of Supervisors approved an increase in funding to support the Stanford Community Plan (SCP) Update.

REASONS FOR RECOMMENDATION

At the direction of the Board of Supervisors at its February 11, 2020 meeting (Item No. 19), and as the first phase of planned work to update the County General Plan, the Administration is proposing updates to the Stanford University Community Plan (SCP), adopted by the Board of Supervisors in 2000, and most recently amended in 2015.

The Administration proposed updates to the SCP, which were originally considered by the Board in tandem with the proposed adoption of a new General Use Permit (GUP) for Stanford in Fall 2019. The GUP application was withdrawn by Stanford University on November 1, 2019 and the SCP updates were not adopted by the Board.

On February 11, 2020, the Board of Supervisors unanimously approved a Referral (linked Legislative File 100343, Referral by Supervisors Chavez and Simitian) to the Administration requesting to proceed with updates to the SCP and the 1985 Land Use Agreement (BOS

referral), with regular updates to HLUET. The Board directed staff to consider the following areas within the SCP update:

- Relocation of the “possible future school site” designation;
- Extension of the Academic Growth Boundary for 99 years, subject to the four-fifths vote required to modify; and
- Other changes suggested by staff, including policies based on graduate student housing affordability, municipal services, and childcare.

On June 18, 2020, the Administration reported to HLUET to summarize the scope of work for the SCP update, including the proposed community outreach and stakeholder strategy, and the expected timeline to complete the proposed updates (linked Legislative File 101649). The Administration will continue to provide updates to the HLUET Committee and the Planning Commission during the SCP update process. The Administration will provide an update to the Planning Commission in November 2020 and will return to HLUET to provide a project update in February 2021.

This report to the HLUET Committee, which is the first of several upcoming reports at key milestones, summarizes the progress on the update to the SCP to date, with information regarding the Special Studies (Graduate Student Housing Affordability Study, Municipal Services Study, and Childcare Study), and community outreach.

Graduate Student Housing Affordability Study

The Planning Department has executed an amended contract with Keyser Marston Associates, Inc. to conduct the Graduate Student Housing Affordability Study. The objectives of the Graduate Student Housing Affordability Study will be, to the extent possible:

- Provide background regarding how graduate students finance tuition and living expenses, including housing.
- Review information regarding the cost of housing for graduate students, focusing primarily on housing provided by Stanford, but also off-campus housing.
- Identify how the cost of housing aligns with resources graduate students have available to cover these costs, addressing to the extent possible, the range of household incomes and household sizes that graduate students have.
- Evaluate whether there is evidence of a gap between resources available to graduate students and the cost of housing consistent with concerns raised during consideration

of Stanford's proposed General Use Permit; and, to document such evidence to the extent identified.

The Graduate Student Housing Affordability Study is expected to be completed in first quarter 2021.

Municipal Services Study

The Administration, through the project consultant M-Group, finalized the subconsultant selection process for the Municipal Services Study. The Request for Proposals (RFP) was issued on July 24, 2020 to seventeen consultants recommended by the County. Of the seventeen consultants, three submitted proposals. The Administration has selected Management Partners as the Municipal Services Study consultant.

The Municipal Services Study methodology includes the following:

- Provide information about municipal services provided in the cities surrounding the Stanford Community Plan area with a particular focus on the City of Palo Alto.
- Comprehensive evaluation of the provision of municipal services by Stanford and surrounding municipalities.
- Evaluation of the service delivery level provided by the municipalities surrounding the Stanford Community Plan area.
- Identification of appropriate and adequate service levels comparable with municipal services provided by the City of Palo Alto or other nearby municipalities if Palo Alto does not provide the service, for the population on the Stanford campus and community that has a need for services, which includes, at a minimum, Stanford residents, students, faculty, staff, and visitors.
- Compare the service needs of the studied Stanford community and campus to the service needs of a community within a nearby municipality, such as Palo Alto. Information about the municipal services Stanford currently provides and if the level and method of service delivery is adequate, in comparison with services provided within the surrounding jurisdictions.
- Evaluate any municipal services Stanford currently does not provide with recommendations on provisions of these services, based on the comparison with surrounding jurisdictions, and at what service delivery level.
- Recommendations on service delivery model or mechanism for each municipal service; including identification of which entities could provide that service, such as by contract to public or private entities, or directly by Stanford.

- Recommend actions, as necessary, to include in the proposed SCP update, to promote the efficient provision of the services.

Attachment 1 sets forth the minimum municipal services to be evaluated in this Study.

The Municipal Services Study is expected to be completed in first quarter 2021. This will include the development of draft recommendations on services and policy and preparation of a final report.

Law Enforcement

At the August 25, 2020 and September 1, 2020 Board of Supervisors meetings, the Board received public testimony from numerous Stanford University students who requested the County evaluate matters concerning campus policing at Stanford University. The Administration is returning to the Board at the October 20, 2020 meeting to respond to the Board referral on policing issues at Stanford University.

Childcare Study

The Administration is coordinating with an existing County consultant on a childcare study scope of work and budget in support of the SCP update and is targeting the October 20, 2020 Board meeting to request funding to pay for the study. The Childcare Study will include the following:

- Surveys, interviews, and focus groups to gather employee and student data.
- Research and assessment of the accessibility, affordability, and location of childcare services provided by Stanford University for faculty, staff, post-doctorates, and students.
- Research and comparison to other university-sponsored childcare services.
- Childcare needs assessment of Stanford University faculty, staff, post-doctorates, and students.

The consultant will provide preliminary findings, methodologies, and reports. The consultant will provide final conclusions to the County in a written report and will be required to present the final report at one or more public meetings of the Board of Supervisors, and at one community meeting. The Childcare Study is expected to be completed in 2021. When the consultant is under contract, a timeline for the Study will be prepared.

Stakeholder Engagement and Outreach Strategies

The Administration had previously recommended on June 18, 2020 to the HLUET Committee that the existing Community Resources Group (CRG) serve as the advisory body

to the County throughout the SCP update process. The CRG was formed through Board approval during the 2000 GUP to advise staff on Stanford-related matters. It includes representatives from various stakeholder groups including neighboring cities. The SCP update was discussed with the CRG at its June 4, 2020 and September 3, 2020 meetings, giving the CRG a general update on the project scope and timeline.

A website with information about the SCP Update, with sign-up options for notifications of updates, submittal of comments, and information about upcoming or past meetings is being utilized as part of the Administration's outreach tools. The project website, stanfordcommunityplanupdate.org, was launched on August 21, 2020 and widely publicized at the CRG, through communications with stakeholder groups, and an email to the Stanford GUP interested parties list maintained by the County.

Municipalities surrounding the Stanford Community Plan area were also individually notified of the update effort in a letter and email sent on September 15, 2020.

Separately, tribal notifications as required under Senate Bill 18 for general plan updates and Assembly Bill 52 for tribal consultation were mailed on September 9, 2020.

The Administration will continue to conduct outreach with surrounding jurisdictions and stakeholder groups through scheduled stakeholder meetings, when possible. Stakeholders have been organized into the following groups:

- Stanford University,
- Students,
- Stanford Campus Residential Leaseholders (San Juan District),
- Neighborhood Groups,
- Historical Interest Groups,
- Multi-Jurisdictional Group (surrounding cities and counties),
- School Districts and PTAs,
- Environmental Groups.

These groups will require a modified outreach approach due to the number and variety of interests represented:

- San Mateo County Public Agencies (other than city or county),

- Santa Clara County Public Agencies (other than city or county), and
- Other Private Organizations.

On September 22, 2020, the project team held a stakeholder meeting with the student groups. The team gave a general overview of the project including project scope, timeline, and how to submit comments. Most of the meeting was allotted to the student stakeholders to voice any questions or comments to the project team. Questions included those regarding project logistics, such as, most effective ways to submit comments and the relationships between the project studies, SCP chapters, and General Use Permit. Issues the students raised included the following:

- Public Safety reform and law enforcement,
- Student food insecurity,
- Postdoctoral researchers as a forgotten campus population,
- Health care (especially for dependents),
- Inclusion of temporary, contingent, and subcontracted workers on Stanford campus in SCP update studies and chapters, and
- Availability and accuracy of campus data.

On October 1, 2020, the project team presented at the Conservation Council group meeting, which often hosts presentations from local agencies on land use issues of interest to the group. The Conservation Council includes groups, such as, the Sierra Club, Audubon, California Native Plant Society, Greenbelt Alliance, and Green Foothills. The team gave a general overview of the project including project scope, timeline, and how to submit comments, and heard from the Council on the following:

- Policies regarding the Academic Growth Boundary,
- Draft SCP chapter language from the 2018 GUP process, and if this would be the starting point of drafting in the current SCP Update process,
- Protection of oak trees on campus, not just those in the open space,
- Bird-safe design,
- Protection of wetlands, and
- Reduction of commuting and construction of new buildings through limitation of students and employees on campus.

An updated list of project stakeholders is identified in Attachment 2. Additionally, the Administration will hold a community meeting accessible to the general public in January 2021. There will be additional community meetings later in the process, that will correspond to the preparation of a draft SCP. In accordance with the County's Health Order, the Administration will use online tools including webinars and video conferencing to conduct community outreach and explore methods to provide computer stations to individuals needing internet access to allow participation in the outreach process. The Administration will provide an update to the Planning Commission on November 19, 2020 and will return to HLUET to provide a project update in February 2021.

On May 29, 2020, the Administration met with Stanford University representatives to discuss the proposed updates and receive feedback, and will continue to engage with Stanford University representatives, incorporating regular meetings, throughout the Update process. Stanford was also updated on the status of the SCP on August 21, 2020.

Timeline

The Administration estimates that the SCP update will take approximately 18 to 24 months to complete, with a target completion date of Fall 2022. The proposed tentative schedule incorporates the preparation of an environmental document. The Department will provide updates to the HLUET Committee and the Planning Commission during the process, including discussion of the Draft SCP Amendments, proposed to be completed towards the end of 2021, or early 2022.

Next Steps

The Administration will provide an update to the Planning Commission on November 19, 2020. The Administration will conduct the first phase of the community outreach in January 2021. The Special Studies will be completed in the first part of 2021. Drafting of the SCP chapters will begin in of the beginning of 2021. The Administration will return to HLUET with an update in February 2021 with outreach results.

CHILD IMPACT

The recommended action will have a positive impact on children and youth as the proposed updates would include a Childcare Study and would recommend policies based on that study.

SENIOR IMPACT

The recommended action could have a positive impact on seniors as the proposed updates would involve a Municipal Services Study, which may include senior services.

SUSTAINABILITY IMPLICATIONS

The recommended action will have positive sustainability implications as the proposed updates would involve open space conservation, green infrastructure, low-impact development, automobile trip reductions, and alternative modes of transportation.

BACKGROUND

Stanford lands within unincorporated Santa Clara County, also considered the Stanford Community Plan area, are subject to policies in the SCP. The development within the Stanford Community Plan area is currently regulated under the 2000 General Use Permit. For more information on the Stanford University Community Plan and General Use Permit, visit <https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Stanford.aspx>.

In November 2016, Stanford University submitted a General Use Permit application requesting 3,500,000 net new square feet of academic development and student housing, 550 net new faculty/staff housing units, 40,000 square feet of trip-reducing facilities, and 50,000 square feet of temporary construction space. The County published a draft EIR and proceeded with recommendations to the Planning Commission and Board of Supervisors regarding the application. However, Stanford withdrew the GUP application on November 1, 2019.

As part of the application review, several public hearings were held. Issues discussed at these public hearings are related to the SCP. These issues were publicly discussed, and the County received comments from the public, the Board, and the University. Consequently, County staff made recommendations to the Board for the SCP. These recommendations can now be incorporated into this new effort. With the withdrawal of the GUP application, the County can conduct additional research to address the issues raised during the public hearings, including a Municipal Services Study, a Childcare Study, and a Graduate Student Housing Affordability Study. It is appropriate to move forward with a County-initiated update to the SCP and it is the first phase of planned work to update the overall County General Plan. The Department is in the process of pre-planning for other General Plan and Housing Element updates.

Other Planning Collaborations

The County is also participating in a housing collaborative with other cities in the region to address the housing crisis and has several efforts underway for promoting affordable housing development within the region.

CONSEQUENCES OF NEGATIVE ACTION

If the HLUET Committee does not accept the report, the Department will revise the report as directed by HLUET.

STEPS FOLLOWING APPROVAL

The Department requests no follow-up steps with the Clerk of the Board.

LINKS:

- Linked To: 100343 : 100343
- Linked To: 101649 : 101649

ATTACHMENTS:

- Attachment 1 Municipal Services to be Analyzed in the Municipal Services Study (PDF)
- Attachment 2 SCP Stakeholder Mtg Groups (PDF)