

**ATTACHMENT D
DRAFT COMPREHENSIVE PLAN ANALYSIS**

<i>Comp Plan Goals and Policies</i>	<i>How project adheres or does not adhere to Comp Plan</i>
The Comprehensive Plan land use designation for the site is Community Commercial.	This designation allows higher density multi-family housing in a designation in appropriate locations.
<i>Land Use Element</i>	
Policy L-1.3 Infill development in the urban service area should be compatible with its surroundings and the overall scale and character of the city to ensure a compact, efficient development pattern.	This project proposes to redevelop an existing parking lot into a ten unit condominium building. The proposed three story height is appropriate to the area that contains mostly one and two story buildings with a 5-story building approximately 200 feet away.
Policy L-2.5 Support the creation of affordable housing units for middle to lower income level earners, such as City and school district employees, as feasible.	This project includes two BMR units, which serve as a public benefit to this PHZ application.
Policy L-2.11 Encourage new development and redevelopment to incorporate greenery and natural features such as green rooftops, pocket parks, plazas and rain gardens.	The proposed building includes a central courtyard with seven trees and perimeter planter boxes with wall vines where feasible. The ARB has recommended adding additional greenery as part of their preliminary review. In response to this the applicant added bulb outs.
Policy L-6.1 Promote high-quality design and site planning that is compatible with surrounding development and public spaces.	The proposed residential building will meet the high-quality standards of the Architectural Review Board before it is recommended for approval. The proposed materials are high quality, but items such as site circulation, private and public open space, and privacy may need refinement.
Policy L-6.7 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.	This project would stand alone, surrounded by parking lot for the immediate future. Some units directly abut a parking aisle/delivery route, and is approximately 25 feet from the nearest shopping center building. The proposed three story height is in scale with nearby buildings.
Program L2.4.4 Assess non-residential development potential in the Community Commercial, Service, Commercial and Downtown Commercial Districts (CC, CS and CD) and the Neighborhood Commercial District (CN), and convert non-retail commercial FAR to residential FAR, where appropriate. Conversion to	Although this property is adjacent to Town and Country, it does not include the conversion of retail to residential, and therefore conforms with this Program.

<p>residential capacity should not be considered in Town and Country Village.</p>	
<p>Policy L-4.12 Recognize and preserve Town and Country Village as an attractive retail center serving Palo Altans and residents of the wider region. Future development at this site should preserve its existing amenities, pedestrian scale and architectural character while also improving safe access for bicyclists and pedestrians and increasing the amount of bicycle parking.</p>	<p>This property is not owned or leased by Town and Country Village and the property owners are not required to maintain the prior parking use. The proposed development would not impact current Town and Country Village amenities or character, and Town and Country is expected to be able to maintain their current operations.</p> <p>The building includes sufficient short and long term bicycle parking. However, this project includes minimal pedestrian circulation in and around the project site.</p>
<p>Policy L-4.13 In Town and Country Village, encourage a vibrant retail environment and urban greening.</p>	<p>This project could benefit from additional screening landscaping between the residential project and existing commercial uses.</p>
<p>Policy L-4.14 In Town and Country Village, encourage improvement of pedestrian, bicycle and auto circulation and landscaping improvements, including maintenance of existing oak trees and planting additional trees.</p>	<p>This project proposes to remove existing trees, and replace them through a combination of on-site trees and in-lieu payments.</p> <p>As noted above, this project includes minimal pedestrian circulation in and around the project site.</p>
<p>Policy B-6.6 Retain Town & Country Village as an attractive, local-serving retail center</p>	<p>This property is adjacent to Town and Country, and care should be taken to ensure that the residential use does not disrupt the current operations of the shopping center.</p>