

College Terrace Residents' Association  
**Board of Directors' Meeting Minutes, October 29, 2007**

The meeting was called to order at 7:10 p.m. by President Greg Tanaka.

Directors present: Greg Tanaka, Larry Kavinoky, John Mark Agosta, Andrea Cook-Fleming, Susan Rosenberg, Emily Marshall, Steve Woodward, Arun Sastry

Others present: Jean McCown (Director of Community Relations), Karie Epstein (former University Observer on the CTRA Board, 2001-03), Steve Elliott (Stanford Real Estate), Jan Thomson, Will Hu, Chris (Regis Homes), Todd (Regis Homes)

Directors absent: Kathy Durham

### **AGENDA REVIEW**

- Agenda was reviewed and agreed upon by the attendees via email.

### **MINUTES**

- The minutes of the CTRA board meeting held on 9/26/07 were accepted as circulated by email.

### **BOARD PRIORITIES/MAJOR DISCUSSION ITEMS**

- Stanford Avenue Housing Site
  - The Stanford Ave housing development team presented the housing concept that is being considered for the Stanford Ave frontage between El Camino Real and Escondido Road
    - Introduction
      - Jean started the presentation by saying that affordable faculty housing close to Stanford University was paramount to the university, in order to attract and retain key faculty. This is even more critical in Palo Alto, where pricing and availability of real estate has always been an issue.
      - Steve asked whether there was a net gain in the faculty size year over year. The numbers fluctuate, but on average, there is an increase in the faculty size year over year.
      - This project is independent of the Stanford University Hospital project and is part of the GUP (General Use Permit)
    - Plans for proposed development:
      - There will be 37 single-family homes
      - No existing graduate housing will be removed for the 37 single-family homes
      - Traffic from these homes will be fed to Olmsted Road, instead of onto Stanford Avenue. There will be no driveway access to the site from Stanford Avenue, though existing street access at Oberlin, Wellesley and Yale would be retained.
      - Buildings will conform to Palo Alto's height and look restrictions

- Development will conform to Santa Clara County’s zoning regulations and to three specific county planning documents for the Stanford campus:
  - Community Plan
  - GUP
  - Zoning Plan
- Graduate housing that was proposed for a second site under the GUP for along El Camino will be relocated to another part of Stanford. It is likely that this would be a mix of housing styles including single-family homes.
- Site Review
  - Todd presented a picture of the development site that included pictures of both low-rise and high-rise
  - Karie asked whether or not the Escondido School parking lot (that is currently across from the school) would be affected in any way. Steve Elliott said that there would be changes, but the number of parking slots would not change
  - Some trees will need to be removed as part of the development. The smaller oak trees will be relocated, and the Chinese elms that grow along Stanford Avenue will be retained.
  - Constraints to be considered
    - Drainage channel
    - Maintaining Escondido Village parking
  - Preliminary objectives/features
    - Desirable attributes
      - Take cues from architecture of surrounding homes (e.g. porches, gables)
      - Shared driveways (to decrease curb cuts, pavements)
      - Appropriate vegetation, to help with cooling
      - Foster a sense of community
        - Shared courtyards
        - Ample parking
  - Attributes of proposed lots/structures
    - 1800 – 2400 sq. ft.
    - Home office/study
    - Two stories
    - Average lot size: 5400 sq. ft.
    - 37 foot setback from Stanford
  - Existing ditch will be relocated to sub-surface line under Olmsted.
  - Parking
    - Guest parking (half a slot per unit) will be built along Olmsted, and in the private courtyard.
    - No net decrease in number of Escondido Village parking slots.
    - Andrea asked whether there could be additional underground parking near the Stanford Ave/Escondido Road intersection. Todd said that this wasn’t possible, since the ditch would be replaced by an underground pipe.

- John Mark asked whether Stanford would conduct a traffic survey to determine the impact to existing traffic patterns. Jan said that the GUP EIR would most likely have taken this into account. Karie suggested having a meeting to further discuss this issue.
- Steve Woodward asked about the architectural diversity of the new homes. Todd said that this was still to be determined.
- Landscape maintenance: Jan said that the proposal calls for Stanford to maintain the landscape.
- John Mark asked whether the planned development would have an HOA. Jan said that these lots would be parceled and leased out on a long-term lease. Ownership of the structures would reside with faculty members.
- Pricing: To be determined.
- Eligibility: Same as for other faculty/staff housing on campus.
- Impact to Escondido School: Jean said that they are working with the PAUSD demographers to get growth projections for all the surrounding schools.
- Timelines (presented by Steve Elliott)
  - Present proposal to Stanford Board of Trustees by end of December
  - Hire an architect to address design elements
  - One year for entitlement/sub-division work
  - Spring 2009: Start of construction. Construction period: 15 months
  - Jean offered to present the plan to the community in early 2008. Andrea suggested doing this before the annual CTRA neighborhood meeting in March
- Web site
  - Steve Woodward and Andrea suggested having a web site with all relevant information posted there, to help assuage people's concerns

**NEXT MEETING : Wednesday November 28, 2007, at 7:30 pm.** Venue: Susan's house

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,  
Arun Sastry, Secretary