Addendum to Item 9.1

Terra Bella Visioning and Guiding Principles Plan - Land Use Alternatives

Study Session Memo- Revised page 11-13

EPC Input

At its February 2019 Study Session, the EPC did not reach a consensus on a preferred land alternative. The following summarizes the key topics where the EPC reached a 6 to 0 vote, as well as topics where they were evenly split.

Topics with clear consensus:

1. **Mixed Use Areas**: Future projects in the mixed-use area along Shoreline Boulevard should have a residential emphasis.

2. **Transition Areas**: EPC reaffirmed the importance of providing a sensitive transition between the Terra Bella area and existing single-family residential neighborhoods. Future projects in the plan area should be required to include those neighborhood transition strategies. Require future mixed-use proposal along Shoreline Boulevard to have a residential emphasis.

Other topics with no clear EPC consensus are listed below. These topics indicate proposed changes to land use Alternative 5 as discussed by EPC, and are enumerated 3 through 10 on Figure 6 below to more easily reference the geographic location that the mixed-consensus topics refer to (refer to Figure 6—Areas of EPC discussion).

~~1.~~3   **West of Shoreline Boulevard, North of Terra Bella Avenue:** Require a single-story height limit adjacent to existing R1-zoned properties along the northwestern plan area boundary (3 to 3 vote); some discussions also suggested 1-up zoning along the northwestern plan area boundary.

~~2.~~4   **West of Shoreline Boulevard, North of Terra Bella Avenue:** Limit office to a two-story height limit adjacent to existing R1-zoned properties along the northwestern plan area boundary (3-3 vote).

~~3.~~5   **West of Shoreline Boulevard, North of Terra Bella Avenue:** Change higher-intensity residential (up to 7 stories) to lower-intensity residential (up to 3 stories) (3 to 3 vote).

~~4.~~6   **West of Shoreline Boulevard, North of Terra Bella Avenue:** Change the proposed office building height west of the bike/pedestrian pathway from up to 6 stories to up to 3 stories (3 to 3 vote).

5.7 **West of Shoreline Boulevard, South of Terra Bella Avenue:** Change the proposed office land use to lower-intensity residential (3 to 3 vote).

6.8 **East of Shoreline Boulevard, South of Terra Bella Avenue:** Limit the proposed residential land use building height up to 2 stories immediately adjacent to existing R1-zoned property along the southeastern plan area boundary (3 to 3 vote).

7.9 **East of Shoreline Boulevard, South of Terra Bella Avenue:** Change the proposed medium-intensity residential (up to 5 stories) to lower-intensity residential (up to 3 stories) south of Terra Bella Avenue between Linda Vista Avenue and San Leandro Avenue (4 to 2 vote).

8.10 **East Side of Shoreline Boulevard, South of Terra Bella Avenue:** Change the building height for mixed-use proposed east of Shoreline Boulevard and south of Terra Bella Avenue from up to 7 stories to up to 5 stories (4 to 2 vote). Change the proposed office land use between Terra Bella Avenue and Middlefield Road, west of Shoreline Boulevard, to lower-intensity residential (3 to 3 vote).

Figure 6: Areas of EPC Discussion Based on Alternative 5
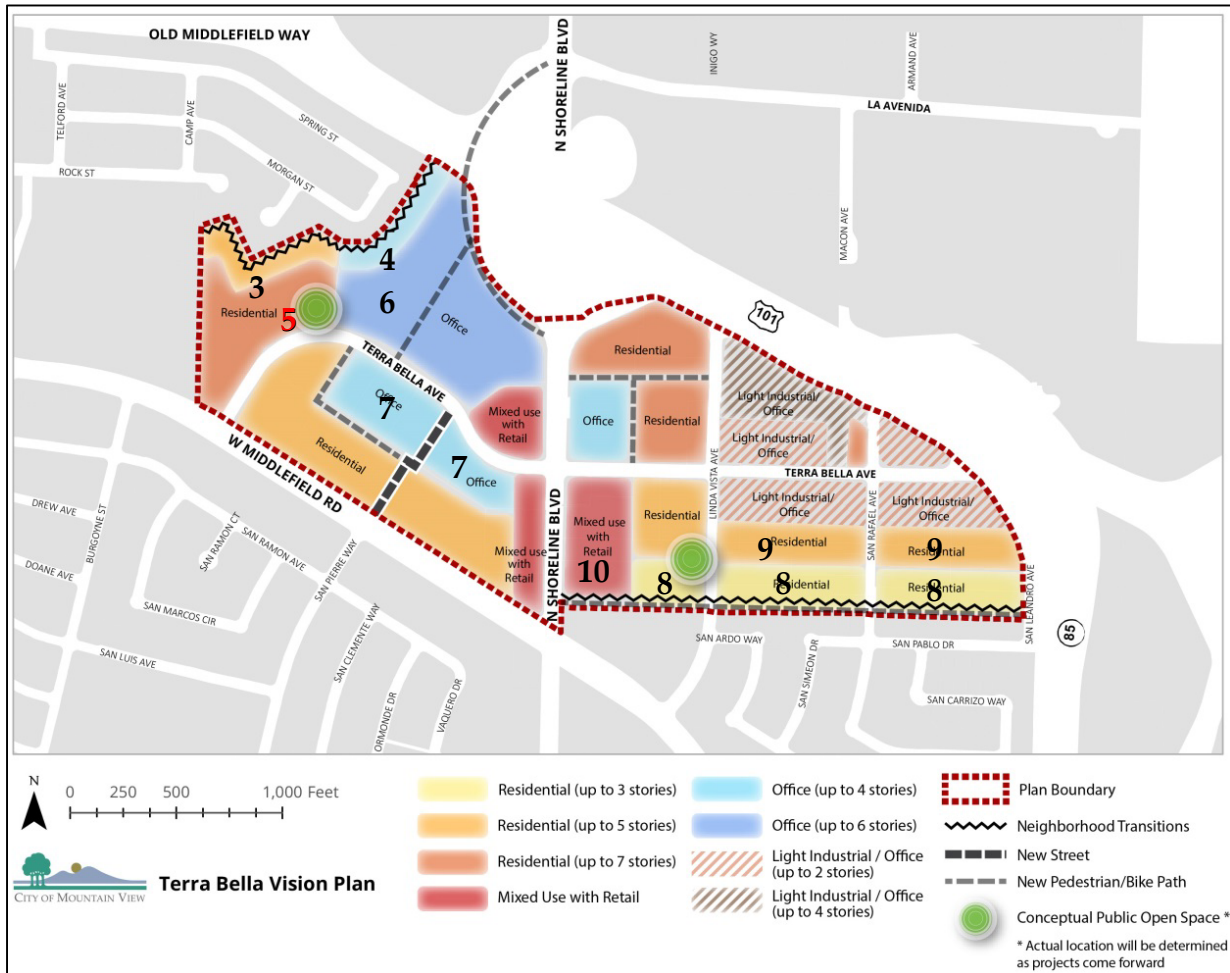
Transition Strategies

At the EPC Study Session on February 20, 2019, there was considerable discussion on providing context-sensitive transitions between new development in the Terra Bella neighborhood and bordering single-family neighborhoods, including the Rock Street area and Stierlin Estates. In November 2018, staff presented a series of potential strategies to provide appropriate transition buffers for future development in the Plan area, including: increased building setbacks, upper-story step-backs, 45-degree daylight plane for building volumes, orientating primary windows away from existing homes, providing landscape buffers, and limiting balconies. Below are some illustrative examples of what these transition strategies could look like along the edges of the Terra Bella Plan Area near single-family homes. The following illustrations show a