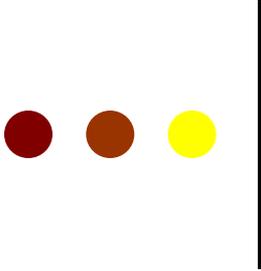




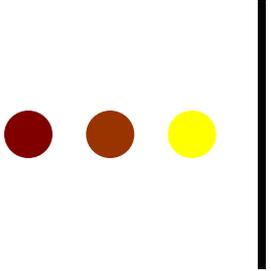
Facebook West Campus

City Council Meeting
March 26, 2013



Meeting Purpose

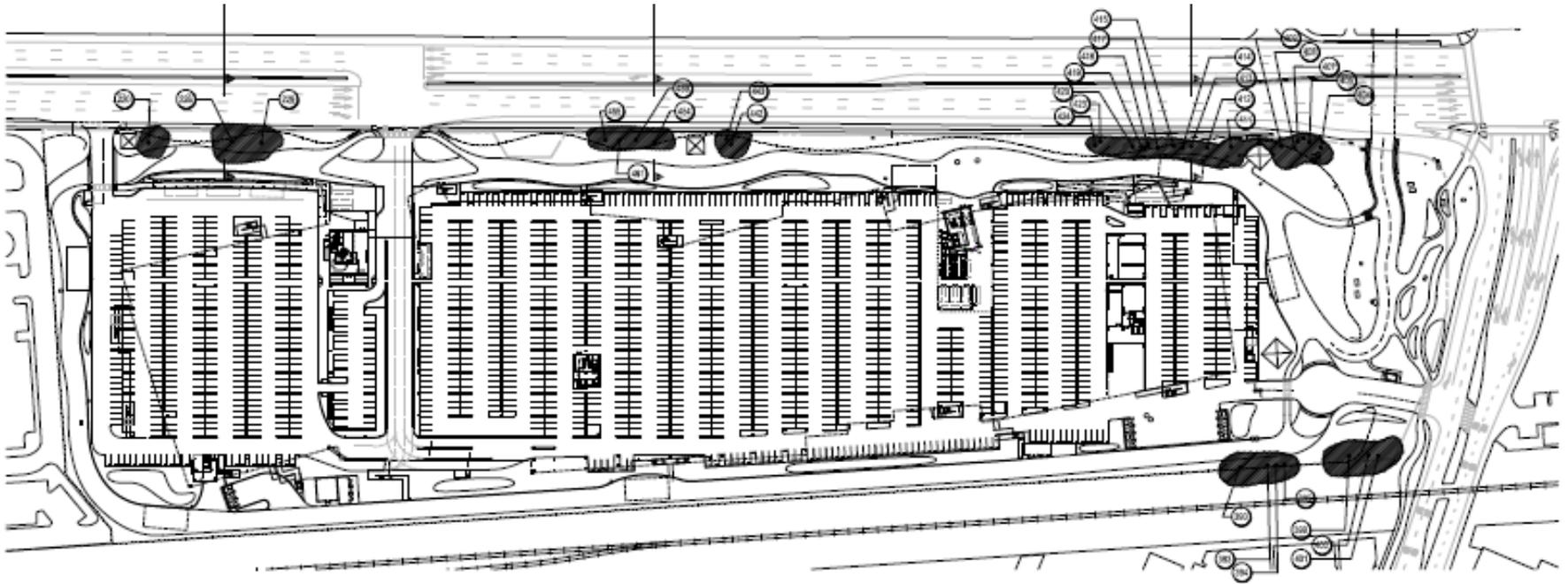
- Review and action on the following items (Attachment A):
 - Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
 - Rezone the Project Site from M-2 to M-2(X);
 - Conditional Development Permit;
 - Development Agreement;
 - Below Market Rate Housing Agreement;
 - Lot Line Adjustment; and
 - Heritage Tree Removal Permits



Updates since January 2013

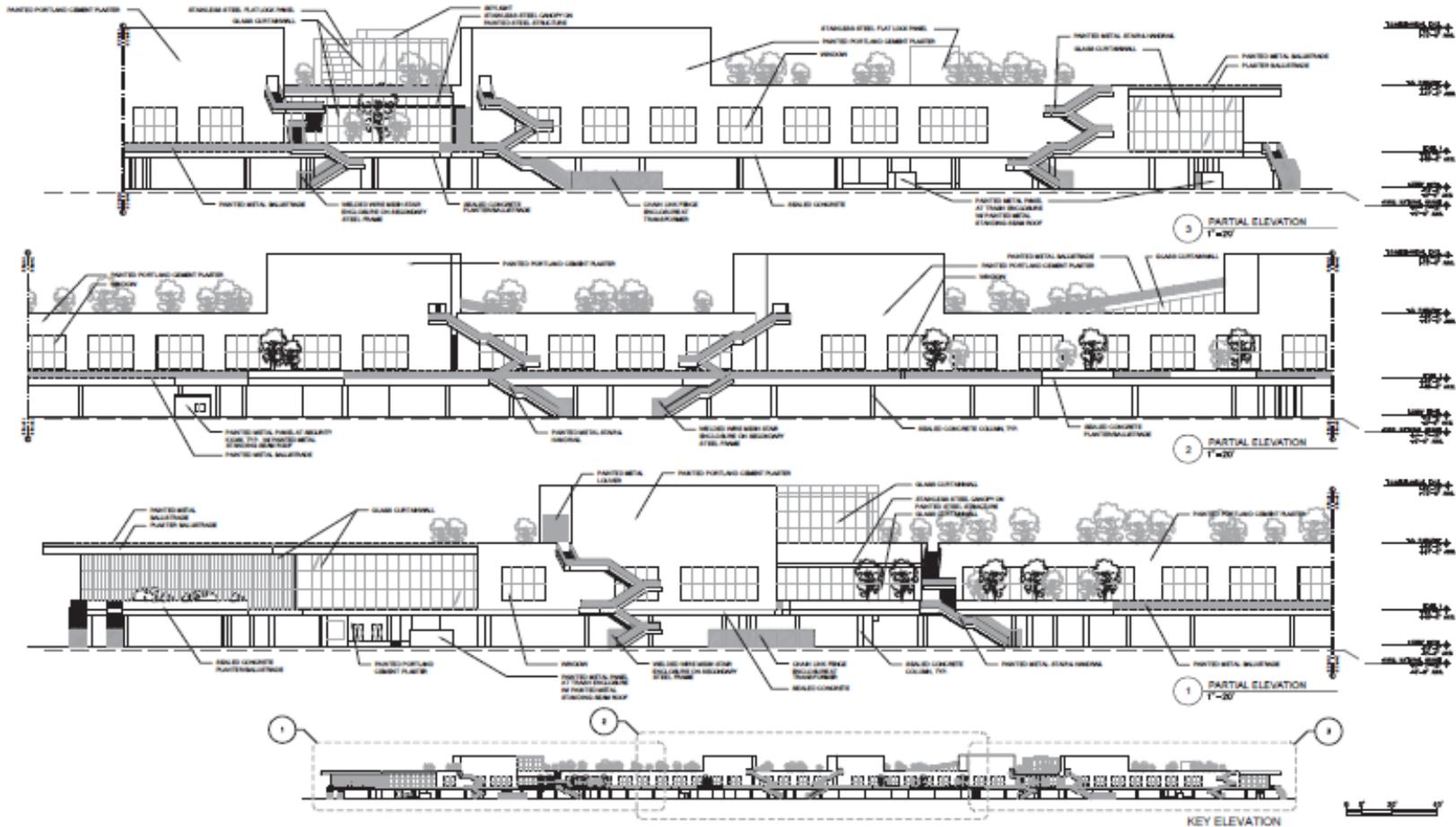
- 2/20 - Housing Commission Meeting:
Review of and recommendation for approval of Draft BMR Agreement
- 2/25 – Planning Commission Meeting:
Review and recommendation to approve all requested land use entitlements and agreements

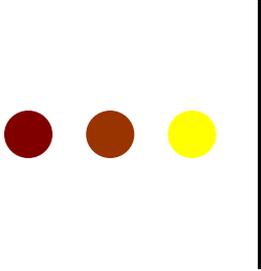
Heritage Tree Retention



| POTENTIAL EXISTING TREES TO REMAIN | |
|------------------------------------|------------|
| (H) HERITAGE | (S) SHADY |
| (R) OPEN / CLEAR / CANOPY | (C) CANOPY |

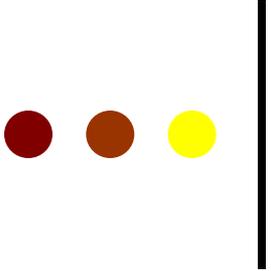
Massing – South Elevation





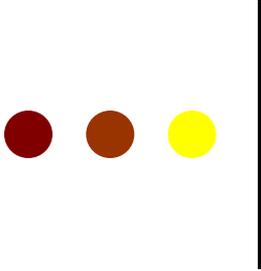
Transportation Impact Fee

- Inadvertently not included in CDP
- **NEW CONDITION:** Prior to building permit issuance for the foundation only permit (8.1.5.1), the applicant shall pay the Transportation Impact Fee per the direction of the Transportation Division in compliance with Chapter 13.26 of the Municipal Code. The current estimated transportation impact fee is \$1,265,056.17, although the final fee shall be the fee in effect at the time of payment. The Transportation Impact Fee escalates annually on July 1.



Next Steps

- **April 2nd Council Meeting** – Second reading of Rezoning and DA Ordinances



Staff Recommendation

- City Council follow the recommendation of the Planning Commission and take the following actions (Attachment A):
 - Adopt a resolution adopting the Statement of Overriding Considerations and MMRP;
 - Introduce an ordinance rezoning the property from M-2 to M-2(X);
 - Adopt a resolution approving the CDP;
 - Introduce an ordinance approving the DA;
 - Adopt a resolution approving the BMR Housing Agreement;
 - Adopt a resolution approving the LLA; and
 - Adopt a resolution approving heritage tree removal permits.