



# Planning & Transportation Commission Action Agenda: December 15, 2021

Virtual Meeting  
6:00 PM

## Call to Order / Roll Call

Approximately 6:00 pm

Ms. Madina Klicheva, Administrative Assistant: Commissioner Alcheck?

Commissioner Alcheck: Present.

Commissioner Alcheck: Commissioner Chang?

Commissioner Chang: Present.

Ms. Klicheva: Chair Hechtman?

Chair Hechtman: Present.

Ms. Klicheva: Commissioner Lauing?

Commissioner Lauing: Present.

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2 Ms. Klicheva: Vice Chair Rookparvar, absent. Commissioner Summa?

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4 Commissioner Summa: Present.

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6 Ms. Klicheva: Commissioner Templeton?

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8 Commissioner Templeton: Here.

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10 Ms. Klicheva: Thank you. We have a quorum.

11 **Oral Communications**

12 The public may speak to any item not on the agenda. Three (3) minutes per speaker.<sup>2,3</sup>

13 Chair Hechtman: We are now moving into oral communications. This section is for the public to  
14 speak on items not on the agenda. So, if you are here and wanting to speak either on the 985  
15 Channing Ave matter or Castilleja this is not your opportunity to speak and so please don't raise  
16 your hand yet. If you do wish to speak on this oral communication item, raise your hand. On the  
17 Zoom app there's a raise hand button on the bottom of your screen. If you are dialing in from the  
18 phone please press \*9. Ms. Klicheva, are there public speakers for oral communication?

19

20 Ms. Madina Klicheva, Administrative Assistant: Yeah, we have one raised hand from Jennifer.

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Chair Hechtman: Ms. Acheson before you start to speak I know you have an involvement in 985 Channing Ave, so I want to reiterate this is not an opportunity to speak on that item.

Jennifer Acheson: Right, I understand. I was merely trying to let you know that we could hear OK, but also we do request video, appearance by video if we could please have that? I'll just make that statement and otherwise I'll mute myself.

Chair Hechtman: All right, thank you. Do we have that capability?

Ms. Klicheva: Yes, once they... if they need to I can promote them to be panelists.

Chair Hechtman: Mr. Yang is there any reason why we can't allow applicants or other public speakers to have video presence? You're muted.

Mr. Albert Yang, Assistant City Attorney: Sorry about that, that that would be fine.

Chair Hechtman: Very good. All right. So, Ms. Acheson I think that answers your questions. Are there any other speakers for oral communications Ms. Klicheva?

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1 Ms. Klicheva: No, I don't see any raised hands.

2 **Agenda Changes, Additions and Deletions**

3 The Chair or Commission majority may modify the agenda order to improve meeting management.

4 Chair Hechtman: All right, very well then we will go to agenda changes, additions, and deletions.

5 I don't have any. Commissioners or staff do any of you have agenda changes, additions, or  
6 deletions? I don't see any hands, so let's move to City Official reports.

7

8 Mr. Jonathan Lait, Director of Planning and Development: No changes.

9 **City Official Reports**

10 1. Directors Report, Meeting Schedule and Assignments

11 Chair Hechtman: Mr. Lait.

12

13 Mr. Lait: Yes, thank you. Thank you Chair Hechtman and Commissioners, it's been a while since  
14 I've been at this meeting and kicked it off. I'm filling in for Rachel this evening. So good to see you  
15 all. I was smiling a moment ago, I don't know if you saw that. I just got a text message from my  
16 wife saying that my dog just ate my dinner. So, I'll have to figure out a Plan B on that.

17

18 So, I wanted to just acknowledge that you know this is the last meeting that we have this calendar  
19 year for the Planning and Transportation Commission (PTC). I want to thank the Commission for  
20 all of its hard work and support over the year. I want... we just met last week, so not a whole lot

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1 to report out on, but the City Council did reappoint Commissioner Chang and appointed  
2 Commissioner Keith Reckdahl to join the PTC next year. I think Commissioner Reckdahl is ending  
3 his term on the Parks and Rec Commission, he participated in the North Ventura Coordinated  
4 Area Plan (NVCAP) Working Group and is a current member of the Housing Element Working  
5 Group. So, I am looking forward to him joining the team and then also for Commissioner Chang  
6 to continue her work that she started I think it was earlier this year, if I'm remembering correctly?  
7 Great, okay.

8  
9 And then I also want to acknowledge that this is Commissioner Alcheck's last meeting and I  
10 wanted to thank you, Mr. Alcheck for your service on the Commission and to the City. I was trying  
11 to remember how many years it's been and it's more than 12 I think, but maybe you can correct  
12 me on that?

13  
14 Commissioner Alcheck: I know, I think we're a few days short of...

15 Mr. Lait: A few days short of what?

16  
17 Commissioner Alcheck: I think it's just a little bit under 10.

18  
19 Mr. Lait: All right, I gave you a few extra years, a couple of extra years then.

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1 Commissioner Alcheck: I got a profound experience, so I don't blame you.

2

3 Mr. Lait: You've been on as long as I've been here, I know that.

4

5 Commissioner Alcheck: That's right, that's right. I actually I think I... no I predate you because I  
6 worked with Curtis Williams and when he departed Aaron Aknin came on board and then you  
7 came shortly after the former city planning director. I'm blanking on her name.

8

9 Mr. Lait: Hillary Gitelman.

10

11 Commissioner Alcheck: Hillary, yeah that's right.

12

13 Mr. Lait: So, thank you. If you would join us next month in January we'd like to present a  
14 resolution recognizing your service and like to invite you back for that. I will note that will be a  
15 virtual meeting because the City Council also on Monday extended the Board and Commission  
16 remote meetings through the month of February. So that's we'll keep you posted after the  
17 holidays on any updates related to that, but for now Chair Hechtman I'll turn it back over to you  
18 and again appreciate all the commissioners and the service that you've provided this year. Thank  
19 you.

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1 Chair Hechtman: So, Commissioner Alcheck let's see the date of our first meeting in January I  
2 believe is the 12th, Wednesday the 12th. So, I'm curious if you think you can participate in that  
3 meeting so that we can give you that proclamation and hold our comments until that time.

4  
5 Commissioner Alcheck: I don't think that should be a problem as long as I get, you know, at least  
6 half the time to rebut. No, I'm just kidding. No, that would be great. And I assume you would do  
7 it at the start of the meeting so it's just a short period at 6:00? Okay, fantastic. Thank you.

8  
9 Chair Hechtman: The only other thing I would like to add to the City Official Reports is just a note  
10 from our agenda packet that our TPC, sorry PTC liaisons for January Commissioner Summa, you're  
11 lead and Vice Chair Roohparvar is your back up. And I don't know if there's a Council meeting  
12 before January 12<sup>th</sup>, there probably is, but staff will let you know if there are PTC items on that. I  
13 just wanted to give you a head's up today since we won't be reconvening until the 12<sup>th</sup> of January.  
14 All right, with that does anyone else have any City Official Reports business?

## 15 **Action Items**

16 Public Comment is Permitted. Applicants/Appellant Teams: Fifteen (15) minutes, plus three (3) minutes rebuttal. All  
17 others: Five (5) minutes per speaker.<sup>2,3</sup>

18  
19 2. PUBLIC HEARING / QUASI-JUDICIAL. 985 Channing Avenue [21PLN-00167]: Request for  
20 Public Hearing of a Preliminary Parcel Map to Remove Recorded Height Restrictions on  
21 the Underlying Parcel Map. Environmental Assessment: Exempt from the provisions of  
22 the California Environmental Quality Act (CEQA) in accordance with Guideline Section  
23 15315 (Minor Land Divisions). Zoning District: R-1 (Single Family Residential).

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1 Chair Hechtman: In that case we will move into our Agenda Items, and we will start with our  
2 Action Items starting with Agenda Item Number 2, Public Hearing Quasi-Judicial 985 Channing  
3 Avenue, which is 21PLN-00167: request for public hearing of a preliminary parcel map to remove  
4 recorded height restrictions on the underlying parcel map. Environmental assessment: exempt  
5 from the provisions of CEQA in accordance with Guideline Section 15315 regarding minor land  
6 divisions. The zoning district is R-1 which is a single family residential.

7

8 So, this is an item that's come back to us after an original set of September 8th then actually  
9 heard this issue through public comment into Commission deliberation on October 13th then  
10 continued to have legal counsel look at an issue. Was scheduled for November 10th, but that  
11 meeting ended up being cancelled due to an agenda issue and so it's back tonight. Do we have  
12 any a staff report, any kind of update from the staff report we received on October 13th?

13

14 Mr. Lait: Yeah, thank you, thank you, Chair. I would like to invite Assistant City Attorney Albert  
15 Yang to bring the Commission up to speed as to what's transpired since then and where we are  
16 now. Mr. Yang?

17

18 Mr. Yang: Yeah, so there's nothing, no new substance added from the staff report, but I'm just  
19 going to briefly recap where we've been. So, as you noted Chair Hechtman, this item was first  
20 scheduled for September 8th. It was continued then at the request of the neighbor and then on

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1 the 13th the Commission received staff and applicant presentations and heard public comment  
2 and then there was a question about whether there was a different procedure that that City  
3 should be following too in this situation. And then we came back in November with our  
4 conclusion on that question, but that meeting was adjourned. So, next slide. So, the question was  
5 raised in the October hearing was, was a preliminary parcel map the correct mechanism here or  
6 should there be a map amendment instead? Which is a different process outlined under the  
7 Subdivision Map Act. And staff's conclusion after speaking with colleagues in the field and with  
8 outside counsel as well was that the preliminary parcel map is an acceptable procedure in these  
9 circumstances and as it's the one that the applicant selected that's what's before the Commission  
10 now.

11

12 There are two other procedures that are outlined, at least two other procedures that are outlined  
13 in the Subdivision Map Act to change a final map. It's either an amending map or a certificate of  
14 correction. In our research we found that both of these processes are generally more limited  
15 both in terms of the scope of what they can do and the amount of public hearing and public  
16 process that they require since they are so limited in scope. And they're also not the exclusive  
17 procedures to do something like change or remove a condition of approval from the map. So,  
18 next slide.

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1 So, the question just to summarize that's before the PTC now is can, you know, does the PTC  
2 recommend that the relevant findings in this case they that they not be made because the Map  
3 Act has reverse findings in the absence of this condition limiting height on the left. So, these  
4 findings were not made in the 80s when the condition was a part of the facts before the  
5 Commission and the City Council, and now the question is can they still be made without that  
6 condition?

7

8 I also want to note there was a late submission from the neighbor, an attorney representing the  
9 neighbors that raised some new substantive concerns. And the applicant has requested given the  
10 late nature of that submission that the Commission either disregarded it in its deliberations or  
11 continue the hearing so that the applicant can prepare a substantive response. I guess...  
12 regardless of if the Commission decides to continue to, sorry, to hear this item and deliberate it  
13 on it tonight I would recommend that we allow the applicant to time to present and have...  
14 reopen public comment, regardless of whether or not the Commission is going to be considering  
15 the late submission from the neighbors' attorney.

16

17 Chair Hechtman: Mr. Yang, I have a couple of questions. Before I ask those Mr. Sauls or Mr. Lait  
18 is there anything that you want to add in the nature of the staff report? Nope? Okay, so the letter  
19 that Mr. Yang is referring to I was just seeing if I could pull it up here. I believe it came in today  
20 at 2:50 pm. Is that right? From the letter from Ms. Acheson I think that's the email I saw.

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Mr. Yang: I'm not sure when it was forwarded to the Commission. But it came in this afternoon, yes.

Chair Hechtman: It was received by staff from the applicant's counsel, from the neighbor's counsel this afternoon.

Mr. Yang: Yes.

Chair Hechtman: All right, so I have reviewed the letter and it raises a series of legal issues. And while I understand the process that you're suggesting Mr. Yang, initially though I have a question. I think some if not all the Commissioners are going to want to ask you for the City's opinion on the legal issues raised in that letter. And I'm concerned that in the short time since the City received that letter City Attorney staff will not, may not have had time to digest, analyze that letter sufficiently that they can comfortably opine as to any concerns we may have. And if that's the case then I think it's another reason to consider a continuance. So, I'd like to hear Mr. Yang from you on your ability to adequately prepare for tonight in response to that letter.

Mr. Yang: Sure, I'm prepared to move forward tonight if that's the Commission's desire.

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1 Chair Hechtman: All right. We had concluded the public comment after... on October 13th, and  
2 so before this letter came today and hearing Mr. Yang it was my intention to move right back into  
3 Planning Commission deliberations. But I understand that the applicant has requested at a  
4 minimum an opportunity to speak later tonight, and it sounds like preferably a continuance so  
5 that they or their counsel can respond to this letter that came today. So, I'd like to know, sorry  
6 [cell phone rang], I'd like to know what the thoughts are of the Commission regarding a  
7 continuance or alternatively reopening public comment. Commissioner Alcheck.

8  
9 Commissioner Alcheck: I would suggest that you don't reopen public comment. I think that... I  
10 think it would make sense for Commissioners to be able to ask the staff and their and our legal  
11 team any legal questions sort of related to this item. And my presumption is that our legal team  
12 has thought through many of the issues that have been raised. And so... I think that it makes  
13 more sense to proceed without reopening public comment. Because I think if you reopen public  
14 comment for the applicant then you open the door to reopening public comment for the other  
15 side to make a more substantive case for the letter they wrote. So, if I had to order my  
16 preference, my preference would be not to reopen public comment and to proceed and for any  
17 legal questions that we have pertaining to this issue for us to direct those to our legal staff and  
18 have them, you know, answered adequately and ideally and then and in the event that they  
19 can't be answered adequately I suggest that they have to get back to us. My second preference  
20 would then be if you're going to reopen public comment then I would reopen it and allow

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1 anyone present to comment. And then a very most unpreferred option I think would be to  
2 continue the item, especially considering that our legal staff seems prepared to address any  
3 legal issue related to this application. So, which makes sense. That's what I got. So those are the  
4 order. I would prefer to not but, but if you're going to do it then I think you open it for  
5 everyone, and my least preferred option would be to continue the item. I think it sounds like  
6 we can deal with it.

7

8 Chair Hechtman: Thank you, Commissioner Alcheck. Before I go to Commissioner Lauing, Mr.  
9 Yang it was my understanding when you were talking about what Commissioner Alcheck has  
10 described as his option two, reopening the public hearing, I thought I understood you to say  
11 that would be an opportunity not only for the applicant, but for any other member of the public  
12 that wanted to speak to speak. Was that staff's intention?

13

14 Mr. Yang: Correct.

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16 Chair Hechtman: Okay. So that was just a clarifying point. Commissioner Lauing, what are your  
17 thoughts?

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1 Commissioner Lauing: Albert already cleared it up. I mean if somebody needs an extension to  
2 prepare I'd be willing to go with that, but if they're both going to be able to speak tonight to the  
3 matter that's okay, too.

4

5 Chair Hechtman: Other Commissioner want to weigh in? I will... Thank you, Commissioner  
6 Summa.

7

8 Commissioner Summa: Yes, so it's the applicant that asked for the continuance because they  
9 hadn't reviewed it. I think if anybody is uncomfortable with the last minute submission I'm fine  
10 continuing it. I'm sorry for the applicant because it's been bounced a couple of times. I certainly  
11 can't unread or ignore the letter because I have read it. So, I can't unread it. So, I guess I'm kind  
12 of opposite of Commissioner Alcheck. I do think it's there's a lot of new, there's a lot new in  
13 here so I'm not against reopening public comment for anyone in the normal manner that we  
14 do. And it sounds like the applicant is not comfortable with the length of time they had to  
15 review it so I'm sensitive to that. And I guess it seems more fair to continue it, but I am happy  
16 that, you know, our legal staff has prepared anyhow. So, that's my thoughts.

17

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1 Chair Hechtman: I think here my thoughts are aligned with Commissioner Summa. This is the  
2 applicant's application and they're trying to move forward with it. They were presented with  
3 this letter today, the same day we were. There's no explanation in the letter as to why it was  
4 delivered today. I reviewed it and I didn't see anything that was time sensitive that that couldn't  
5 have been written with equal impact before our November meeting or even our October  
6 meeting. Well, actually, I take that back. It was responsive in part to the issue we raised at our  
7 October meeting about alternate procedures here. So, it would have had to come after October  
8 13<sup>th</sup>. So, I am sensitive to the applicant who has put the effort and cost into pursuing this  
9 application not having adequate time to respond to the letter. So, I'm supportive of their  
10 request for a continuance and would entertain a Motion if somebody wants to make it.

11

12 Commissioner Alcheck: Can I just get clarification here? Is the applicant asking for continuation  
13 or are they asking for continuation if the letter is to be considered? I guess I'm a little confused.  
14 Are we sure that's their preferred option?

15

16 Mr. Garrett Sauls, Project Planner: Yes, I spoke with them earlier today and that, it's what you  
17 were just describing, that second part is their preferred sense. If that letter will be considered in  
18 the discussion then they would prefer to have that item, have this item continued to be able to  
19 digest it and respond to it.

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2 Chair Hechtman: Commissioner Summa? Your hand is up.

3

4 Commissioner Summa: I can make a Motion if you'd like me to, if all my colleagues are ready for  
5 that? And that would be I think this is what you want to do, reopen the public hearing in  
6 response to the new information if there are any public speakers and take that tonight and  
7 then continue the meeting. Is that what you had in mind?

8

9 Chair Hechtman: No.

10

11 Commissioner Summa: Okay.

12

13 Chair Hechtman: No, because to reopen the public hearing we'd want to hear from the  
14 applicant who's told us they're not prepared to speak tonight on the letter. So, I would  
15 continue, the Motion I was envisioning would continue this without reopening the public  
16 hearing, we'll come back at perhaps our next meeting and at that time reopen the public  
17 hearing.

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1

2 **MOTION**

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4 Commissioner Summa: Okay, then I'll just make a Motion to continue this to I guess a date  
5 uncertain.

6

7 Chair Hechtman: So, I see hands from Commissioner Templeton followed by Commissioner  
8 Lauing then Commissioner Chang. Commissioner Templeton?

9

10 Commissioner Templeton: I did not want to second this. I have a comment for discussion if  
11 there is a second.

12

13 Chair Hechtman: So, Commissioner Lauing, you have a second?

14

15 **SECOND**

16

17 Commissioner Lauing: Yes, I'll second the Motion.

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2 Chair Hechtman: All right, thank you. Now we'll come back to Commissioner Templeton.

3

4 Commissioner Templeton: Hi, yes I just had an idea if the concern is around reopening public  
5 comment and if we do want to continue I don't see any reason why the applicant can't just  
6 provide another letter in rebuttal. We don't have to open comment, right? So, I'm just throwing  
7 that out as an option, and I noticed it was included in the Motion so that's why I didn't second it  
8 because I thought maybe this would be a more palatable solution.

9

10 Mr. Yang: To clarify my understanding of the Motion on the floor is simply to continue the item  
11 to a date uncertain.

12

13 Commissioner Templeton: Okay, I'm sorry, I thought we were talking about public comment. If  
14 that's the case then I'm happy to support it.

15

16 Chair Hechtman: Commissioner Chang I'm guessing your question was answered? Okay. So, the  
17 Motion has been made and seconded. Commissioner Summa do you want to speak further to  
18 your Motion?

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2 Commissioner Summa: I don't think I need to, thank you.

3

4 Chair Hechtman: Commissioner Lauing, your second? Seeing no further Commission comment,  
5 Ms. Klicheva may we have a roll call vote on the Motion?

6

7 Ms. Klicheva: Yes (interrupted)

8

9 Commissioner Templeton: Can we please restate the Motion first? Just to be clear since there  
10 was some confusion.

11

12 Commissioner Summa: This Motion is simply to continue this item to a date uncertain.

13

14 **VOTE**

15

16 Chair Hechtman: Ms. Klicheva, the roll call vote.

- 
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1

2 Ms. Klicheva: Commissioner Alcheck?

3

4 Commissioner Alcheck: No.

5

6 Ms. Klicheva: Commissioner Chang.

7

8 Commissioner Chang: Yes.

9

10 Ms. Klicheva: Chair Hechtman?

11

12 Chair Hechtman: Yes.

13

14 Ms. Klicheva: Commissioner Lauing?

15

16 Commissioner Lauing: Yes.

- 
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1

2 Ms. Klicheva: Vice Chair Roohparvar, absent. Commissioner Summa?

3

4 Commissioner Summa: Yes.

5

6 Ms. Klicheva: Commissioner Templeton?

7

8 Commissioner Templeton: Yes.

9

10 Ms. Klicheva: Motion carries 6-0

11

12 Chair Hechtman: Commissioner Alcheck's vote was no. It was a little hard to hear.

13

14 Ms. Klicheva: I'm so sorry. Yeah, the Motion carries 5-1 with Vice Chair Roohparvar absent.

15

- 
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1 **MOTION PASSED** 5 (Chang, Lauing, Hechtman, Summa, Templeton) – 1 (Alcheck) – (1  
2 Roohparvar absent)

3

4 Chair Hechtman: All right, thank you and to the (interrupted)

5

6 Commissioner Alcheck: I'll just, can I just speak to it real quick? Can I just speak to it real quick?

7

8 Chair Hechtman: Commissioner Alcheck.

9

10 Commissioner Alcheck: Yeah I'll just explain. I think, I would encourage all of you to consider  
11 Commissioner Templeton's comment about reopening public comment at the next hearing. I  
12 would advise against that. I think you don't want to sort of set a precedent for late submittals  
13 derailing City process. And I think it's important for continuity; imagine this is to a date  
14 uncertain so this is now going to be the fourth meeting on an item and it's what we're good at  
15 is the process getting long. And then I would also add that I didn't find the letter particularly  
16 persuasive, but more importantly I think it would have been interesting to know if legal staff  
17 had changed their recommendation based on any information they had received. Because it

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1 sounds like they had a chance to review it and if their recommendation remains the same... that  
2 would have been an interesting question to ask. But anyways, that's why I voted no.

3

4 Chair Hechtman. Thank you, Commissioner Alcheck.

5

6 **Commission Action:** Motion by Summa, seconded by Lauing. Pass 5-1

7 3. PUBLIC HEARING/QUASI JUDICIAL/LEGISLATIVE: Review of the Castilleja School's  
8 Requested Conditional Use Permit and Variance per Council Direction March 29, 2021,  
9 and Review of a Draft Ordinance per Council Direction Amending Section 18.04.030  
10 Regarding Definition of Gross Floor Area in the R1 Zone for Below Grade Garages. Zone  
11 District: R-1(10,000). Environmental Review: The Final Environmental Impact Report  
12 (EIR) was Published July 30, 2020 and the Draft EIR was Published July 15, 2019  
13 (Continued from the December 8, 2021 meeting)  
14

15 Chair Hechtman: We will move now to Action Item Number 3, public hearing, quasi-judicial  
16 legislative review of the Castilleja School's requested Conditional Use Permit (CUP) and variance  
17 per Council direction March 29, 2021, and review of a draft ordinance per Council direction  
18 amending Section 18.04.030 regarding definition of gross floor area in the R1 zone for below  
19 grade garages. The zone district is R1(10,000). Environmental review: the final EIR was published  
20 on July 30, 2020. The draft EIR was published July 15, 2019. This item was continued from the  
21 December 8, 2021, PTC meeting and at the point of continuation we were through public  
22 comment up to the applicant's rebuttal and stopped at possible Commission questions of the

- 
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1 applicant. Ms. French do you have any kind of supplemental staff report that you want to present  
2 at this point?

3

4 Ms. Amy French, Chief Planning Official: There are no supplemental staff report, and I would be  
5 happy at some point if you would like me to put the organizing slide from the prior presentation,  
6 let me know.

7

8 Chair Hechtman: Let's do that after we conclude the public comment portion which as I just  
9 mentioned is going to involve just any questions that the Commissioners may have of the  
10 applicant as though we were just continuing on where we were last time. So, first I will ask do we  
11 have the applicant team available to answer questions?

12

13 Ms. French: It's a good question. I believe this is advertised to start later in the evening so it's on  
14 our agenda. I do see a few people here from the... yeah, I don't see the applicant team here. So,  
15 if you would like to take a pause I can try to get to the applicant team. I think we just ended early  
16 on the other item.

17

18 Chair Hechtman: I think we should do that because I would like to wrap up that section and the  
19 public comment before we start any of our deliberation. So, I have 6:38. Ms. French you'll report  
20 back at 6:45 regarding status of the applicant.

- 
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Ms. French: Yes.

Chair Hechtman: If they're not ready to go right now let's find out when they will, what time they will be ready, and we can reconvene at that time.

Ms. French: Thank you.

Chair Hechtman: Stand by everyone

**The PTC took a break**

Ms. French: All systems go.

Chair Hechtman: Thank you, Ms. French. Seeing, confirming that we have our full complement of Commissioners, which we do. And so, we're going to as I said before the break pick up where we left off last time. The applicant has concluded rebuttal and it's time now for any Commissioner questions of the applicant team. Commissioners, do you have questions of the applicant? Commissioner Chang.

- 
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1 Commissioner Chang: Thank you, Chair Hechtman. Can we quickly identify which of all the names  
2 here are the members of the applicant team?

3

4 Ms. French: I can do that. We have Nanci Kauffman, Elizabeth Hughes, Mindie Romanowsky,  
5 Natalie Kittner, Kathy Layendecker, Adam Woltag, and Robert Echols.

6

7 Commissioner Chang: Thank you. Okay, so I wanted to start by asking some pretty big picture  
8 questions and some of these might be just to get me up to speed, but they are also because they  
9 kind of inform some of the decisions we have to make around the CUP and parking. So, I know  
10 that Castilleja expresses a desire to have an enrollment of 540 girls. What is driving that number?  
11 Is it an effort to generate more revenue in order to offset the costs of this project or something  
12 else or you know, I'm just trying to get more context? And I'd appreciate it if anybody can answer,  
13 but maybe Ms. Kauffman because she was the one talking about the desire to educate more girls.

14

15 Nanci Kauffman, Head of Castilleja School: Yes, I'd be happy to. Thanks, thanks for the question.  
16 I guess I'll start by saying that yes, it is the mission of our school to educate girls and frankly, as  
17 many girls as possible. We currently do not increase enrollment from middle school to high school  
18 and we have over 150 applications for the high school for students that you know, we can't even  
19 enroll really maybe a handful of them. When we were first doing our application for an increased  
20 enrollment and new master plan we knew from the start that we would not be able to have more

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1 trips. And so, one of the ways that we arrived at our number, which really was the maximum  
2 number of students that our Transportation Demand Management (TDM) plan could  
3 accommodate and not create more trips. In other words, there were just so many things that we  
4 could add in terms of the TDM plan and 540 was the maximum number that the experts said that  
5 we could add if we added certain TDM we would be able to maintain our trips.

6  
7 As far as it has come up occasionally... we're nonprofit. I have to raise, for every student I educate  
8 I actually have to raise more money. So, yes the school does become a bit more efficient, but you  
9 know we're never driven by revenue. We're always going to be driven by our mission and by our  
10 desire to prepare as many girls as possible to lead going into the future. And oh, the last thing I  
11 wanted to say is occasionally we hear from neighbors they'll compare the square footage or  
12 acreage of our property to other schools and to say you know really 540 students is too many for  
13 our campus. And my response to that I have several things to say. Many schools have many, many  
14 more fields than we do. We had to go off campus to play most of our sporting events so really  
15 acreage you have schools, you know, in in urban areas that have much smaller footprints than  
16 ours and have more students. I believe the Fire Marshall is the person who is the best equipped  
17 to say how many students can be on a campus. And we could accommodate far more than 540,  
18 but we limited to that number because of one, to limit the number of trips.

19

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1 Commissioner Chang: Thank you for clarifying why the 540 is the magic number. So, to... is there,  
2 do you have an idea of, of those increase, in that increase what the breakdown would be is that  
3 mainly to address the high school enrollment?  
4

5 Ms. Kauffman: Yes.  
6

7 Commissioner Chang: Or the middle school? Okay, I mean that's useful to us because right high  
8 school students can drive, and middle school students can't. So, or just, they use a different  
9 campus in different ways I imagine?  
10

11 Ms. Kauffman: Yes.  
12

13 Commissioner Chang: So, a follow on question. So, I know that the mission is to, you know,  
14 educate as many girls as possible, but then why must the increase take place on one campus?  
15 Because so many other schools in the area have moved to two campuses like Pinewood or Nueva  
16 or Harker once they've outgrown their current campus and the restrictions that are placed on  
17 their current campus.  
18

19 Ms. Kauffman: So, the schools that you mentioned for the most part have added a campus when  
20 they've added a new division to their school. So, they are a K through 8 and they want to add a

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1 high school, or they are a high school, and they want to add an elementary school? We are not  
2 talking about adding a whole division to our school. When we did the analysis of, you know,  
3 what... sell, purchasing another property and then building on it I would say that when we have...  
4 we have to modernize this campus, there's no doubt about that. We have to raise the money for  
5 that. And we really believe that having all the girls grades 6 through 12 on one campus is really  
6 an important part of our mission. If we were ever to raise the money to buy more property we  
7 would start another 6 to 12 school. So, it's not for us about adding a division.

8  
9 It's also worth mentioning that coed schools typically don't like to have such a wide range of  
10 students on the same campus. There's a big difference between having a middle school and a  
11 high school on the same campus in a coed school then it is to have six grade girls with senior boys  
12 all on the same campus is much less desirable than having a 6 through 12 all girl's school.

13  
14 Commissioner Chang: I do have more questions, but I want to be sensitive to whether other  
15 people have questions. So, I could keep going, but if other people...

16  
17 Chair Hechtman: Not seeing any hands yet, so Commissioner Chang why don't you keep going  
18 until I do?

19

- 
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1 Commissioner Chang: Okay, so I did want to kind of follow up on your comment about the density  
2 because I have definitely seen that data too where currently, I mean at least in a residential area,  
3 right, Castilleja is very dense. And I so at like 70 students per acre and then it would go up to 90  
4 students per acre if we go to 540, whereas and that's so much more dense than even our public  
5 schools, which are huge. Like Palo Alto High School (Paly) at 45 approximately and then Gunn at  
6 less than 40. I know Gunn has a more expansive campus. And Pinewood, which is less than 45.  
7 But then I think about Stratford, which is an elementary school, so they don't have fields and they  
8 are very dense site and they're still less than 50. So, as I think about this I actually have a  
9 background in Higher Ed working at the Stanford Graduate School of Business and I wonder like  
10 are there implications about the density such that it affects the quality of the educational  
11 experience? So, for example, I looked at your plan and there's a number of underground  
12 classrooms. And the Stanford Business School was like the underground school, which was  
13 terrible. And so, and, you know, I think about high school students with my own student and  
14 mental health and sunlight. So, I'm wondering if you worry about that? And, you know, it's just  
15 the situation where gee the neighbors don't want the density and then I wonder if it's not maybe  
16 the best thing either for the school.

17

18 Ms. Kauffman: So, I really appreciate the question because I think this issue of density is a data  
19 point that has been fabricated. It has no meaning in education. I've never heard of; I mean I've  
20 been an educator since I've taught in all girl schools since 1979 and it's not until this project that

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1 I ever heard about density as it relates to students on a campus. Again, there are safety issues  
2 that a Fire Marshall would look at. We have outdoor space, we have... we actually have enough  
3 classrooms on our campus now to accommodate 540 students; however, the future of education  
4 as you see all the other schools building more buildings and more classrooms really is about  
5 having a variety of different types of classrooms and different types of spaces. So, you're going  
6 to see more variety.

7

8 As far as the lower level is concerned it has been designed with significant amounts of light going  
9 down there. And we actually have some classrooms now below grade. if you are in those  
10 classrooms you don't even know that they're below grade because of the amount of light coming  
11 in. And the last thing I'll say is they have been designed to be the classrooms where the types of  
12 things that would happen whether it be music or a black box theater or a recording studio, things  
13 like that would be, are better underground both in terms of noise and just a better use of quiet  
14 space.

15

16 Commissioner Chang: Okay, thanks. I'm going to keep going. So, what assurances can you provide  
17 that Castilleja will not exceed the enrollments specified, the enrollment cap specified in the CUP,  
18 given that it currently exceeding the cap? Right, because I think [unintelligible 53:42]  
19 enrollment's 426 I think I heard on this week versus the cap of 415 and it has been, you know, I

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1 read it in the papers and attendance has been exceeding the CUP for more than 15 years. So,  
2 what assurances can you give that with a higher number that the numbers won't be exceeded?

3

4 Ms. Kauffman: So again, I know it sounds, you know, people say this typically, thank you for the  
5 question, but I really do appreciate the question because I know you are new to this process. And  
6 in 2012, two years after I became the Head of School I went to Curtis Williams who was the  
7 Planner at the time and then I explained to him that the school was overenrolled. And we went  
8 through a process in which we were given a plan for how to reduce our enrollment over time.  
9 And we not only have stuck to that plan to the letter, but we provide an audit. We have our own,  
10 we have an independent auditor who reviews our revenue and our directory and comes onsite  
11 and looks at all of our, you know, all of our records and then produces a yearly report for the City  
12 that verifies the enrollment.

13

14 Commissioner Chang: Okay, thanks. And then I think about public benefit. I mean obviously girls'  
15 education is a public benefit. But very specific to Palo Alto I wanted to understand what  
16 percentage, do you know what percentage of applicants are from Palo Alto and then what  
17 percentage of those applicants are admitted?

18

19 Ms. Kauffman: Sure, it's a comparable percentage. It's somewhere between 25 and 30%.

20

- 
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1 Commissioner Chang: Okay, and then what's the overall admissions rate for Castilleja. So, in other  
2 words, if 100 Palo Altoans were to apply, what would be the admissions rate there?

3  
4 Ms. Kaufmann: Oh, I mean the admission rate varies somewhat from year to year. We typically  
5 will have several hundred applications for 6th grade and nearly 200 somewhere between 150-  
6 200 for 9th grade and we're looking to enroll roughly 60 in the 6th grade and right now roughly  
7 the same in 9th grade although that's the number we'd like to increase to in the vicinity of 85.

8  
9 Commissioner Chang: Okay, wait so I... too much math, but did I get that at around 10%? I wasn't  
10 writing down the members that you said.

11  
12 Ms. Kathy Layendecker, Associate Head of School Castilleja: Nanci, do you mind if I just jump in  
13 for a second?

14  
15 Ms. Kaufmann: Please.

16  
17 Ms. Layendecker: Yeah, hi, I'm Kathy Layendecker. I'm the Associate Head of School. And just to  
18 reiterate what Nanci said our acceptance rate is quite low at the 9th grade and that's one of the  
19 challenges we're trying to address. So yes, as Nanci said we have, you know, somewhere between  
20 170 and 200 applications every year for the 9th grade and typically, you know, 10 - 12 spots

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1 available. So, you can see how difficult it is for Palo Altoans and anyone else to gain admission to  
2 Castilleja for high school. And 6th grade as Nanci said we have a few more applications. It's  
3 probably closer to 250, something like that, and we accept around 60.

4  
5 Commissioner Chang: So, something like 25% then and then minuscule for the high school.

6 Harder to get into than Harvard or Stanford it sounds like. Okay, and then I have a question about  
7 the TDM. So, because it was really hard for us on the Commission to understand what was new  
8 in the TDM, meaning what like there's lots of assurances that we can't have and well, the rule is  
9 no net trips. But what new things have been put in place since the last round of discussions in  
10 March? That, because we when we heard about the TDM we couldn't there wasn't a lot of  
11 information. It was very short, the presentation. I'm wondering if we could get, you know, like  
12 the five bullet points of what are the new changes that have been put in place or that are planned  
13 to be put in place. We don't have a redlined document.

14  
15 Ms. Kauffman: Right, right. Kathy, I don't know if you're planning on doing that or if you can have  
16 Robert do that?

17  
18 Ms. Layendecker: Sure, I can kick it off and then I'd like to turn it over to Elizabeth Hughes who  
19 really worked very closely with us to put together the TDM plan. But I guess what I would like to  
20 point out is from the very start from the time that we applied five and a half years ago for this,

- 
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1 with this proposal the TDM plan that we were proposing was above and beyond what we are  
2 doing now. And so, the whole point is to drive down the trips per student so that as the  
3 enrollment grows we can maintain car trips at no more than what we have today. Elizabeth,  
4 would you mind just speaking maybe a little bit more about the specifics and perhaps how it's  
5 evolved since March?

6  
7 Ms. Elizabeth Hughes, [No title or company provided 59:46]: Yeah, absolutely. I'd like to show

8 one slide briefly and then I actually have a couple of slides that would be much easier to look at.

9 But for context I wanted to show an example of all the different things that Castilleja already

10 does which is represented on the checklist side of each of the columns. And then we went

11 through every single program whether it's carpool or bicycle or transit, etcetera, including all the

12 outreach and then we added additional features. And the reason we wanted to do it this way

13 was just A) to make sure we're capturing everything that Commission and Council wanted to see,

14 all the different comments we've had over time, but also because it's a way for me as a planner

15 in TDM to identify what could we add to this group of measures to make them stronger and more

16 robust.

17

18 And so, the simplified version of what I'd like to show is how we enhanced for example, the

19 carpool measures. Castilleja is already doing a lot to promote ridesharing and carpooling. And

20 they're going to enhance those, that carpool program by adding additional measures to their

- 
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1 TDM program. So, this example that you're seeing onscreen and hopefully everybody can see this  
2 onscreen, shows how the TDM, how the carpool program can be enhanced even further by  
3 adding more and more options to it. This is the example for the bicycle measures. They were  
4 already doing really well with bicycling and lots of promotions and lots of students and teachers  
5 who were biking to school. They were already adding more bicycle secure parking. They're going  
6 to be adding a bike fixit repair station. They're going to be, you know, doing a map to show where  
7 students might live within a bikeable location and they're going to add some on-site bike share  
8 programs and possibly eScooters. So those are additional measures to the bike program that will  
9 enhance overall bicycle use.

10

11 And then again I could go through lots of sections, but this is transit and then this is, you know,  
12 lots of other types of measures. But what I really want to focus on to give you what I had tried to  
13 explain last time, what we're really trying to solve for between the parking study and the TDM  
14 when we get to that 540 enrollment number going to be trying to solve for 19 parking spaces if  
15 we're using Option D or 25 parking spaces if we're looking at Option E. And below here I put  
16 together a simplified chart to show what would it take to get to 19 parking spaces? How many  
17 more trips reduced that we need to implement so that we have less people parking on campus  
18 or around campus or anywhere needing parking? Well, we have to increase the number of riders  
19 on the buses. We have to increase the number of carpools and transit riders. And so, it's a little  
20 bit from all the different modes. And so, in this example if we increase all the different modes by

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1 just a little bit we're going to have a corresponding number of trips and parking reduced. So, I'm  
2 wondering if anybody has a question about the table I put together. I went a little fast on the  
3 explanation, but I wanted to see if that answered your question?

4  
5 Ms. Layendecker: I'd like to, sorry, before we go to that list if I'd like to also invite Mindie  
6 Romanowsky, our land use attorney, to talk about the Conditions Of Approval and all of the TDM  
7 that's incorporated there.

8  
9 Mindie Romanowsky, Land Use Attorney for Castilleja: Hi, good evening, nice to see you again. I  
10 think just to help answer this question Bryna, we thank you for it because, you know, you ask  
11 what is new and so the reason why Elizabeth Hughes was hired was because after the draft  
12 Conditions of Approval were put together Conditions 20 through 27 set forth a very detailed set  
13 of requirements that the school needs to follow for TDM. And so that's sort of the template and  
14 then staff asked us to have it this draft TDM manual put together by Elizabeth's firm because  
15 she's done I think over 20 reports, if not more, for the City and is very in touch with TDM and  
16 how it works in Palo Alto specifically. So, Elizabeth took those Conditions of Approval and she  
17 drafted them into the plan as a way to implement them. And then we have to, you know, follow  
18 all of these various requirements picking from the menu of how we mitigate trips in order to  
19 grow enrollment and if we don't, we can't because of the Conditions and the way that they are  
20 set up. So, I guess, I know it's a lengthy document and, you know, it is technical in some aspects,

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1 but it's also meant to be very user friendly. And I would encourage you between now and when  
2 final decisions are made to look at it and really soak it in, and members of the public, because  
3 really it does become the living breathing document that Castilleja would be required to follow  
4 in order to grow their enrollment. And it I think could be used frankly as a nice template for the  
5 future of Palo Alto as you're looking at how to control traffic and trips.

6

7 Commissioner Chang: Thanks, that helps, but I think what I need to do then is to look at those  
8 items like 20 through 20 whatever and then look at the TDM to... right, like that's the due  
9 diligence that I would need to do. So, thank you.

10

11 Ms. Romanowsky: Sure.

12

13 Chair Hechtman: Commissioner Chang I do have another commissioner's hand up, Commissioner  
14 Templeton. So, if you have more questions of the applicant you're welcome... it looks like you've  
15 concluded. Commissioner Templeton just before I call on you and then Commissioner Alcheck I  
16 was remiss before letting Commissioner Chang lead off without asking the Commissioners if  
17 there are any supplemental disclosures, communications that the Commissioners have had in the  
18 last week since the December 8th meeting that they need to make.

19

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1 So, I will note that in the intervening week Preserve Neighborhood Quality of Life (PNQL) reached  
2 out to me with a request to deliver a packet of information. It's the same communication and  
3 packet I believe that a number of the other Commissioners referred to in their disclosures a week  
4 ago. That was my only communication in the last week with anybody involved with this  
5 application. Any other Commissioners have supplemental disclosures? All right.

6  
7 Commissioner Templeton: I'm happy to say that I also received outreach about the packet from  
8 that organization as well. But I don't think there was anything in there that was new or not  
9 already public information. Thank you.

10  
11 Chair Hechtman: All right, Commissioner Templeton, questions of the applicant?

12  
13 Commissioner Templeton: Thank you. Yeah, I really appreciate the line of questioning from  
14 Commissioner Chang and it's reminding me of some, the questions that we asked in prior years  
15 that I think kind of fading from my memory at this point. So, if the applicant will bear with me I  
16 want to just go back over a couple of things that that came up when listening to the responses  
17 there.

18  
19 So, Commissioner Chang asked why did you want to make these improvements and specifically  
20 to grow the school. I'm thinking more if you can remind us why the buildings need to be improved

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1 at all. And I recall you shared with us awhile back about the age, whether the buildings were past  
2 their useful life, and also a desire to provide the latest in environmental sound building, but if  
3 you can recap just briefly what your motivation is for this this project from the structure  
4 perspective that would be super helpful. Then I'll have some other questions after that. Thank  
5 you.

6  
7 Ms. Kauffman: Thank you. Well Commissioner Templeton you did remember well some of the  
8 most important ones. Pretty much every school in Palo Alto at this point has been modernized  
9 or has added buildings. The way that teaching happens in the 21st century is really quite different.  
10 It's much more project based. It's much more hands on. Much more integrated science and  
11 technology and our buildings are not able even to be renovated to meet those standards. A  
12 number of our classrooms are former dorm rooms and there's... they wouldn't come close to  
13 meeting the sustainability standards that we would be required to meet today, let alone what  
14 we plan for the future.

15  
16 It's much for the teaching and learning, it's also for the health and wellness of the students. The  
17 materials that are used, the amount of lighting that gets brought in, and really to have the next  
18 generation of students learn in an environment that really pushes our thinking about climate  
19 change and the world. Frankly, they will play as the leaders in helping us turn this around. So

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1 that's pretty critical to our design. And also, to think differently just about how students work  
2 together and collaborate, do projects, and really learn to take initiative and lead.

3

4 Commissioner Templeton: Thank you. Thank you for that recap. I'm glad I remembered that. I  
5 think it's really important to keep the actual structure in mind in this discussion because it is  
6 rather... I've had the opportunity to see it and it's definitely past its useful life.

7

8 The other question I wanted to ask you about is kind of contextualizing the school and the  
9 structure and trying to think of how to phrase this, you know, would you describe Castilleja as a  
10 top school? How, what's the way you describe it when you're... the one sentence pitch.

11

12 Ms. Kauffman: I describe Castilleja as the best option for middle school and high school girls in  
13 the area who want to explore themselves as strong leaders for the future. I think there are lots  
14 of places where kids can get a great education, but Castilleja is really the only option for girls who  
15 want a nonsectarian all girls middle school and high school.

16

17 Commissioner Templeton: Thank you. And how do you think that the structures, you know, if  
18 they were to be graded on the grading scale from A to F, how do you think the structure is helping  
19 you meet that vision of Castilleja as educational institution?

20

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1 Ms. Kauffman: And I think we're doing an outstanding job despite the limitations. I don't know  
2 how much longer we'll be able to do that. So (interrupted)

3

4 Commissioner Templeton: All right, I won't put you further on the spot than that.

5

6 Ms. Kauffman: Yeah, we're not good. We don't... there's a whole anti-grading movement going  
7 on so...

8

9 Commissioner Templeton: Well, there you go. I learned something.

10

11 Ms. Kauffman: Putting a letter to it would be really hard. It varies from (interrupted)

12

13 Commissioner Templeton: Not meeting expectations then.

14

15 Ms. Kauffman: Thank you, exactly.

16

17 Commissioner Templeton: Okay, all right, so thank you for that context as well. And then, you  
18 know, in the previous comments I've had some concerns about the need for an underground  
19 garage and I understand that you're getting direction for how much parking is required from the

- 
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1 City, is that correct? Is that why there's these parking, why you have parking, for example, an  
2 underground parking garage included in this proposal. Can you tell us where that comes from?

3

4 Ms. Kauffman: Sure, I mean of course we have to park our project. That's a requirement and  
5 there may be opportunities to have that requirement reduced if our TDM is acknowledged to be  
6 outstanding. I mean the origins of the underground garage were came from a focus group of,  
7 well actually it first came up in a large group meeting and then was supported by many smaller  
8 group meetings. Apparently, I mean neighbors said that they were promised an underground  
9 garage by the previous Head of School, and this was something that was sort of a non-negotiable.

10 And so, let's not even talk until you can be ready to pursue a garage. So that's when we first were  
11 pursuing this and then of course we planned our campus with that concept in mind. And so, at  
12 this point the design and the location of the buildings and all of that was built around the concept  
13 of this early desire to have an underground garage be kind of non-negotiable.

14

15 Commissioner Templeton: Thank you. So, just to recap the City is requiring that we adequately  
16 park the site and the direction for having an underground parking facility is something that has  
17 come from the community in conversations that you had with the community.

18

19 Ms. Kauffman: Yes and also I mean I think it's favored in the Comprehensive Plan. I think it's  
20 favored. I think the EIR definitely calls it out as preferred alternative. So, I think the neighbors

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1 who are arguing for that early on certainly, you know, that that idea is supported. I think Kathy,  
2 you wanted to add something about the garage?

3

4 Ms. Layendecker: Yeah, I just want to add that I think one of the reasons that the EIR and the  
5 Comprehensive Plan favor underground parking is also for sustainability reasons. The runoff,  
6 water runoff from cars cause real pollutants and as does the noise associated with cars at the  
7 surface. By putting them underground you actually do some very good things for the  
8 environment. And the other thing that it does is it increases the green space. And I think we all  
9 agree that Castilleja's park like setting really is a benefit to the neighborhood and the more that  
10 we can increase that amount of greenery it's good for the students, and I heard concern about  
11 our students earlier, it's good for our students, and it's good for the neighbors, and it's good for  
12 Palo Alto.

13

14 Commissioner Templeton: All right, thank you all for answering my questions and reaching back  
15 to prior years conversations and helping refresh. I appreciate that. All right, I'm done for now.  
16 Thank you.

17

18 Chair Hechtman: Commissioner Alcheck, questions of the applicant?

19

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1 Commissioner Alcheck: Yeah, well welcome. I've been here a long time and we've been on this  
2 topic many times before. And I don't know if you were at the beginning the meeting, but this is  
3 my last evening to share a dialogue with you. So, I have some questions and I hope will inform  
4 the discussion. I understand the school was established in Palo Alto in the 1890s just seven years  
5 after Palo Alto High School was established. And I'm wondering if you can share insight into the  
6 motivations of the founders? Were they responding to a specific need in the community? Was  
7 there a failure in the public offering? Is there any insight into what brought this school into Palo  
8 Alto 130 years ago?

9  
10 Ms. Kauffman: Sure. So, we've been on the current site since 1910 and we were established a  
11 few blocks away 1907. And the impetus for the founding of Castilleja School was based on the  
12 need to prepare more young women to be qualified to apply to Stanford. That was the original  
13 mission and for many years the school was viewed as the place for girls to young women to  
14 become educated and better prepared to apply to the most, you know, the most challenging  
15 schools, the most selective schools. Now I would say that our mission, you know, certainly goes  
16 beyond that and that we are creating an environment where girls get to from a very young age  
17 practice their leadership, strengthen their voices, building their confidence, learning to fail and  
18 make mistakes, all the things that prepare them to take on roles beyond college. To think about  
19 really what are their career choices and how might they think of themselves as leaders going  
20 forward. And of course, there've always been women leaders, it's not that Castilleja is the only

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1 way, but it's a focus of ours and we, you know, girl school's produce more women leaders than  
2 in the other schools. So, it increases the numbers for sure.

3

4 Commissioner Alcheck: I'm not in the education space. It's not like a knowledge, I don't have a  
5 lot of depth of knowledge there. My understanding is that... well, let me explain why I'm asking  
6 this question. We hear a lot about the concept of public benefit. I think in the context of many  
7 Palo Alto processes that concept is somehow limited in scope to what have you done for me  
8 lately or what are you doing for me across the street. I have a different approach to public benefit.  
9 It's not limited in scope. I think a public benefit can be as simple as a bus stop was provided by  
10 an applicant and it can that could be made available for the public and it can also achieve a larger  
11 goal that serves our public value system. My understanding of women's education in particular,  
12 gender specific women's education, is that there are and again I'm not that familiar, but my  
13 limited knowledge is that there are often challenges to combined educational settings that can  
14 limit opportunities for girls to achieve the same level of academic success. And so, my, this  
15 question is sort of is on the backs of the previous question, which is do you think that the need,  
16 the public benefit of increasing the number of females who are prepared to compete at that sort  
17 of academic level is any different than the first day the school was established and is that a part  
18 of the value proposition?

19

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1 Ms. Kauffman: If I understand your question what I will say is that college prep, which is what  
2 independent schools and, you know, all of our high schools, Play, Gunn, they the idea was prepare  
3 you for college, make sure you have the best academic preparation for college. And now that we  
4 understand that just having that single goal is perhaps not the best preparation for adulthood  
5 and to be a contributing member of society we've designed a curriculum that has girls engaged  
6 in a different way making a lot more decisions, taking a lot more initiative, so that they can  
7 imagine themselves... just have much bigger hopes and dreams for themselves and the skills to  
8 achieve those. So, I think that was the question that you're asking and there certainly is  
9 (interrupted)

10

11 Commissioner Alcheck: Yeah. What I'm trying to suggest is that there that, you know, look, we  
12 have green initiatives. Those green initiatives are not to make our local air quality better, it's to  
13 participate in a global movement to improve our environment. And my one of the comments  
14 that's come up frequently during our deliberations has been this idea of are you serving enough  
15 Palo Altoans? And what I am trying to understand is, is it your view or do you share the view that  
16 putting, giving women an opportunity to participate in your program provides the entire world a  
17 benefit and it is in some ways Palo Alto's sort of honor, if you will, to be host to an institution  
18 which is pursuing that goal whether they teach students here, or whether they teach students  
19 exclusively from underprivileged neighborhoods, or whether they teach students from the entire  
20 Bay Area. So, is it... sorry, is that your view that the mission is, has sort of a global public benefit?

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1

2 Ms. Kauffman: Absolutely, absolutely. I mean what the couple things I can say about that, we are  
3 a model for schools around the world. We get people reaching out to us and they want to  
4 understand what we're doing and how we're doing it. And part of that is we do have a support  
5 of the innovative educational community of Silicon Valley. At the same time, we've built an  
6 environment where girls from a variety of different backgrounds are learning together and in a  
7 highly academically stimulating environment. So, replicating a more equitable world that we  
8 would hope for in the future. So, there are many things that are part of our mission that we are  
9 preparing students to make the world a better place and I do think that's one of the main reasons  
10 so many students want to come to the school.

11

12 Commissioner Alcheck: All right, let me follow up quickly on a different note. So, we heard a little  
13 bit about the concept of density. I appreciate your perspective there. I'm not particularly hung  
14 up on the issue. I would ask you; do you have a target student to teacher ratio, and do you  
15 anticipate that that would change as a result of the growth in enrollment?

16

17 Ms. Kauffman: So, our new campus is designed actually to have larger classes. So, in fact we won't  
18 need to significantly increase faculty. There's I mean there's just a different students in the future  
19 are going to be working even more independently than they are now and I think student/teacher  
20 ratios are going to mean something very different. It's not going to be as connected to class size

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1 as it is how many counselors do you have at the school, how many maker educators do you have,  
2 and that sort of thing. So, I think that whole concept is going to shift in a way that says increased  
3 enrollment does not mean increased adults.

4  
5 Commissioner Alcheck: Is there a... does Castilleja participate in a dialogue, or do they  
6 communicate with our local schools when it comes to innovations in education? You just sort of  
7 hinted at this idea that education is evolving. I think for those of us familiar with the public school  
8 system that train it turns very slowly. I'm wondering if Castilleja participates locally in an  
9 educational way with other learning institutions.

10  
11 Ms. Kauffman: Yes, and I would say most actively it's been with Paly, although we do have  
12 partnerships with elementary schools in Palo Alto and in East Palo Alto. But some of the  
13 innovation that was happening a few years ago at Paly was very much in line with the work that  
14 we were doing in social justice curriculum and maker space and that sort of thing. The robotics  
15 teams have collaborated. We've partnered in theater, things like that.

16  
17 Commissioner Alcheck: I want to ask a specific question. I know that Castilleja was able to reopen  
18 during COVID rather early in the academic year. Was there a dialogue with public schools about  
19 what was working and did any, did the public schools, did they ever reach out to sort of  
20 understand what how you were able to get kids back to school so quickly? This is so I'm trying to

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1 better understand the... how to evaluate the concept of public benefit with respect to the larger  
2 question here.

3

4 Ms. Kauffman: Right. There was some conversations with administrators, but I think that the  
5 bigger challenge was looking at things districtwide, you know, we're making a decision but, you  
6 know, we're a microenvironment relative to a large school district. I think that overtime perhaps  
7 school principals will have the kind of agility that, you know, we're able to have, but I think it was  
8 particularly challenging for them. But something I would like to say about public purpose because  
9 I've often been, had people say, oh, you know, the campus used to be much more open. And,  
10 you know, we're not, it's part of our CUP we're not allowed to open the campus to the  
11 community. So, if a community organization, you know, wanted to use the circle for an event or  
12 wanted to use our theater or if local basketball leagues or little leagues wanted to use our gym  
13 or our fields, none of that is possible under our CUP. And we would welcome that kind of  
14 community engagement. So, I do just want to put that out.

15

16 Commissioner Alcheck: Okay. I actually appreciate that, that's really good information.

17

18 Ms. Kauffman: And then two other things that I should mention because they're actually pretty  
19 major. We are a site for a summer program for Peninsula Bridge that goes on during our summer  
20 camp. And that is a program for under resourced students who all the independent schools in

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1 the Bay Area really are part of these outreach programs where we can, where we have students  
2 on campus during the summer and then potentially become applicants for the school. Also 20  
3 plus percent, 21/22% it varies from year to year of our students are on tuition assistance. So, we  
4 do have students from communities that do not have the kind of excellent schools we have in  
5 Palo Alto who are able to get an outstanding education.

6  
7 Commissioner Alcheck: I appreciate that, thank you. I see there are two other hands. So, my last  
8 question, I didn't focus with significant detail sort of how your classrooms were laid out with  
9 respect to access to like... I guess my simple question which I think would satisfy me in this regard  
10 is would you characterize your new facilities or maybe I should say that... how much more  
11 suitable for education would you characterize the facilities in this plan with what you're currently  
12 teaching students and for the purposes of their educational and emotional well-being.

13  
14 Ms. Kauffman: It's transformative. It is night and day. The school, you know, the campus itself is  
15 really quite beautiful in terms of the trees and greenspace. The facilities are institutional and  
16 outdated except for the two buildings that, you know, we won't be touching. And the girls want,  
17 need, and deserve more, not to mention the teachers. So...

18  
19 Commissioner Alcheck: Okay. All right, well thank you. I considering that you survived the 1918  
20 pandemic and that you're thriving in the current pandemic I imagine that you will survive this

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1 Palo Alto process. So, thank you for answering my questions and I look forward to the discussion  
2 we have tonight.

3

4 Ms. Kauffman: Thank you, Commissioner Alcheck.

5

6 Chair Hechtman: Commissioner Summa. Questions?

7

8 Commissioner Summa: Thank you. Welcome to everyone tonight and I do have some questions.

9 one of them is this is pretty basic. The TDM, is at all year round? And is it evenings and weekends  
10 that it covers also? Well, Saturday because I know Sunday there's no events. Or is it just basically  
11 business hours during the school year?

12

13 Ms. Layendecker: I can answer that. I mean the TDM program is a very comprehensive plan, so  
14 it's not really specific to a day part or a part of the week. We have all sorts of parking restrictions  
15 and car restrictions that are in play for weekend activities and during the week. So, it's a very  
16 comprehensive program today and it will be even more so when we implement this even more  
17 robust plan.

18

19 Commissioner Summa: Okay, so kind of the cornerstone was the no new net trips concept. So  
20 that will apply to events and to summer school which happens I think pretty much all summer.

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1 And I'm just trying to make sure I'm not sure I understood from your answer that those same  
2 concepts, no net new trips, will apply to events and summer activities as well.

3

4 Ms. Layendecker: I think I'd like to turn it over to Mindie to talk about the details of that, about  
5 how it relates to events. So, Mindie if you would?

6

7 Ms. Romanowsky: I am coming. What I would like to do is go find the Condition of Approval  
8 specifically. I was frantically trying to look at for it. There are many Conditions of Approval and if  
9 you would give me a moment I will find the language that controls events in terms of trips. I just  
10 don't have it at my fingertips, maybe staff does? I do know that the actual Conditions of Approval  
11 are coming before you at your next meeting. So, if you give me a couple of moments I can quote  
12 the language. I do think that for some, so we have different types of events. We've tamped them  
13 down significantly. And so, for example, we do have five events where the majority of people are  
14 coming to campus. Those events I think the trips, there is a carve out for the amount of trips  
15 coming to campus, but I would need to check what the condition says for the other events. And  
16 so, I apologize I don't have it at my fingertips, but I can get it to you or perhaps staff does.

17

18 Commissioner Summa: Ok, thank you. That's fine and like some of my fellow Commissioners I'm  
19 going to need to take a deeper dive into the TDM before some of our subsequent meetings.

20

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1 And then I do want to ask about the garage. And in the context of knowing how much, how  
2 interested in the school is in global warming and greenhouse gas emissions and all these issues  
3 that we will face future, and we hope some of your students will be helping us solve those  
4 problems. Given the Fehr & Peers study that proves that you have enough surface parking now  
5 to cover your needs, I'm kind of curious why you want to go ahead and build the underground  
6 garage? And kind of related to that is if you're going to be, well the Council contemplated, and I  
7 think we'll still be looking at this kind of a 50/50, 50 of the required parking in the garage and 50  
8 at grade. And you also figure into your calculations 54 frontage spaces, which I'm not sure why  
9 you would need those. So maybe you can, and those are the public spots that are on the Castilleja  
10 side of three public streets basically. So, if you could maybe explain a little bit about those issues?

11

12 Ms. Layendecker: Hi, I'll get us started on this and then I think it would probably be helpful for  
13 perhaps Mindie Romanowsky and/or Robert Echols to also answer the question. But I would go  
14 back to what Nanci said earlier about why the parking garage makes sense for this project. I mean  
15 first and foremost, you know, the City Council of Palo Alto passed a Comprehensive Plan that  
16 favors underground parking above surface parking for many reasons, many of them  
17 environmental and that I laid out earlier in the evening. Secondly, as Nanci said because of the  
18 public pressure that we faced early on in this project to build a garage and to get more parking  
19 on campus we designed our master plan around it. And we did it in a way that it increases the  
20 green space, which is a public benefit. We talked about public benefits earlier. I think I will turn

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1 it over to Robert Echols to talk about the parking around the perimeter and kind of how that all  
2 factors into the calculus.

3

4 Commissioner Summa: Thank you.

5

6 Robert Echols, [No title or place of employment provided]: So, thanks, Kathy. So, I think the way  
7 that the parking around the perimeter has always been viewed is I mean as public parking, yes.  
8 It serves the adjacent land uses, either the residential or in this case the school, and so the  
9 traditionally the school has used that parking as part of their parking supply just because they  
10 are adjacent land use, you know, that's if you kind of think about some of the residential parking  
11 programs in the Downtown, you know, that was where the local residents were being encroached  
12 on by the employees of the Downtown and so that's where that kind of came in. But generally  
13 speaking, the school, you know, viewed those spaces around the edge as something that they  
14 could utilize as the adjacent land use. And Mindie may have more to add to that.

15

16 Ms. Romanowsky: Yes, what I can say to you is what the parking garage does, you know, at its  
17 core is it enables us to park our project and also meet our project objective which is to have a  
18 playing field. So, you know, if we were to... Robert's parking study what it looks at and I know,  
19 you know, it's a detailed study, but what it looks at is how many spaces do we have on campus  
20 and adjacent to campus. And then he looks at okay well, if we are at X enrollment how many

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1 spaces, how many people are parking and then of course we've requested a parking adjustment.  
2 The only way you can get a parking adjustment and the Director has I think recommended a  
3 parking adjustment of about 14% for parking Option E, there are other options on the table that  
4 I know you're going to discuss tonight. But essentially the only way you can reduce your required  
5 parking is if you have a TDM program.

6  
7 So, the parking study that Robert put together, you know, it talked about how many spaces do  
8 we have on campus and how many are adjacent to campus and then it looks at various scenarios,  
9 but it didn't take the TDM into account. So, when you take that TDM into account and I did show  
10 this chart last week and Elizabeth brought it up tonight, it shows that as we grow our enrollment  
11 we can park our project.

12  
13 That's one aspect, but you asked specifically about the garage. And so, I just want to go back to  
14 the purpose of it is the project objective of keeping a playing field and also preserving the homes.  
15 Because there was a scenario early on that we looked at where we were doing more surface  
16 parking and potentially taking some residential units away. We heard from the public and we  
17 actually agreed it was a good constructive comment to preserve those residential homes along  
18 Emerson. So that parking garage now essentially allows for the below grade parking for all the  
19 reasons that we've shared tonight in terms of the noise and the headlights and all of those things,

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1 but it preserves our field, and it also allows us to modernize and build a sustainable campus that,  
2 you know, is energy efficient.

3

4 Commissioner Summa: Okay, but I guess I'm still not quite understanding why if you're fully  
5 parked at grade now, I'm just not understanding that. So (interrupted)

6

7 Ms. Romanowsky: Well, I mean, I guess if... I mean I'm... I think that we are rebuilding a part of  
8 our campus because we want to build a sustainable campus and so in order to do this site plan  
9 that has basically evolved for five years based upon three prior years of mediation and  
10 consultation with neighbors who wanted the below grade garage once we invested in that idea  
11 and we started to think about how to efficiently design the campus in a sustainable way and  
12 preserve open space, green space, playing field space, our circle in the middle that has a lot of  
13 traditional value for the school, it really started to make sense to put cars below ground especially  
14 when you consider the City's Comprehensive Plan where it is a priority. So, all of those things  
15 came together and then of course the EIR deemed it environmentally superior. So that is why  
16 parking on the surface 100% of whatever we're parking became something that was not a  
17 priority.

18

19 Commissioner Summa: Okay, thank you for that. And then with regard to the TDM we had a  
20 former colleague on this body who is such a transportation expert really who felt one of the

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1 problems with the TDM was that it would be very hard to have any sense of capturing parking  
2 and traffic both when people coming to the school opted to use not enter the school project. In  
3 other words, people who just say, 'Oh there's a spot right there, I'll park there.' And that's very  
4 hard to control. So, it was one of the reasons our former colleague, who I mentioned is an expert  
5 in this field, really didn't think it could work. Is, do you have ideas about how you would keep  
6 people from just parking wherever they want to in a more desirable convenience space for them?  
7

8 Ms. Kauffman: I do want to mention that since we launched the current rules for our employees,  
9 which basically limits extensively their ability to drive to work in a single occupancy vehicle we  
10 have been able to keep our visitor lot fairly empty. And so, we can instruct visitors that we have  
11 a visitor's lot, and this is, you know, where they park. That's the front lot.

12  
13 Commissioner Summa: The front lot on Bryant?  
14

15 Ms. Kauffman: Right. In front of the administration building.  
16

17 Commissioner Summa: Okay and then but...  
18

19 Ms. Kauffman: I mean yes, we can't control everyone.  
20

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1 Commissioner Summa: No and it's just traffic also. You can't get a sense; I mean I'm sure you'll  
2 have to have [hose? 1:45:54] counts on your site to see how people are using the circulation, half  
3 is going in the garage. But the concern is that people will just out of preference or expedience if  
4 people can just park anywhere in the neighborhood if they want to (interrupted)

5  
6 Ms. Kauffman: Oh sorry, sorry to interrupt. I just wanted to add that if we actually patrolled the  
7 neighborhood looking for Castilleja cars that are parked in the neighborhood so and, you know,  
8 everybody has to register their car with the school. That's requirement at the beginning of the  
9 school year. And so, we have a pretty good handle on that. There are certain neighbors that have  
10 said we welcome Castilleja parking in front of our house and so we do allow our employees to  
11 park in those spaces. But if we find cars that are Castilleja related in spots that are not designated,  
12 for example, we'll immediately pull a student out of class in the middle of class and say you have  
13 to go move your car. So, we take that all very seriously and, you know, we understand that, you  
14 know, we have a responsibility to the neighborhood to hold our community accountable.

15  
16 Commissioner Summa: It's also a traffic issue, not just parking. It's sort of both. And it also I think  
17 would be hard for... it kind of circles back to my question about whether the TDM can, is year  
18 round and evening, whether it will be controlling event parking basically and summer school  
19 parking. So, I think I'll leave it at that for now. Thank you very much.

20

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1 Mr. Lait: So, Chair?

2

3 Chair Hechtman: Mr. Lait?

4

5 Mr. Lait: So, I just had a last point about the events. I wanted to just speak to that because my  
6 recollection is the conditions that were previously recommended or considered by the  
7 Commission did capture... so currently when we evaluate [ANP 1:48:13] trips event days are  
8 excluded from that calculation because they increase the... you know, it's atypical sort of  
9 representation. In the conditions that have went to the City Council the events would count in  
10 ANP and the average daily trip counts. So those are factored. The events are factored into that  
11 traffic analysis.

12

13 Additionally, and I would rely on others to help me with this, but the TDM plan has a host of other  
14 requirements related to events and traffic monitors and things of that nature to guide that. So,  
15 events are covered in the TDM. And to the extent that it's insufficient that's an area where we  
16 would like Commission feedback on where it might need to be enhanced if needed. Thank you,  
17 Chair.

18

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1 Chair Hechtman: Commissioner Lauing you're up next. It's 7:55. I am going to suggest that we  
2 take a break in a little bit, but do you want to start questions? See if you're still going in 10  
3 minutes, if not we'll stop when you're done.

4

5 Commissioner Lauing: If you want to do it now Chair we can do it. Otherwise, I'll just  
6 [unintelligible 1:49:43].

7

8 Chair Hechtman: Why don't you go forward?

9

10 Commissioner Lauing: Okay. I have a number of questions that are about parking and the garage.  
11 My first question was actually Commissioner Summa's second question and so she's already  
12 asked that. But I just want to understand I really found the parking study, you know, like quite  
13 fascinating and I would use the word optimistic because they kept writing about how there's  
14 plenty of parking at grade or all the needs up to 540. Some need some preparation from City or  
15 some more improved TDMs, which I know that the school is committed to doing, but I guess the  
16 first question is you concur with the study that these 104 spaces that's adequate at this point at  
17 grade? You don't have any disagreement with that at this point, right?

18

19 Ms. Layendecker: Sorry, sorry. Yeah, sorry. The question was do we adequate parking today?

20

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1 Commissioner Lauing: Does anyone from Castilleja or in general disagree with the conclusions of  
2 the Fehr & Peers report that 104 parking spaces at grade would be appropriate for enrollment of  
3 all the way up to 540? With some adjustments by the City for congratulations from the TDM or  
4 things like that.

5  
6 Ms. Layendecker: Yes, I think what the analysis shows is with the 14% parking reduction that the  
7 City staff supports that yes, we could park our project.

8  
9 Commissioner Lauing: Right. So, one of our assignments from Council at the March meeting is to  
10 (interrupted)

11  
12 Chair Hechtman: Commissioner Lauing? Commissioner Lauing when you turn your head to look  
13 at your documents we're losing some audibility.

14  
15 Commissioner Lauing: Yeah, I really I actually really appreciate you [unintelligible 1:52:04] on that  
16 when it happens because I barely turned my head, and you lose me. So, I'm really appreciative  
17 that. I'll try to hold that back [unintelligible 1:52:10]. I was just going to say that one of our charges  
18 from Council is to review allowing Castilleja, sorry, wrong piece. Review both a non-underground  
19 parking facility option and underground parking facility along the line. So, it's important for us to  
20 understand, you know, sort of the need or not need for this to be partially underground. So, that's

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1 why we're asking these questions, that's why I'm asking these questions. And I know this is a  
2 question session, but I feel like we have to do a bit of fact checking and correction. There was no  
3 100% survey that came out and said all the neighbors want a garage. In all the public comment  
4 that we've heard over the years it's actually been mixed. Some people in the neighborhood have  
5 really wanted a garage and others have said the lights come into my house, etcetera. So, it's a  
6 mixed review from the from the neighbors on that. So, we don't have, you know, sort of absolute  
7 large set direction on that issue.

8  
9 A couple other things relative to the parking, does Castilleja feel, we're going to get to this too,  
10 that they want Residential Preferential Parking (RPP) for their benefit? Or if you have no opinion  
11 that's okay too just for time reasons.

12  
13 Ms. Kauffman: An RPP is not something that we've requested. I think it [unintelligible 1:53:31]  
14 come up in different iterations of suggestions that, you know, should be look at.

15  
16 Commissioner Lauing: The study references that you could even improve the TDM by taking out  
17 sophomores and juniors. Is your current TDM already taking those out or would that be another  
18 reduction from the Peers study that we have from July?

19  
20 Ms. Layendecker: That would be a further reduction if that was included.

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Commissioner Lauing: Okay. Now that would be great. And then another one there do you agree that the rightsizing ratio in the report on Page 20 is correct and so that therefore net when you do the math you actually pick up another six parking spaces because not as many teachers are going to be needing to drive.

Ms. Kauffman: Sorry, are you looking at the TDM plan?

Commissioner Lauing: I'm looking at the Fehr & Peers report, Page 20, where they did a calculation and saying what this comment just said is we're going to have more students per teacher and therefore the ratio goes up and we won't need as many staff and folks driving to school.

Ms. Layendecker: Yes.

Commissioner Lauing: So, they netted out another prediction of saving six more parking spaces?

Ms. Layendecker: Yeah, yes. We do concur with that as Ms. Kauffman said earlier. There are efficiencies we will gain with this increase in enrollment.

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1 Commissioner Lauing: Yeah. And then I notice in the list of things that you have one shuttle from  
2 the Palo Alto Caltrain, but you're not proposing any satellite lots. So is there a reason why you  
3 ruled out, for example, Baylands Athletic Fields are at 101 and Embarcadero. You could have that  
4 as a gathering drop off place and run shuttles over there. Have you look at that to further, you  
5 know, help the problem?

6  
7 Ms. Layendecker: So, a couple things. I mean we need to park our project and so and that has to  
8 happen at the site and around the site. So, satellite parking does not help address that piece of  
9 it. In terms of reducing trips to campus we do already do some satellite parking that's actually  
10 within walking distance of the school. And that's been a very successful program. Could we, you  
11 know, potentially find some others? Possibly, you know, that is often highly dependent on what's  
12 available.

13  
14 Commissioner Lauing: Okay, something to probe there with staff. And let's see, in the in the  
15 current TDM how often are you expecting the data to be audited officially? I mean I know you're  
16 doing car tracking every day. But what is in there now? Is it three times a year or something like  
17 that?

18  
19 Ms. Layendecker: What are we currently doing?

20

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1 Commissioner Lauing: No, what are we projecting in the new TDM for 450 and up?

2

3 Ms. Layendecker: I believe it's three times a year. I believe that is correct. And then there's also  
4 real time measurement going on as well. But in terms of the official monitoring reports those I  
5 think are three times a year maybe for the first couple of years and then it goes to two times a  
6 year I believe. I'm doing that off the top of my head, but I believe that's what it said in the  
7 conditions.

8

9 Commissioner Lauing: Okay, Chair Hechtman, that's my group of questions on parking so I could  
10 stop there if you like.

11

12 Chair Hechtman: So, if I'm understanding Commissioner Lauing you have more questions, but it's  
13 on a different topic and so we could take a break now and come back with some further questions  
14 from you.

15

16 Commissioner Lauing: Yeah.

17

18 Chair Hechtman: Okay, then let's do that. Yeah, I have 8:03. Let's come back at well I'm going to  
19 say 8:13 so hopefully we can get started at 8:15. So 8:13 is the official restart time.

20

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1 **The PTC took a break**

2

3 Chair Hechtman: Welcome back everyone. Commissioner Lauing, you may resume your  
4 questions of the applicant.

5

6 Commissioner Lauing: Okay, thank you. I wanted to follow up on the enrollment number  
7 question, sort of piggybacking on with prior Commissioner. You mentioned 540, you explained  
8 the 540 number. I didn't hear that that's a permanent gap on what you would like to have just  
9 that it's what you can squeeze into the TDM right now. So, that's my understanding, if that's  
10 different let me know.

11

12 The other question I had is in your application you're applying for 25 students per year over those  
13 X years. Where did that number come from? I mean it could be, could have been something  
14 different. So, why are you picking that one?

15

16 Chair Hechtman: I'm wondering if the applicant is not back from break yet.

17

18 Ms. Kauffman: We're here.

19

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1 Chair Hechtman: Ms. Kauffman did you hear Commissioner Lauing's question, or would you like  
2 him to repeat it?

3

4 Ms. Kauffman: Oh, yes if you could repeat it. I'm sorry, I think my connection dropped for a  
5 second.

6

7 Commissioner Lauing: Okay, sure. You had responded to Commissioner Chang that how you  
8 came up with the 540 number relative to the sort of TDM max to summarize you, not quote you.  
9 And you didn't say that that's a permanent cap, that you just said that that's, you know, all you  
10 can do right now with the TDM. So, is that correct? It's not, you're not saying that's a permanent  
11 cap you never want to go over that, right?

12

13 Ms. Kauffman: No, I mean I cannot, I can't speak for the future of the school, right? I can speak  
14 for myself. I wouldn't imagine doing, you know, myself seeking more than that. I think the way  
15 we've designed the campus having 25 students added per each year of four years is the right  
16 number for the way we've designed the campus also.

17

18 Commissioner Lauing: So that was my follow-up question there, which is why was it 25 instead  
19 of 50 and 50 or 10, 10, 10 or anything else. Just, you know, what was the methodology there?

20

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1 Ms. Kauffman: Yeah, I mean that it's 60 students per grade is considered a very small middle  
2 school, a nice sized middle school. 60 students per grade in a high school is really too small to be  
3 able to offer the kinds of things we want to offer students when they only have two or three  
4 students signing up for a certain course. Anything under 100 though in high school is still  
5 considered a small high school. So, we're really aiming for rightsizing the school in terms of what  
6 we would like to offer students without necessarily creating a situation where we would be  
7 looking to do to have, you know, more classrooms and more teachers and that sort of thing.

8

9 Commissioner Lauing: Okay, so my last question is back to kind of a big picture question like  
10 Commissioner Chang started with. Every project that you start, a business, a city, a school, a  
11 home decorating project, whenever it is going to have some risks and stuff that could go wrong.  
12 So, what are you thinking that for the purposes of risks for the school or risks for the City that  
13 could still go wrong? I mean I'm not trying to be negative I'm just saying that, you know, when  
14 you put well this could happen, this could happen and I'm not saying they should be mitigated  
15 now, but just kind of alerting all of us to, you know, whatever you know that could be some of  
16 the issues. I mean we already talked about a neighborhood drop off and we actually got an  
17 answer to that tonight about how that's being monitored. with 90 more students you're going to  
18 have more athletes and more friends and parents come to the school but, you know, yeah, I mean  
19 for example, if you if you could only get a 30 event CUP would that be a deal breaker for the

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1 project? I mean what are the risks to you right now in terms of what the City does and what could  
2 happen in the City later and what could happen to your project?

3

4 Ms. Kauffman: Well Commissioner Lauing you're asking such an interesting question. I don't know  
5 that I would be in the career that I'm in and have stuck with this project this long if my brain  
6 operated that way. I am not, I haven't spent a great deal of time thinking about what could go  
7 wrong with this project fighting for it as hard as I have. I have so much belief in it and faith in it,  
8 but yes I've I think 30 events... So, to be clear, most of these events involve bringing parents to  
9 the school to engage with their students and see their students work. There are a handful of  
10 dances, but these are not... I mean they're admissions events, they're events that are just sort of  
11 key to operating the school. They're not like parties for parents or anything that goes beyond  
12 actual functioning of the school. I think 30 events for a high school would be a pretty challenging  
13 situation for us.

14

15 Commissioner Lauing: I wasn't suggesting anything about that, really. I was just saying  
16 (interrupted)

17

18 Ms. Kauffman: Oh, okay.

19

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1 Commissioner Lauing: Is that the kind of thing you'd worry about, if we don't get enough events  
2 we can't do this or, you know? But that's fine (interrupted)

3  
4 Ms. Kauffman: I know like I said I mean I wish that, you know, it's just not how I think. I think  
5 about, you know, what's going to be possible. That's much more, I mean the strategic plan of our  
6 school it's called "What's Possible" and we mostly, you know, think forward to the best possible  
7 outcomes. I think that we have tremendous confidence in our ability to meet the trip count and  
8 I hope that that's really clear based on the fact that we suggested from the very start that the  
9 enrollment increases would have to be contingent on us proving that with each increase trips did  
10 not increase.

11  
12 Commissioner Lauing: Okay. Thank you that's all, Chair Hechtman.

13  
14 Ms. Kauffman: Thank you.

15  
16 Chair Hechtman: Thank you, Commissioner Lauing. I think all the Commissioners other than  
17 myself have asked their questions, so I have a few for the applicant. For these first two I'll leave  
18 it to Ms. Kauffman to decide who's in the best position to answer it. So, the Council has given the  
19 PTC some pretty clear direction to look at a variety of issues and that some may relate to  
20 Conditions of Approval or changes to the TDM. And so, before we get to the point of possibly

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1 imposing those sorts of things there were a couple of them that I really wanted to hear Castilleja's  
2 feedback on so we're not talking in a vacuum without asking Castilleja how will this affect you.  
3 Because by the time we have that conversation we're no longer in the public comment period,  
4 we're no longer asking applicant questions, and so that could be awkward. So, I'm going to ask  
5 them now so that we know the answer later.

6

7 One of the things that the Council included in their sort of scope of the inquiry is the idea of a  
8 temporary relocation to and I think because I read it in the staff report the concept is by moving  
9 the school entirely off campus you can reduce the construction period from like 30 something, I  
10 think it was 34 down to or 36 down to 21 months. So, what I'd like to hear from, and I think that  
11 that direction came out of the Council in March, end of March. And so, I would expect that  
12 Castilleja has talked about this internally in the intervening months. And I'd like to hear from  
13 Castilleja, what do you think about that? What, how easy or difficult would that be?

14

15 Ms. Kauffman: So, I really appreciate that and I'm going to answer first and then I'll see if anyone  
16 else on my team wants to add to it. Because of the unpredictability of the timeline, it has been  
17 difficult even as we've tried to pursue options. So, things that may have come up are no longer  
18 available. So, it isn't that we haven't thought about it and that we haven't pursued it, I think  
19 what's challenging is we couldn't guarantee that that we could find a place. So, I mean that's my  
20 biggest concern. It's in our best interest as much as it is in the neighbor's best interest to shorten

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1 the project. It just makes me nervous to think about having that as a requirement. I don't know  
2 if Mindie or Kathy if you want to add to that?

3  
4 Ms. Layendecker: I would just reiterate what you just said, which is it's something that we're very  
5 open to. We agree that it could be good for the school as well, but you can't just move into any  
6 old facility for a school. And so, it would have to be that something were available that fit the  
7 needs of a school. So, as Nanci said if it were a requirement it wouldn't really work, but  
8 encouragement to do it is certainly welcome.

9  
10 Ms. Kauffman: I think that's, we've said what we need to say. Thank you.

11  
12 Chair Hechtman: All right, well I appreciate you sensitizing us to that issue and the dilemma you'd  
13 face with a strict requirement. Next question in a similar vein. One of the things that the Council  
14 has expressed some concern with is really that the nimbleness of the enforcement process. And  
15 let me start by saying I expect everyone to obey the laws, and the laws include Conditions of  
16 Approval. And so, to the extent it that there are Conditions of Approval applicable to Castilleja  
17 including strict limits on traffic generation my expectation is you're going to find a way to comply  
18 with it. But the, and what the TDM is really in part about is giving you a whole panoply of tools  
19 to accomplish that. Particularly if you find over time that you're butting up against that, those  
20 numbers or even crossing those thresholds. And so, I think that's all very good, but one of the

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1 concerns that the Council expressed was well, we have these three time a year I think studies  
2 and then they come in and how... what, if there's an exceedance and it's not, and for a minute  
3 we'll sort of avoid the question of how many exceedances before you have to do something about  
4 it, but if there's an exceedance, however many times, what if anything can be done quickly that  
5 that will provide some immediate relief to get us back under the number?

6  
7 And I'm kind of loathe to think about these things because I really believe that this is the purview  
8 of the traffic experts, and I'm not and I don't that anyone on the Commission is, but so all I can  
9 do is sort of think logically. And one thing I see is that you have as I understand it senior parking.  
10 Currently, you... seniors are allowed to park at school, and I thought juniors and then tonight I  
11 heard even some sophomores to the extent of course they can drive. They're allowed to park.  
12 And so, one thought I had that, you know, something that could be enacted really quickly is to  
13 curtail some part of that. But what I don't know is what the impact of that would be at the school.  
14 And I imagine that that you thought about that and so help me understand if those were sort of  
15 the immediate measures, does it work? Is it a huge problem? Are there reasons that I can't think  
16 of that it's really problematic?

17  
18 Ms. Kauffman: So, here's what I can say at this point, and I obviously would want to think more  
19 specifically about it, but in general the school is in great demand. And families joining the school  
20 under particular circumstances would be expected to abide by those circumstances. So, I think

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1 it's difficult for example, to tell a senior family that lives in San Jose not near the train station that  
2 suddenly their daughter can't drive to school. However, when you enroll families there's an  
3 understanding, you know, going forward these are all possibilities if we don't meet our trip  
4 counts. I think that's much more manageable. The students can enroll at the school with that  
5 understanding.

6  
7 Chair Hechtman: Okay, thank you. The other questions I have all relate to the TDM. And so, I  
8 don't know if Ms. Hughes might be the best person to answer them, but you'll decide that. And  
9 they all I think focus on Page 33 of the TDM program. I'm wondering if somebody can pull that  
10 page up? It's got the tables of infractions on it.

11  
12 Ms. Hughes: Oh yeah, sure. I can share my screen if you like?

13  
14 Chair Hechtman: That'll be fine.

15  
16 Ms. Hughes: Okay, is this large enough for everyone to see?

17  
18 Chair Hechtman: It is for me. I'm on a laptop. If anybody's on a phone they're going to have  
19 trouble.

20

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1 Ms. Hughes: Okay. Well, we were asked to put together a sequential approach to the infractions.  
2 And you can see in the beginning we have two parts; the first part is the period between the  
3 commencement of construction and attainment of the maximum enrollment level. And the  
4 infractions start with the first one, we go to a second one if there is one, and a third one if there  
5 is one. And the consequences for each of those infractions are sequentially higher level. So, it's  
6 well spelled out so that the consequences are very specific and clear. And then the second section  
7 is also a series of possible infractions and absolute consequences that are really well spelled out.  
8 That second section is beginning two years from the completion of the academic building, so sort  
9 of normal operations at that point.

10

11 Chair Hechtman: Okay, thank you for the overview. So, I've got some specific questions about  
12 this page because I was studying it and there are parts of it that I wasn't sure I understood. So, I  
13 want to try to get a better understanding as we move forward in this process.

14

15 So, as you said the first box as it's titled it's this period from commencement of construction to  
16 when they hit maximum enrollment, which the proposal is for 540. So, I'm going to say it's 540.  
17 And then the second box is two years following completion of the academic building. I'm  
18 wondering if there is, given that one of the things that the City has to work out through this  
19 process we're going through is really the phasing of additional students, whether it's 25 per year

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1 or some other number. Assuming compliance with the TDM is there a possibility of an overlap  
2 between Box 1 and Box 2?

3

4 Ms. Hughes: I'm actually going to ask Mindie to clarify. My, I believe that is my understanding.

5

6 Ms. Romanowsky: So, let's see here [audio cuts out 2:16:34]

7

8 Commissioner Lauing: We can't hear you.

9

10 Chair Hechtman: Ms. Romanowsky, we're having some connection difficulties with you.

11

12 Mr. Lait: Yeah, I'm sorry. I just maybe while that's getting reestablished, I think your observation  
13 is correct, Chair Hechtman, that there is the likelihood that there is some overlap here. And I  
14 think this is an area where too staff is still examining the TDM plan and may have some additional  
15 comments too. Just to reiterate what we had said the at the outset of the hearing last week we  
16 wanted to get the material out to the public, to the Commission, so we can get some initial  
17 feedback. We too are also going to be looking closer, but if the Commission has some direction  
18 or guidance initially that would be welcome.

19

20 Ms. Romanowsky: I'm back and I apologize I don't know what happened. Can you hear me now?

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Chair Hechtman: We can, thank you.

Ms. Romanowsky: I think, well what I was wondering was, are you proposing, do you have a question in which case perhaps you could repeat it or were you suggesting potentially some clarification around this so that there would be an overlap? Because I mean I think we are very open to feedback. We just as much as the City and the public wants this to be something that works. We are very interested in having it be something that can work and is practical. So, we're hope... I mean this is why we're here tonight. We want to hear the feedback and we're open to any suggestions that you think would make it better.

Chair Hechtman: Okay, so yeah, my questions here with Ms. Hughes are really to help me understand, you know, what's written here so I can, if it's some of these things I suspect, suggest clarifications. And so, here's this first question I've asked is, is there... the way that these two tables read it feels to me like they were intended to be sequential. Like we're going to do Box 1 until a certain point two years following completion of the academic building when Box 2 will take effect. But I actually think that there is a possibility of overlap. If two years after the academic building is completed you're still building it up to the maximum enrollment. And so, if that happens I don't understand how these two boxes work together so...

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1 Ms. Romanowsky: Fair point. I think we can clarify that and I, you know, but it's a fair point and  
2 it's important. So, you know, thank you for the feedback.

3

4 Chair Hechtman: All right.

5

6 Ms. Romanowsky: We don't anticipate that happening, you know, it was sort of like this was we  
7 really, you know, if it was 25 per year that would take, you know, by the time the building was  
8 built we sort of felt like we'd be through that. But if, but again we have to plan for contingencies  
9 and we can probably propose something here or if you want to propose something we're very  
10 receptive.

11

12 Chair Hechtman: I didn't have any ideas other than just decide what would happen and maybe  
13 it's as simple as adding a sentence that tells us what happens, right? Or changing the headings  
14 that that, you know, it's two years after completion of the academic building provided the  
15 maximum enrollment level has already met.

16

17 Ms. Romanowsky: Yeah, the first two occur.

18

19 Chair Hechtman: Right. I just don't want us to get three or four years down the road and realize  
20 we've got an unclear direction here. So, and that's that what was my question was intended to

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1 ask. All right, in Box 1 talks about first report, second consecutive report, third consecutive report.  
2 Box 2 doesn't use that word consecutive, and I was curious if that was intentional? Or can the  
3 first report be in year one and the second report six years later?

4  
5 Ms. Romanowsky: Well, we're supposed to, the reporting for the first number of years as Kathy  
6 Layendecker indicated earlier and Elizabeth can pull up the screen with when the reports are all  
7 due, but for a number of years we have to do 3 reports a year until we've proven ourselves. Is  
8 that your question?

9  
10 Chair Hechtman: No. So, the infraction box, the one on the left, again, I mean the second. In the  
11 first box we're talking about first report showing an infraction, second report showing an  
12 infraction, second consecutive report showing infraction, third consecutive report showing an  
13 infraction. When we get down to the second box it says first report showing an infraction, second  
14 report showing an infraction, and so on without saying that they're consecutive. And I'm  
15 wondering if that was an omission or if it's the intention that the first report can happen... that  
16 you're going to do quarter, three time a year reports. So, in the first year, in the third year after  
17 completion of the academic building let's say you have a report that shows an exceedance and  
18 then you don't have another one for four years. Another report that shows an exceedance. The  
19 way I'm reading this table now is that even though four years have passed between the two

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1 reports showing exceedance you trip the that second box, a consequence. And I'm wondering if  
2 that was intentional or if it was intended that these be consecutive reporting infractions?

3  
4 Ms. Romanowsky: I believe it was... I believe it's an omission and the language should track. We're  
5 not trying, you know, we understand the gravity of not meeting the numbers. So, the language  
6 should track. It should be consecutive. It was not, you know, it was just it was an omission and  
7 that's why this is in a form that we're getting feedback on.

8  
9 Chair Hechtman: Okay, let's see, in the second box the first three infractions don't use the  
10 subsequent year terminology and the last two box, sorry, the 4th and 5th box do. And so, I wasn't  
11 clear again on how to read these things in context as some kind of continuum. Can somebody  
12 explain, you know, what the difference is between Boxes 1 through 3 and Boxes 4 and 5?

13  
14 Ms. Romanowsky: I'm going to defer this to Elizabeth because she can speak to the nuances with  
15 more professional accuracy than I can. This is what she does day in and day out so I'm going to  
16 defer to her now.

17  
18 Ms. Hughes: Thank you. What I think we were trying to spell out was the differences in the  
19 consequences as some of the infractions begin to appear in that sequential or consecutive  
20 manner. So, you can see it's sort of talked... the differences you'll see are in the consequences.

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1 So, you know, first, second, and third report that may show a deficiency you're incrementally  
2 increasing the consequences of either adding additional measures and you're going to be adding  
3 more intensive measures that are reviewed and approved with the Chief Transportation Official.  
4 By the time you get to a third report where you maybe have not met that the threshold  
5 limitations you're looking at a reduction in the enrollment. So, I think where we have the  
6 infractions on one side not all the consequences are the same. They are exceeding in their  
7 intensity for consequences. And I'm happy to try to clarify that with some direction for how you'd  
8 like that to read.

9  
10 Chair Hechtman: So, let me, I'm not sure I'm articulating my question clearly enough to get the  
11 right focus. So, let's say, all right, so the second box, bottom half of the page, becomes applicable  
12 two years after completion of the academic building. So, just hypothetically after that happens  
13 we're going to be generating, sorry, Castilleja will be generating these I think three times annual  
14 reports. I can't remember when it steps down to two times, but they're going to be issuing  
15 reports. So, let's say the after the two years the first report comes out it shows an exceedance.  
16 And then the second report, and I understand from Ms. Romanowsky that what's intended here  
17 is really the second consecutive report as it states in the first box, so the second consecutive  
18 report shows an exceedance. Then the third consecutive report shows an exceedance. And each  
19 time that happens you're going to have the consequences associated with it. Then I get to the  
20 4th box. I think what this says is the first and second report in the subsequent year, meaning the

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1 subsequent year after the third consecutive report showing an exceedance. I think that's what  
2 it's supposed to mean, but I'm not sure.

3

4 Ms. Hughes: Yes. That would be correct. We're looking at the subsequent.

5

6 Chair Hechtman: Okay, all right, so I do think that that's not clear here, you know, that was my  
7 speculation that that's what it meant. So, I would encourage some look at that so that nobody  
8 has to speculate.

9

10 Ms. Hughes: Yes, all right.

11

12 Chair Hechtman: And then the final question on this page, 3rd report within five years, I suspect  
13 what is meant there it's not you're going to have at least 10 reports within five years if not 15.  
14 Again, I don't remember the dividing line between three a year and two a year. So, I think what  
15 you're talking about here is the third report showing an exceedance within 5 years.

16

17 Ms. Hughes: Yes.

18

19 Chair Hechtman: It may even refer to subsequent year and so that I think really needs to be  
20 clarified.

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Ms. Hughes: Okay.

Ms. Romanowsky: Yeah, thank you. I mean this language we did meet with the Planning and Transportation staff on it and, you know, we... this was a work product that staff gave us feedback on, and we arrived at this language, but of course now that we're getting your feedback we can make further changes at your direction. I mean these clarifications are very helpful.

Chair Hechtman: I mean my thought is that in the situation were this ever to have to come back to the PTC or the Council for enforcement and again my expectation is it won't, but these rules really need to be clear so that there's, we take the guesswork out of them. And these are things that I didn't understand and if I don't understand them there's a good chance somebody else might not understand them either.

Ms. Hughes: I'll do a clarification review with Planning staff and make sure that I have some clarity in their revision.

Chair Hechtman: Okay. And then the last question I have Ms. Hughes I can't remember if in our last meeting I remember you said how long you've been doing this, and I think maybe it was 20 years?

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1

2 Ms. Hughes: Yeah, it's been a long time.

3

4 Chair Hechtman: So, I was curious, I mean this Castilleja has a, you know, a population, a  
5 proposed population of somewhere around 650. If you have the 500... I'm saying, you know, 500  
6 roughly, 540 students as proposed and something around 100 student, 100 staff, I don't  
7 remember the exact number. So, you know, in the 650 range, I'm wondering if in your experience,  
8 this is an exhaustive TDM program.

9

10 Ms. Hughes: Yeah.

11

12 Chair Hechtman: And I'm wondering if you've ever done a TDM program this extensive to address  
13 traffic generated by a population in the range of 650 people? And if so, what were those  
14 circumstances?

15

16 Ms. Hughes: You know that's a really good question. My experience has kind of tripped off in the  
17 Silicon Valley area back in 2000/2001. We were working with a lot of high tech employers and a  
18 lot of trip reduction requirements, not necessarily parking reductions. And then along the way  
19 there was such a shift in what works for high tech, and what works for biotech, and what works  
20 for residential, and what works best for warehouse or retail, and in this case it's in this in the

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1 academic scenario. And so, I would have to say that I've had a project, I don't believe it's been  
2 built yet, that went to an 80% car free entitlement, which was approved. And there are projects  
3 in San Francisco which are really quite dense and they're commercial oriented that have very  
4 substantial TDM programs. And mostly they succeed because there's no parking. There's sort of  
5 a forced scenario of having no parking and having your TDM be successful.

6  
7 But my, most of my experience is dealing in the range unless there's a project that's like right on  
8 the Caltrain station, steps from Caltrain, we're looking in the range between the 30% or the 40%.  
9 And Castilleja's program is well over 50%. So, it's quite robust.

10  
11 Chair Hechtman: [Audio cut out 2:32:10] population that the program is serving. I was curious  
12 about that. Castilleja's population is proposed, is around 650.

13  
14 Ms. Hughes: Yeah.

15  
16 Chair Hechtman: Right? And so, I'm asking if you've done other TDMs this robust for populations  
17 in the 650 range.

18  
19 Ms. Hughes: Most of my TDM programs are for populations that are much higher in density  
20 population. In population.

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Mr. Echols: Can I offer a comment here? In terms of schools are kind of a unique TDM situation. When you're working in the industry and things like that you're dealing with employees that may or may not buy in. Here and what I've seen in some of the other schools that we've worked is the parents and the everybody is trying to work together and really solve the problem. And so, there is a synergy, I guess, that's different in schools than you would have in a workplace. And so, you do have fairly decent programs at schools because they do have frequent contact, everybody is supportive, and so that's a big benefit and a reason these programs can be as successful as they are.

Chair Hechtman: Thank you. Those are all of the questions I have. Commissioner Chang, I see your hand up. You have additional questions for the applicant?

Commissioner Chang: Yes, I do, Thank you, I'll try and keep them short. I just wanted to ask a quick follow up on like the CUP and the current enrollment and the enrollment cap. Why is it at 4, this might be staff that needs to answer it, but why is it at 426 now instead 415 given that, you know, is that the schedule that we had to reduce since 2012? Or in other words Ms. Kauffman had mentioned that in 2012 we started this plan with the City of how are we going to step down from 450 plus to 415 and so I'm wondering why we're at 426 now instead of 415?

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1 Ms. Layendecker: I'm sorry. Can I just interject that we're actually at 422 right now?

2

3 Commissioner Chang: Okay, 422.

4

5 Ms. Layendecker: And it is as you described, there's actually some letters in the public record  
6 from the City. The original enrollment plan they gave us when our Head of School came forward  
7 about the over enrollment was to reduce to 438 and then to hold steady there until we had a  
8 new CUP. We did that for a while and the City came back and said well, actually this project is  
9 taking a long time, we want you to continue reducing. So, we resumed reducing per the City's  
10 requirement that we reduce by four to six students a year. And we have been doing that ever  
11 since. So, we are at 422 this year based on that requirement from the City.

12

13 Commissioner Chang: Okay, thank you. I also had a few questions about the TDM because as Mr.  
14 Echols pointed out schools are different from an office environment, very different. Particularly  
15 because for schools many of the individuals are not drivers themselves and so it's the drop  
16 off/pickup activity that is a little bit different. And so, having no parking doesn't necessarily  
17 prevent traffic. So, I think a lot of times TDMs are geared at both traffic and parking, but I think  
18 in the school situation this traffic component is one that is particularly important. And so, as well  
19 as like where drop off and pickup happens and how drop off and pickup happens. Because I know  
20 that in my experience at least with our local elementary school there are violations all the time

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1 no matter how hard our principal tried to work with the parents on it, because parents are in a  
2 rush in the morning.

3

4 So, one of the questions I had is I saw I think this was in Mitigation Measure 7A and also I think  
5 in the TDM the drop off and pickup must occur in a garage, assuming there is a garage. And so,  
6 I'm wondering how is that enforced?

7

8 Ms. Romanowsky: I can just chime in just to correct you, just to correct that the Project  
9 Alternative 4, which is now what the school is supporting and was deemed environmentally  
10 superior has a distributed drop off scenario. So, while some cars are dropping off in the garage  
11 there's also distributed drop off as we currently run the school now. So, some drop off on Kellogg,  
12 we have a portal there, and Bryant. So, it's distributed. And how will we enforce all of the various,  
13 I mean we... I Kathy Layendecker can speak to this better than I can, but I have seen it. There's a  
14 manual, there's all sorts of rules and regulations, and they've got enforcement officers that are  
15 making sure this happens because it's a priority. So (interrupted)

16

17 Ms. Layendecker: Yeah, I mean I, I'd like to add to that. Is that we really created a TDM culture in  
18 our school I think like none other. Like people just understand because of all the communication  
19 we do, all of the enforcement we do, that if you want to be part of the Castilleja community you  
20 need to be part of the solution to reduce car trips in the neighborhood. And as Ms. Romanowsky

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1 indicated we have all sorts of ways that we do that, but certainly monitoring in the neighborhood  
2 is one of the ways that we enforce the drop off and pick up should happen as designated. And  
3 we also have ways that we make sure that the drop off and pickup is balanced in certain ways  
4 that it avoids queuing. We really, in fact I welcome you to come to Castilleja any morning between  
5 8:00 and 8:30, which is when most of the drop off happens. And I think you will see what I'm  
6 talking about, that there really is no back up and that the traffic is, that to the extent there is any,  
7 is very carefully managed.

8  
9 Commissioner Chang: Okay, thank you. Isn't the current, maybe I'm confused because we haven't  
10 talked in depth, but I thought that the current, the preferred plan coming out of the ARB meeting  
11 was us, was a garage with a drop off plan in there. And so, you're telling me that that's not meant  
12 to be the only drop off point, that they're supposed to be multiple ones?

13  
14 Ms. Layendecker: Yeah, there are multiple drop off points and I think that's what they were  
15 referring to is that one of the drop off points and it's actually the least used. So, there it's actually  
16 very prescriptive the EIR as to the percentage of drop off that should happen at each of the  
17 different drop off locations. And that's what I was talking about. We have ways to balance that  
18 in terms of, you know, using student last names and that kind of thing to figure out what  
19 percentage will be in the garage, what percentage will be on Bryant, what percentage will be in  
20 the drop off area along Kellogg.

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Commissioner Chang: Okay and so then my question about I'm just trying to address the concern of oh, you know, TDMs are hard to monitor with driveway counters because not everybody is going through that spot. And so, then I wanted to understand because monitoring is so important in terms of making sure that everybody's bought into this. If there's drop off on Kellogg and Bryant as well how is that, how are those trips counted? Because I saw that the counting was with driveway counters.

Ms. Layendecker: There are driveways there as well.

Commissioner Chang: There are too? Okay. I'm just not familiar enough with (interrupted)

Ms. Layendecker: Yeah, no I know you're getting up to speed and you'll see if you get an opportunity to look at the plan set there's actually a circulation map in that plan set that shows you where cars go, and it shows you how they come onto campus and drop off and then leave. In each of those locations.

Commissioner Chang: Yeah, I read that, I skimmed, I went, read through the TDM very fast. So, I wasn't sure that maybe I missed it in there too. Maybe it's there as well. The other question I had was about kind of relating to the page that was up when Commissioner Hechtman or when Chair

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1 Hechtman was asking questions. It talks about, you know, with the first violation we're adding  
2 this measure and with the second violation we're adding another like even stronger measure.  
3 Was there a menu somewhere that we're picking from in order to determine which measure,  
4 what which measures could be added? And I ask again because I think transparency and buy in  
5 is really important for this. So, for people to believe that there are really teeth in this it would be  
6 helpful to know what that menu is. I know that there were checklists about like these are  
7 additional things that we could consider, but I wasn't sure if those were the ones that we'd be  
8 pulling from as additional measures that could, would be implemented.

9

10 Ms. Layendecker: I'd like to speak from experience of having run our TDM program for the last  
11 seven and a half years I've been at Castilleja and operating off of the CUP that was developed in  
12 99 and 2000. Is that to the extent that it's prescriptive about certain things some of those things  
13 after 20 years have become obsolete. And for example, like in our current CUP it mentions  
14 parking at Town & Country Village. Well, Town & Country Village won't let us park there anymore.  
15 So, you know, it's just... so I just I caution you that yes, I understand the need for transparency,  
16 and I think menus are valuable. And I think we need to also understand that 10 years from, now  
17 20 years from now the whole landscape of how transportation is managed will probably have  
18 evolved and changed. And I think we want to leave room in there that we are able to pull in a  
19 new solution that maybe doesn't even exist today that will allow us to actually function even

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1 better for the neighborhood than we would with one of the things that was in the menu. Does  
2 that make sense?

3

4 Commissioner Chang: That absolutely makes sense, but I think that... I mean it absolutely makes  
5 sense and yet because what's being created is also now a communication document for not just  
6 Castilleja, but the entire community, I think it's value... there's ways to allow for the flexibility. To  
7 say it could include things from this list or other things as appropriate, right? Like that's kind of a  
8 catch all, but I do think that the concrete examples of what is a, what is an additional measure  
9 versus what is an additional more severe measure is something that's useful to understand at  
10 least illustratively.

11

12 Ms. Layendecker: Yeah, fair enough. Fair enough. Yes, thank you.

13

14 Commissioner Chang: Okay, that's it for me. Thank you, I appreciate it.

15

16 Chair Hechtman: Are there any other Commissioner questions of the applicant? No hands are  
17 raised so I am going to close the public comment period and thank the applicant for their many  
18 answers to our many questions and move us into the Commission discussion. And to facilitate  
19 our discussion Ms. French I'm going to have you pull up the list of items to discuss.

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1 And while she is doing that I want to remind the Commission that our role tonight is not to come  
2 up with recommendations to make to Council, but rather to instruct or request of staff that they  
3 provide us, that they take... provide us additional information as we feel we need based upon all  
4 the Council direction so that when we come back with that information from staff we're going to  
5 be in a position to make the recommendations at least to discuss the recommendations that we  
6 want to make. And so that's really the focus tonight is to ask staff I think for more information.  
7 It's not necessarily for any of us to preview our thoughts on the project although I think some of  
8 that is going to be natural as you're asking questions about these things.

9

10 So, staff is... so my thought for how we're going to proceed tonight is to ask our questions on  
11 discrete topics and move through the topics. And this is the suggested order. Again, we're not  
12 making decisions, just asking questions. And I think our conversation here, our discussion, will be  
13 more productive if we're focused on one item and then we move to the next and so forth. It is  
14 9:00 and at 10:00 or as soon as we finish ideally as soon as we finish an item at about 10:00 on  
15 this list of eight I'm going to check in with the Commission and we're going to see where we are,  
16 and do we want to go later? Do we want to not go later? We'll make some decisions in that regard  
17 around 10:00. So, but at this point I guess I want to ask my fellow Commissioners as you look at  
18 this list is there any reason that any of you can think of that we need to reorder these items and  
19 talk about one in a different time than its listed here? Commissioner Alcheck.

20

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1 Commissioner Alcheck: Are you opposed to allowing the conversation to bounce around? The  
2 reason why I'm asking is because I think that it's possible Commissioners have sort of different  
3 degrees of depth and comments on the various issues. And I think since you anticipate this sort  
4 of coming back with an opening for staff to provide sort of greater context I wonder if going one  
5 by one is really sort of the best tool? Because while there might be a significant discussion that  
6 can be had about the definition of garages some of these issues are likely not to get as much  
7 playtime at the Council level as sort of, you know, we may anticipate. They may represent less  
8 significant conditions.

9  
10 So, I guess what I'm trying to say is I almost wonder if we can't entertain a conversation that's a  
11 little broader on the topics and allow Commissioners to kind of move in the direction that they  
12 are sort of interested in speaking to and having that take place. And in the absence of sort of that  
13 I would suggest that we move the discussion of special events up and phased enrollment down,  
14 and TDM plan further down. And because I think one of the things that just to give you an  
15 example, I think one of the things I've learned tonight is that we're operating on this set of  
16 conditions that may be suboptimal. You have an opportunity right now, you heard the applicant  
17 say we would be happy to provide our facilities for the greater use of the public, gymnasiums for  
18 local basketball. I mean if there is a way to open this up a little bit more and suggest that staff  
19 potentially investigate broadening some of these, their approach, as opposed to continuing to  
20 sort of dial in harder and harder on some of these concepts. So, I guess I'm suggesting I think it'd

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1 be better if we had a slightly broader discussion that allowed, you know, various topics to be  
2 raised so that staff had more to come back with or at least had an idea of the options that  
3 Commissioners might be interested in having discussed.

4  
5 Chair Hechtman: Commissioner Lauing your thoughts on this structural question I've asked?

6  
7 Commissioner Lauing: Yes, thank you. I support your approach, Chair Hechtman. I think we do  
8 need to focus on one at a time. There is inevitably going to be connection because it's all the  
9 same project, but I think that's the way to go. I do think that [muffled audio 2:51:11] conversation  
10 we already had, but other than that I think the batting order doesn't matter because we're going  
11 to get to all of them whether it's tonight or the next night. So, I'm supportive.

12  
13 Chair Hechtman: Commissioner Chang, your thoughts on the structure of the discussion?

14  
15 Commissioner Chang: I think if we really want to get something done we probably do need to  
16 focus a little bit more specifically on certain things with the caveat that of course they're  
17 definitely some big picture CUP items that, you know, it would be nice to give feedback on it  
18 sometime, but I think that we could also do that in the future. What I did specifically want to  
19 comment on was #2 parking Options D and E. Like I don't know how, you know, based on the  
20 staff packet that was given to us there were other things that were seemed to be prioritized or

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1 more clearly called out as items that we would be asked to discuss. So, I'm not sure how prepared  
2 I am quite honestly and maybe it's shame on me for not understanding to discuss #2 in particular  
3 and maybe #7. That's it.

4

5 Chair Hechtman: Commissioner Alcheck, your hand is still up. I think that's a ghost hand.  
6 Commissioner Summa, your thoughts on the structure of our discussion?

7

8 Commissioner Summa: I agree with your approach. I think that's good. I kind of see the point that  
9 Commissioner Chang is making because some of these things like it seemed like there was a  
10 different list slightly before. And it had on it... so maybe I'm confused, but it had on it the art  
11 issue. The percentage for art, which I didn't think we'd be discussing at all. So, I'm wondering, I'm  
12 sort of agreeing with her comment and then #8 says other. Does that mean we have an  
13 opportunity to propose something else?

14

15 Chair Hechtman: So, the thought in #8 is that the Council has through its Motion identified certain  
16 issues that we need to investigate, and they identified certain issues like art in the common area  
17 that some other entity, Commission or Board has to investigate. But it's possible and I think  
18 Commissioner Lauing alluded to this at our last meeting, but that maybe there are some thoughts  
19 that Commissioners are having that aren't specifically derivative of the Council instruction but,  
20 you know, the Commissioner thinks that they're relevant and they want to have staff bring some

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1 information back so we can mull it over. So, that's really what #8 was about. It's a placeholder for  
2 anything that any Commissioner wants to order off the menu.

3

4 Commissioner Summa: Okay, then I off menu my custom meal would be the Dudek square  
5 footage report.

6

7 Chair Hechtman: When we get to #8 that's going to be kind of a free ranging discussion and that's  
8 when you would bring that up. You don't even have to list it now.

9

10 Commissioner Summa: Okay.

11

12 Chair Hechtman: Just anybody can talk about anything at that point. That was the intention.

13

14 Commissioner Summa: Okay, I understood. Thank you.

15

16 Chair Hechtman: All right so a synthesizing the comments of the Commissioner what I'm thinking  
17 let's do is let's swap out #2 and #6. Commissioner Alcheck was interested in in moving #6 up the  
18 list. Commissioner Chang was interested in maybe we don't get to the parking options tonight,  
19 that'll remain to be seen. And so, I'm going to say that we do it that way. So, we're going to go 1,  
20 6, 3, 4, 5, 2, 7, 8. Ms. French did you follow me on that?

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Ms. French: Yes, I did.

Mr. Lait: We're good.

Chair Hechtman: Okay, great. All right, so what I want to do again we're going to go item by item and I'm going to offer each Commissioner I'm going to say up to five minutes to offer, ask questions of staff, offer direction, what do you want them to come back with to fully inform our deliberation next time on an item? If you hit the five minute mark I'm going to ask you to hold additional comments until we get through the Commissioners, and we'll come back to you. So, everyone will say everything they want about every point, it just may not be all at one time. So, let's start with item 1, which is the text amendment issue. The ordinance language regarding garages and gross floor area. Commissioner Summa, I see your hand up. Is that a ghost hand or do you want to lead off the discussion on that item?

Commissioner Summa: It was a ghost hand so if somebody is anxious to start or I can kind of start if you want me to.

Chair Hechtman: Looks like the floor is yours.

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1 Commissioner Summa: Okay. So, I was happy that the Council actually decided that the  
2 underground garage was gross floor area. I think that was a very clarifying decision to make. And  
3 then they went step beyond that and decided that in certain situations they would only allow  
4 50% of the required parking onsite to be handled in the underground garage. So, I'm wondering  
5 if a citywide piece of legislation that only applies to one property is really the best way to solve,  
6 the best solution to solve the problem that we have here. And we don't usually do that, we  
7 consider it spot zoning. And it's I'm concerned about the precedent of doing that, the fairness of  
8 doing it, and I would just like some feedback on staff about possible other ways to solve this  
9 problem.

10

11 I'm also very concerned that other... this will set a precedent for other property owners in R1 to  
12 feel like they could step up and ask for their customized law for their property, which is why we  
13 don't do one off legislation usually. So, that is my main concern and question.

14

15 Chair Hechtman: So, Commissioner Summa your idea in asking that question is when this comes  
16 back to us staff is going to be prepared to answer the question and talk with us about alternatives  
17 to this text amendment, for example?

18

19 Commissioner Summa: Well in my I thought that we were going to give feedback I didn't  
20 necessarily see them answering the question now because...

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Mr. Lait: I'm happy to answer the question.

Chair Hechtman: Well, before you do Mr. Lait again, I'm going to sort of clarify our process tonight. I mean there may be questions we have that need answers tonight and I'm trying to distinguish that from direction to staff to go back and think about something and come back to us with the answers that we will need to form recommendations. And Commissioner Summa, I don't know if the example you just gave of, are there other ways to do this was in one category or the other. Are you wanting staff to answer that now or is this something you want them to bring back to us?

Commissioner Summa: No, I was anticipating that they were not answering a lot of... they could answer factual questions this evening to clarify if, you know, something, but that a policy issue like this was more for them to take back and think about.

Chair Hechtman: That's how I understood it too. So, Mr. Lait, you know, that's again trying to structure this to give direction without spending too much time asking staff to off the fly respond to questions with ideas tonight, rather to let you measure those responses.

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1 Mr. Lait: Yeah, thank you, I appreciate that, and I appreciate the question. I think, you know, we'll  
2 have to play it by ear a little bit. Some questions most certainly will require us to go back and,  
3 you know, talk about it. I will say for this one, you know, to the extent that we are able to answer  
4 some questions now and not have to, you know, spend the time writing about it in a in a report.  
5 I'd rather just, you know, knock it out.

6  
7 So, for this one, you know, I guess I would say I would refer back to the City Council Motion. The  
8 Council did direct us to, you know, explore a text amendment. They asked us to narrowly craft it  
9 so that it would not have broad applicability. And so, we we've done that. We've even given the  
10 Council, the Commission an option on how we can even make it narrower still. I understand the  
11 expressed discomfort of, you know, writing a text amendment so narrowly but, you know, I don't  
12 think that it's precedent setting. You know, we are talking about a large parcel with a private  
13 school use, which is not something that we have throughout the City. And even if they a, you  
14 know, future property owner of an R1 zone were interested in developing the text or submitting  
15 an application for a text amendment, which would certainly be within their rights to do so it  
16 would go through this Commission and City Council and be evaluated on its own merits. So, I  
17 don't think it's precedent setting and I do think it's responsive to the to the Council's direction. If  
18 the Commission would like us to make some refinements to it we would just ask for some  
19 specificity on what it is that you're asking us to do that in areas where you think it's not aligned  
20 with what the Council had asked.

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2 Commissioner Summa: Okay, and then I had asked something about this last week also and that  
3 is that the parking requirement and staff's interpretation that it was a reduction, the adjustment  
4 would be... that the 50% would be based on the parking requirement before the adjustment, the  
5 Director's adjustment, and I was just feeling that that did not really represent what Council  
6 Members said. And I actually called four of them and asked them and there was not consensus  
7 that that they felt that it happens.

8

9 Mr. Yang: I'm sorry, Commissioner Summa, I just need to interrupt you so that you don't  
10 communicate to us what you heard from four Council Members.

11

12 Commissioner Summa: Okay, thank you. They didn't, I talked to them separately obviously, but I  
13 did not feel that there's consensus that that's what the Council meant. And then maybe not that  
14 big a deal, but when we're talking about maybe 100 more or less parking spots it could make a  
15 difference. So, those are kind of my concerns and also a feeling of unfairness that one parcel is  
16 getting a really special exemption just for them. And I do have a question also, but maybe, and  
17 this is so unlikely to happen that maybe it's not really important, but what if Castilleja sold the  
18 property? I mean...

19

20 Mr. Lait: Yeah. I'm sorry. If they sold it and?

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Commissioner Summa: What if Castilleja decided to move out of that location sometime in the future? It would be a very large R1 property that I, I mean maybe it would have to be rezoned or, I'm just asking.

Mr. Lait: Why I guess it's hard to speculate what might happen in the future, but if Castilleja were to leave and presumably sell the property, you know, if they're selling it to another private school then, you know, things would continue, you know, as they are with the CUP conditions and all the requirements that they were subject to. If the property were sold and subdivided in accordance with our rules then, you know, and then at that point it would be developed for housing or other permitted use. I don't know, I guess does that not answer your question?

Commissioner Summa: Kind of, I just had a concern that it would be a six point whatever acre lot that had, that if somebody could actually buy that and just put one house on it with an underground garage and it would be very different.

Mr. Lait: The text amendment is associated with the private school and many other attributes.

Commissioner Summa: That's true.

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1 Mr. Lait: So, yeah. Okay.

2

3 Commissioner Summa: Okay, so those are my concerns. Thanks.

4

5 Chair Hechtman: Commissioner Chang, your, the direction to staff on the text amendment?

6

7 Commissioner Chang: Okay, Chair Hechtman. I had a similar concern process wise at least about  
8 is this really the best way to handle this situation. I understand that Council asked for an  
9 ordinance so we're giving them an ordinance, but it's also our job to tell them that there might  
10 be a better way to do this if there is a better way. Because it seems really strange to be... I just  
11 remember Mr. Yang saying in the past meeting at some point and I can't remember what we  
12 were discussing, but talking about making, you know, specific changes that apply in one situation  
13 and putting that in the code creates the situation of, you know, creating messy code. And so, it  
14 does seem strange to me though, but yet I understand where we are, but I just wanted to say  
15 that publicly.

16

17 With respect of the content, I am concerned about that 50% of baseline versus required parking  
18 also. And my rationale for that is that this is something where we're making an exception for  
19 some sort of public benefit probably. I mean that's why we're doing this. But then we're making,  
20 so but we're also giving something away. Like if we're making an exception there's value to the

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1 exception. So, we're giving value on top of value, and I think we need to be really thoughtful  
2 about that. Presumably if we're giving something away of value there's also cost. So then costs  
3 on top of costs. And so, I would think that if the reason why we're saying 50% of required parking  
4 is because we want to somehow minimize underground garage parking then it should be 50% of  
5 the what is ultimately required for the site.

6

7 Then I had questions about whether the code, does the garage need to include some sort of  
8 information about the square footage per car that's allowed for a garage? Meaning is there some,  
9 is it possible to have a garage with one parking space for the giant, you know, circular driveway  
10 underneath the ground? Because I guess my question is I'm not being clear here, it's late. We are  
11 only limiting the number of spaces, but do we actually need to limit a square footage that  
12 corresponds to the space? Because what are we optimizing for with this piece of code? Are we  
13 trying to minimize your underground garage space, maximize garage space, what's the end goal  
14 here? Because if it really is about say minimize, limiting underground garage space because of  
15 environmental impact for example, like dewatering or impact on tree roots or pollution and noise  
16 from the digging and hauling during construction or the concrete required to build it and related  
17 carbon emission, right? Like or construction time or what is... like what's the purpose of the  
18 creation of this ordinance? And if we care about this the entire size of the garage relative to the  
19 number of spaces maybe we need to put something about that in this ordinance. That's it for me,  
20 thank you.

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Mr. Lait: So, Chair Hechtman, happy to respond to that. Again just, you know, I guess I'd like to know from you what we're going to be responding to in our in our staff report and maybe we get direction. If the if the answers this evening are unsatisfactory maybe we get direction to come back and flush it out further.

But I will say relative to Commissioner Chang's question that's actually something we thought about as well. And how do you regulate space? Because you can put the, you know, requisite or, you know, the maximum number of parking spaces that would be allowed under the ordinance and then build out a bunch of surplus space to accommodate more parking than you otherwise were trying to regulate for the reasons that you and the Council have previously articulated. And I guess there's two responses to that, the latter being probably the more important. One is, you know, we, you know, on one hand you would expect someone not to unnecessarily increase the cost of construction because basements are very expensive and so you wouldn't expect that there would be a lot of surplus space if you're not going to get credit for it, you're going to have to address the issue elsewhere. So, I think in some ways it may be self-limiting. Again, it's kind of a one off issue and so we're not going to see this in the future probably for another project.

Which gets me to the second and I think more important component, which is you're reviewing that garage and as is the ARB through discretionary review process. And so, you have the

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1 authority to look at it and based on findings, you know, require some adjustment or  
2 modifications, or say hey, this is not consistent with the intent, we want to see this really large  
3 garage with this spiraling, you know, ramp be changed so that it is minimally meeting the  
4 requirement set forth in the text amendment. And so given that, sort of working through that,  
5 we concluded that the language was sufficient given those two points and again notably that it  
6 goes through public review process where the public and Commissions and ultimately City  
7 Council could say, you know, could call it out as it's too large.

8

9 Chair Hechtman: Okay, other Commissioners, Item 1 the text amendment. Commissioner Lauing.  
10 Not hearing you right now.

11

12 Commissioner Lauing: I'm looking at you this time too.

13

14 Chair Hechtman: You are.

15

16 Commissioner Lauing: I think Commissioners Summa and Chang made very good points. I think  
17 that staff did their job. I think they followed the direction from Council and what they're  
18 proposing meets that direction. At some point we'll be able to recommend or not, but I think the  
19 part of what's coming up here is what I'm reading is that there's sort of a some policy questions  
20 which were not being asked to opine on tonight. And so, if there is another way to do it then that

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1 would be great, otherwise the other one that's on the table of course is it can be counted as Floor  
2 Area Ratio (FAR) and then you have to go to the variance process which is already at least in  
3 place. So, I'm not sure what more the staff can come up with, but I appreciate listening Director  
4 Lait. I think you're on the right path for what the assignment is.

5

6 Chair Hechtman: Commissioner Alcheck.

7

8 Commissioner Alcheck: Okay, quick ask for Ms. French or Mr. Lait. Do we count below grade  
9 parking in non R1 towards gross floor area?

10

11 Mr. Lait: Yeah, I'm going to ask Ms. French to come on up and help us with the code compliance.

12

13 Commissioner Alcheck: The question is do we count non R1, do we count below grade parking in  
14 non R1 towards gross floor area?

15

16 Ms. French: No, we do not.

17

18 Commissioner Alcheck: Okay, that's what I thought. My view is that the approach here to below  
19 grade parking garage is incoherent at best. Our rules regarding single family home development  
20 do not allow below grade parking. You can't build a home in Palo Alto with a garage underground.

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1 That fact has been confused with the notion that below grade parking in R1 is forbidden by the  
2 code. That's not what the code says. It doesn't say below grade parking is forbidden in R1. It says  
3 single family homes cannot have below grade parking. That limit is in the design guidelines for  
4 single family homes. So, the code has specific rules for single family homes, and it also has rules  
5 for everything else. So, we don't consult our single family home rules when we review non single  
6 family home development whether that's in R1 or anywhere else.

7

8 And I want to just highlight that everything that isn't a home that you see in your neighborhood  
9 is still zoned R1. Our churches are for the most part in R1, the community centers, most of the  
10 private schools are in neighborhoods are in R1 designation. They operate with CUPs or  
11 development agreements that specifically layout the rules. So, it's we do build things other than  
12 single family homes in R1 and when we do the rules for single family homes are not what we use.  
13 Okay, that's clear to me.

14

15 Moreover, our Comprehensive Plan encourages us to send parking facilities below grade with the  
16 clear exception being not for a single family home. So. what should we do here? I think the  
17 question that staff needs to figure out is what's worse, amending the code to make plainly clear  
18 that what is envisioned here is permissible in R1 regardless of how redundant that would be, or  
19 maintaining the status quo and continuing to have to entertain the argument from the minority  
20 of residents that below grade parking on this parcel in the scope of this project would violate our

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1 code. We've heard it. You can't park underground in R1, that's illegal, and we've you're not  
2 allowed to have a garage. And the reason why we struggled last time label "underground garage"  
3 is because staff was like, you know, what let's not call it an underground parking garage because  
4 that's confusing people because in R1 you're not supposed to have parking garages underground  
5 in single family homes.

6

7 So, my suggestion would be that the answer is obvious considering this has gone on for over half  
8 a decade. We should just make it plainly clear what the code makes permissible. I don't think that  
9 the rule the notion of defining that a non-single family home could have a below grade parking  
10 facility in an R1 district I don't think that would absolutely change anything in our code. I think it  
11 would make clear what is already possible, and it would also take one of these hurdles, it's been  
12 confusing, some people are very confused about it. I think the bigger question is the notion of  
13 the gross floor area accounting at a 50% mark. It's counter to our Comprehensive Plan. I think  
14 staff needs to explore what doing that would mean all over the City, not just in this particular  
15 project. I think this is a theme we have to keep asking ourselves; what is unique about this  
16 applicant that we are changing the rules that we typically play by everywhere else in the City?  
17 Again, I'm not talking about the rules for single family homes, I'm talking about the rules for  
18 everything else when it comes to below grade parking facilities. We didn't count below grade  
19 parking facilities that provided 50 more than 50% of the parking need when it came to the new  
20 synagogue, Kol Emeth, as gross floor area. What is it about this applicant where we think we got

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1 to change how we do everything? That raises red flags. I think we need to really push staff and  
2 Council to appreciate that above grade parking facilities are an eyesore plainly, clearly made clear  
3 in our Comprehensive Plan. There's nothing pretty about the above grade parking at the corner  
4 of Page Mill and El Camino that look at like, you know, a sea of above grade parking, right? And  
5 we've had plenty of conversations about this idea of bringing buildings up to the setback lines to  
6 engage with the community, right? Parking lots are not... anyway, parking lots don't meet that  
7 vision. So, we have to appreciate that once we create this new measure where we say okay, well  
8 if you provide more than 50% of your required parking below grade, well then in that case we're  
9 going to penalize you which no one's going to do. The reason why most single family homes don't  
10 provide two covered parking spots is because gross floor area is counted and so if the required,  
11 if the minimum is one they're going to do the minimum because they want housing space, right?  
12 So, when we say... the underground parking garages are going to shrink and below, above grade  
13 parking spaces are going to increase. That means that green areas are going to go down, right?  
14 And usable space is going to go down, usable, developable gross floor area will have to be allotted  
15 to a use that we don't want to see.

16

17 Chair Hechtman: Commissioner Alcheck, sorry, you're past the five minute mark now. If you have  
18 more to say on this (interrupted)

19

20 Commissioner Alcheck: That's all I have to [audio cut out 3:20:42] topic. I think that's plain, so.

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2 Chair Hechtman: Other Commissioners on the text amendment that haven't spoken yet? All right,  
3 I will give my thoughts and requests. And I'm going to start with really some clarifying questions.  
4 I did not watch the March 29th Council meeting where the Motion that appears in our staff report  
5 was made, refined, and approved. And so, I'm I want to get some clarity when I look at the  
6 language in the draft text amendment, which is I think Attachment A to our staff report so I can  
7 understand the origin of some of the language. So, the in the draft some of the criteria to make  
8 this text amendment applicable are it has to be a historic resource on a parcel 6 acres or larger.  
9 I'm not looking at the ordinance right now, but that's roughly what it says. My question is were  
10 those particular attributes items that the Council specifically directed staff to include or was that  
11 more staff's effort to find criteria for a narrowly drawn ordinance that the Council had generically  
12 ordered?

13

14 Mr. Lait: The later.

15

16 Chair Hechtman: Okay, all right, so, to me that means we have some flexibility on those particular  
17 terms. And similarly, what was the fact that... let's see, I'm going to look at the language here.  
18 Just that the concept that and this really goes to the breadth of the ordinance, the concept that  
19 we could just make whatever the requirement here is applicable, potentially applicable to any  
20 nonresidential use in these residential zones which would again have it broadly applicable

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1 although it may have narrow application. The reason staff didn't go that way is because the  
2 direction from Council was to make this ordinance tight and of very limited utility. I don't want  
3 to mischaracterize it, but that that's [unintelligible 3:23:47]

4  
5 Mr. Lait: That's basically the gist of it. I mean it is drafting an ordinance that was, you know, I  
6 don't... yes, a narrowly crafted ordinance and I don't know that the Council is necessarily trying  
7 to change City policy so much as respond to the particular case that was before them. And so, I  
8 think that's where those things come together.

9  
10 Chair Hechtman: And I do understand that Council was explicit that this use, this applicant should  
11 have no more than 50% of the required parking, and setting aside the issue of what the base  
12 parking is, underground. That's clear. It was less clear to me and again it's because I didn't listen  
13 to the Motion whether they were insistent that the 50% concept be baked into the ordinance  
14 itself. Again, it's just not clear from the way the Motion is written whether that was a necessary  
15 component of the ordinance.

16  
17 Mr. Lait: So, just to respond to that, you know, I, you know, all we have staff and you as  
18 Commissioners is the language that is embedded in the Motion and so that's what's guiding us.  
19 And so, we're certainly open to, you know, a different sort of understanding based on, you know,  
20 as things could be interpreted differently. The first iteration, you know, just to sort of share our

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1 work actually included the Motion, talked about exempting 50%, but, you know, and then the  
2 suggestion was beyond that it would count toward floor area was my recollection of sort of that  
3 Motion. And when we started thinking about it and this kind of gets back to Commissioner  
4 Chang's question earlier, you know, where do you draw the line at the 51st percent or the 52nd  
5 percent? Do you include the drive aisles? What about the, you know, the space in the corner of  
6 the garage that can't be programmed in any way? How do you begin to assign these different  
7 square footages and, you know, we kind of got to a point where, you know, I think as you were  
8 stating a moment ago, Chair, what appears clear to us is that 50% or below the Council wanted  
9 to exempt it from floor area. And so, we just made, we just kind of created a bright line there and  
10 said and then embedded that in the ordinance. And then we, you know, right or wrong, and you  
11 can weigh in on this, once you tripped 50% we said the whole thing was floor area because we  
12 believed that at that point it was drifting away from where the Council wanted to have a smaller  
13 garage for this project.

14  
15 Chair Hechtman: Okay, thank you for that. So, I guess the request I have of staff, let me just try  
16 this on and you can react. I'd like to see a more flexible version of this ordinance that allows for  
17 the possibility of other uses in the residentially zoned areas for nonresidential uses. And one that  
18 would give the Planning Department or City Council the ability to allow greater than 50% to not  
19 count if certain stated probably objective criteria were met. In others words, and that ordinance  
20 could still limit Castilleja to the strict 50% that the Council clearly has in mind in their Motion, but

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1 it would be more... we won't have to reinvent the wheel on the rare occasion when this comes  
2 before the City, and I do believe it's rare, but it feels to me like it came with Kol Emeth, it just  
3 didn't have the same level of controversy and, you know, maybe in three or four years it will  
4 come about something else. And I hate for us to have to amend an ordinance to make it fit a  
5 project in the future. So, that's what my request would be is whether staff might provide us with  
6 an alternative version of... oh, it's subparagraph D I guess, D little Roman 8 that would accomplish  
7 the Council's desire to ensure it can limit Castilleja to 50% without necessarily limiting all  
8 applicants ever to 50%.

9

10 So, and actually what I'd like to hear from staff is a number of my suggestions as we go through  
11 these items are of that kind of nature, which I acknowledge it creates some work for staff. But I  
12 thought that that was part of the purpose of this phase where you want to hear from us, where  
13 we think we might like to go trying to wrestle with staff's Motion. So, if it's too much work then  
14 tell me that.

15

16 Mr. Lait: No. Listen, we're never going to shy away from the work. That's what we're here to do.  
17 So happy to, you know, do, follow through on the direction at the Commission provides to us. I  
18 will offer a perspective. I think that direction is not consistent with my understanding at least  
19 from the Council's Motion. And I'll note that I think they the policy change that they did make  
20 actually was to stipulate that these underground parking spaces count toward gross floor area

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1 and if Kol Emeth were to come forward again, you know, post adoption of this ordinance it would  
2 count as gross floor area. And so, the fact that they reviewed this and gave us the direction that  
3 they did they were telling us we want these areas to count, and we're willing to consider a carve  
4 out for this particular property and project. And, you know, so, I think that's what we've done,  
5 but, Chair, again, if to the extent that I would ask for majority sort of direction from the  
6 Commission to follow that path and if so received we'd be happy to follow through on that. If  
7 that's where the Commission wants to go we'd be happy to come back with some options.

8  
9 Chair Hechtman: Okay, so I think that what Director Lait has suggested is some kind of consensus  
10 building and I'm frankly concerned about that because I don't want any Commissioners to feel  
11 that they have to support that solution in order to just be interested in seeing it on paper. But I  
12 feel like (interrupted)

13  
14 Mr. Lait: Maybe allow me to clarify, I don't mean to short circuit or not allow for ideas to come  
15 forward. The piece that I'm, you know, trying to manage I guess is if we had six different ideas on  
16 how to approach this, you know, do we want to explore all those, I mean six different ideas. If  
17 the Commission generally supported the concept, maybe not the specifics, and we would go  
18 back, and we'd figure out the options. I think that would be helpful at least because then we're  
19 getting direction from the Commission to do that as opposed to an individual Commissioner. I

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1 think that's important at least to understand before we're asked to do some work on that. And  
2 I'm happy to, you know, you may not agree with that.

3

4 Chair Hechtman: Again, I just think it presents some challenges to the Commissioners in in  
5 appearing to support something that they may be curious about without wanting to commit to.

6

7 Mr. Lait: And we would be perfectly fine with that. We're no commitment required. And in fact,  
8 I'll even note, you know, the Council itself did not commit to its consideration of the text  
9 amendment. They gave us direction, they wanted us to explore it. And so, there's certainly a lot  
10 of room for somebody to, you know, and we hear this all the time, you know, Motions get  
11 seconded. And I'm not suggesting we do this formally to consider, you know, ideas and vet them  
12 out. So, nobody who would who, you know, would support the notion that you or others and  
13 other examples may put forward doesn't mean that they're compelled to support that when we  
14 come back with something.

15

16 Chair Hechtman: All right. Commissioner Lauing?

17

18 Commissioner Lauing: I was going to make a suggestion that might help all of us specifically,  
19 Director Lait. A number of people have commented that or I think there's a majority is what I'm  
20 saying, is a number of people have commented that it would be better if this didn't apply to one

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1 property. So, I wonder if that's enough consensus for you to think about what alternatives,  
2 perhaps what Commissioner Hechtman proposed or others? And you come back with we thought  
3 about it, and we think these are the best two as opposed to us saying here is five we want to  
4 study.

5

6 Mr. Lait: Yeah.

7

8 Commissioner Lauing: The general concept is we'd like this to apply to more than one building.

9

10 Mr. Lait: That, that's helpful. And if that's the sort of sentiment of the Commission then absolutely  
11 we can go back and explore some additional options. If there's a magnitude, you know, I mean a  
12 dozen, you know, a couple hundred, you know, I'd be curious to understand if there's some what  
13 you're... I just don't want to come back with something that you're that's not consistent with your  
14 expectations. And not to nail it down precisely, but an order of magnitude would be helpful.

15

16 Chair Hechtman: So, let me just respond to Commissioner Lauing. I think you're, I agree with your  
17 approach. That's sort of a more generic feel, I mean I tried to get kind of specific, but rather my  
18 thought was run its applicability and leave it to staff to figure out how to do that rather than take  
19 my cues.

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1 Commissioner Lauing: Yeah.

2

3 Chair Hechtman: Commissioner Summa.

4

5 Commissioner Summa: Thank you, and I agree that was a good suggestion of Commissioner  
6 Lauing's. And I just wanted to, looking back over the multiple meetings we've had about this I  
7 know that I thought kind of the need for Castilleja in the situation and what already happened at  
8 Kol Emeth might need might mean that we should look at the policy implications of this issue  
9 across the City. So, coming back with a really specific thing at this time, alternative, isn't really  
10 what I want. I want us more to start having an open, you know, public hearings and policy  
11 discussions about whether conditional uses, how garages should be treated. Because it's it might  
12 be the case that more of these might come forward. I know I mean it's probably stopped a little  
13 because of COVID, but there were there were private schools popping up all over Palo Alto before  
14 that. So, I'm in favor of approaching it as a citywide policy issue to be discussed.

15

16 Chair Hechtman: Commissioner Templeton.

17

18 Mr. Lait: Maybe if I could just get some clarification on that? As a citywide policy issue that's  
19 different than, you know, a citywide applicability or broadened applicability. If I'm interpreting,  
20 if I'm understanding what you're saying.

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Commissioner Summa: Yeah, that's that was my preference, you know, from the beginning kind of is like do these uses in R1 or low density residential zones do they need, you know, what do they need in terms of underground garages and what do we want to move forward with as a citywide rule? So yeah, for me that's a policy that we need to look into.

Mr. Lait: Okay. Understood and just the challenge that that, you know, it presents and maybe that's not, you know, the right sort of stringing the right words together there. But we're, we have an applicant.

Commissioner Summa: Yeah.

Mr. Lait: You know, who's moving the project forward. The Council asked us to include a text amendment for the processing of the specific application. And I'm hearing, you know, we got the direction to make it narrow. I'm hearing the Commission maybe wants to broaden it and then I'm also hearing comments that say well, we should look at this citywide with the suggestion that maybe we should consider whether it should be allowed at all, if I'm if I'm understanding the different components. So, we got a pretty wide ranging set of directions to respond to if I'm understanding the Commission or individual Commissioner comments. And I guess when I got to fall back on is what the Council told us to do, right?

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Commissioner Summa: Yeah.

Mr. Lait: So.

Commissioner Summa: My policy, my urge to decide, to look at into this citywide as a policy is because the need arose, and my approach does not solve Castilleja’s problem. You know, it doesn't address it. It's a much broader conversation.

Mr. Lait: Going beyond the project and talking about it.

Commissioner Summa: Yeah.

Mr. Lait: Understood. Thank you.

Chair Hechtman: Commissioner Templeton.

Commissioner Templeton: So, my comments are aligned with what Commissioner Summa just brought up and I'm going to phrase it in a different way because I hear you, I hear your pushback, Director Lait.

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Mr. Lait: Push back? Conversation.

Commissioner Templeton: Well, yes, okay, however you want to phrase it, forgive me. But I think that, you know, one time is kind of a one off and then two times is sort of a coincidence. You're going to see it again and then it's going to become a pattern. And that is challenging in Palo Alto because why are we letting it happen there not there, right? That's going to be the question that property owners who want to have an underground parking facility are going to bring that we need to anticipate. And I think that is the point that Commissioner Summa was bringing up is that we can anticipate that land being scarce people are going to find ways to get creative and work with precedent in the face of ambiguity. So, you know, if we can be proactive in thinking ahead about this, all the better.

And we don't necessarily have to tie that specifically to this project. I understand we have things that are in in motion that we need to move forward but, you know, we also are seeing the a different geography of Palo Alto come into play, right? We're having the underground parking facility closer to the hills where it's not as big a deal and then we're having it, you know, in Midtown where okay, the water table is different there. And we can anticipate we might even see requests closer towards the Bay. What are we going to say then? And it's, you know, there's always CEQA. Not suggesting that that wouldn't be present, but understanding and

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1 communicating that to our constituents, our residents, our property owners in a way that they  
2 can anticipate and understand what will be their rights can only benefit everybody. Given,  
3 understood that we have constraints about where we can put our time and energy.

4  
5 So, I'm, I still worry about how much stuff we can do underground. Undergrounding things is a  
6 conversation I'm hearing regularly like in in terms of infrastructure, right? And now we're starting  
7 to think about parking, a scarce commodity in Palo Alto, maybe we can put that underground. I  
8 don't know when it for the future like what is the landscape of Palo Alto going to be in 100 years?  
9 Are we still going to be car centric? Are we still going to want to prioritize cars over other kinds  
10 of solutions? So, you know, we have to think about that as well and balance that. So, our plan is  
11 not just this project and this site, right? And it's not just this moment. And how does it tie in with  
12 other things like our sustainability and climate action and things like that?

13  
14 So, I think that's the gist of what we're trying to say. You wanted feedback. I think that's a  
15 direction that is on our minds. When are we, you know, we're constantly talking about parking,  
16 we're constantly talking about not enough parking, we're constantly talking about parking  
17 garages and parking permits and, you know, it's, it's there. And we do have someone in the  
18 Transportation team dedicated to this, right? Can we somehow workshop this and get a clearer  
19 plan about what is permitted and what is not? Thank you.

20

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1 Chair Hechtman: Commissioner Chang.

2

3 Commissioner Chang: Thank you, Chair. Yeah, really quickly I do I think Commissioner Templeton  
4 said it really well. Where I was coming out was saying like is this the right thing to do? Because it  
5 was so narrowly crafted that like is code the right way to solve a problem if we're really only  
6 trying to solve it for one property? I think code is meant to solve problems that are meant for a  
7 more broadly, a more broad, broader application, right? So, that is exactly my concern. If it's  
8 going to be in the code then I think we should be aiming for a broader application that explains  
9 to all the other nonresidential uses in R1 what is the realm of possibility here? And so, I really  
10 agree with what both Commissioners Summa and Templeton said. Thank you.

11

12 Chair Hechtman: Other comments on this Item 1? I will say that I think the concept Commissioner  
13 Lauing and I spoke about having staff come back with a more flexible document is the policy  
14 discussion piece. It's what allows us to talk about the broader vision and to contrast it with the  
15 narrow version that staff has prepared based on, you know, their reading of Council's direction.  
16 So, it seems like that's a fruitful exercise if staff will put together the language, whatever our  
17 respective views are on the wisdom or lack of wisdom with having underground parking in  
18 residential zones for nonresidential uses, that's a platform for us to talk about it and make a  
19 recommendation to Council. Whether it's their narrow version along the line staff has already  
20 written or some other version. So, I think that's a good place to stop our discussion of Item #1.

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It's 10:02 and we've only covered Item #1. We have at least six more and then other, but I said we would take a pause at 10:00 and see what the desires of the Commission are. So, anybody have any thoughts? If we do go forward tonight we would next be tackling Item #6, which is the events, special events. Commissioner Alcheck.

Commissioner Alcheck: Well, true to form I typically I suggest we at least tackle the next item. I think, you know, doing 25% is a... should be a minimum here. But I'm game to continue. We went all year never stopping before midnight so, I think if our target was 11:00 it wouldn't be such a big deal considering how long the applicant have been involved and the residents have been involved in this process. So, that's where I am.

Chair Hechtman: Thank you. Commissioner Lauing.

Commissioner Lauing: No, I don't think going to midnight is a trend that is a good trend. And this is going to be continued obviously. I happen to have a really early morning so I'd love to wrap it up as soon as we could but, you know, I'm not sure how long the events is going to take. We might be able to get through that, but [audio cut out 3:47:17]

Chair Hechtman: Commissioner Lauing you faded out again.

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2 Commissioner Lauing: [audio muffled 3:47:24]

3

4 Chair Hechtman: It's still a problem.

5

6 Commissioner Lauing: Really?

7

8 Chair Hechtman: There. That's better.

9

10 Commissioner Lauing: Huh. I said I will stick with it if that's what the group wants up to a point.

11 The point is not midnight.

12

13 Chair Hechtman: Understood. I heard 11:00 is a maybe for you.

14

15 Commissioner Lauing: [audio muffled 3:47:43].

16

17 Chair Hechtman: Okay. Commissioner Templeton?

18

19 Commissioner Templeton: This is a very busy week, and it is the an unplanned meeting, a special

20 meeting I mean. And I just also feel like I don't want to... I don't think I'm going to be productive

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1 much longer. I understand that it is Commissioner Alcheck's last meeting, so I would say I'm  
2 happy to hear from him on events or anything else he'd like to opine on and then maybe we  
3 should consider continuing even if we don't complete the whole topic or the whole list. Thanks.

4

5 Chair Hechtman: Commissioner Chang?

6

7 Commissioner Chang: I agree with what Commissioner Templeton said.

8

9 Chair Hechtman: Commissioner Summa, any thoughts?

10

11 Commissioner Summa: I'll go with what, I'll go with Commissioner Templeton and Commissioner  
12 Chang. That seems reasonable.

13

14 Chair Hechtman: I like that approach from Commissioner Templeton also, particularly since this  
15 is Commissioner Alcheck's last meeting and the number of hours that he has devoted to this  
16 project, its study and care, and moving it forward is significant. And so, Commissioner Alcheck  
17 I'm going to give you the floor and not put you on a clock to discuss your thoughts on these items,  
18 but I think I would encourage you to be succinct in the comments you want to make without  
19 limiting your thoughts, recognizing that these are your sort of parting thoughts on a substantive

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1 issue since you won't be around to vote on the recommendations that we make. So, the floor is  
2 yours, Commissioner Alcheck.

3

4 Commissioner Alcheck: Okay, that was very kind. Thank you, Cari and Bryna and Doria and Chair  
5 Hechtman. Look, I have been involved in this project a really long time. I'm going to just quickly  
6 stay within the format for the purposes of my broad comment because I think my comment with  
7 respect to events, for example, has a larger message that applies to many of the topics. So let me  
8 start with that and then I'll sort of try to expand on the other ones in a sort of more concise  
9 manner.

10

11 Look, tonight Commissioner Lauing asked a question right in the beginning and I think his  
12 question was getting at whether there was a certain number of events and at that limit a school  
13 can't succeed. When we approached the idea of a limit on events with this question in mind we  
14 are basically asking what limit will kill them? Let's see the limit... let's set the limit to that, plus  
15 one. I think a more appropriate approach would involve the following questions: what have we  
16 deemed acceptable in other local institutions that operate in the R1? Nearly all of our  
17 synagogues, churches, community centers, children's theaters, performing arts centers, libraries,  
18 ice skating rinks, lawn bowling centers, private schools, public schools they all operate in R1  
19 neighborhoods and nearly all of them host events that are not open to the general public. On  
20 Packet Page 33 there is a link to the special events that are envisioned in the current limit. That

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1 link also includes a comparison of other local schools and their limits and the limits that are in  
2 place for those institutions. Now let me say at the start that I understand limits. I understand the  
3 concept well. I'd argue that parents in general have a special intimate knowledge of the concept  
4 of limits. The event limit data that's presented to all of us clearly shows that our approach to this  
5 applicant is extra ordinary, it's extraordinary. We are treating this applicant differently than how  
6 we've treated all that have come before. And it's not like they came before 10 years ago, we've  
7 had local schools come before us in the last decade. Multiple. Not all of them came to our  
8 Planning Commission. I dispute the idea that if the Kol Emeth had come before us we would have  
9 dealt with it differently today. I don't think there is a chance in hell that this City would have...  
10 we didn't even see the topic. It never came before the Planning Commission; it never raised an  
11 eyebrow.

12  
13 So, what's going on here? What's the logic behind what the City is doing here or suggesting that  
14 they do? What does it say about us that we're going to use the most restrictive event limit in our  
15 community for the one school whose mission it is to educate women? Would this be a harder pill  
16 to swallow if the school was Jewish or a school that predominantly served students of color? I  
17 look, I'm not trying to suggest, what I'm not trying to do is say this whole system is screwed, but  
18 what I am saying is that this might, this should raise red flags for you as it does for me.

19

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1 I would like to draw particular attention to the proposed restriction that no events take place on  
2 Sunday. I'm going to share a quick anecdote. I had the pleasure very recently, very recently to  
3 take my three young kids to a local high school theatre production. If you haven't tried it I  
4 encourage you to do so. It was affordable and surprisingly entertaining. I don't want to shock  
5 anyone okay with this admission, but it was a matinee, and it was on a Sunday. God forbid, it was  
6 on a Sunday. I know, what a violation. If you are hearing sarcasm in my tone then your dial is  
7 properly tuned. I assume Castilleja puts on a student theatre show annually. I presume they've  
8 done it for 50 years or more. I also presume like every high school in our community that they  
9 perform a show on Friday, a show on Saturday, and a show on Sunday. A matinee. What is the  
10 logic behind saying in response to your request to modernize your campus and increase your  
11 enrollment you shall not have any matinees on Sunday? Was an episode of Handmaid's Tale on  
12 in the background when whoever was coming up with this Conditions of Approval, you know,  
13 was working on it? When there is no logic, when the rules we're applying are done in a manner  
14 that is indefensibly uneven alarms should be going off in the progressive West. We should be  
15 asking ourselves are we facilitating gender discrimination? Can you imagine if this applied to a  
16 Jewish day school in this City? There is a Jewish, there two Jewish day schools in this City. Could  
17 you imagine telling a Jewish day school, excuse me, no events on Sundays. And you're not familiar  
18 Jews don't do a lot of events on Saturdays because that's their day off. Can you imagine? What  
19 is so... this is a microcosm, this is the example, this is the fire I'm trying to light. If that sounds

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1 unreasonable to you then the next question is what are we doing with 70 events when our local  
2 high school has 70 football and basketball games just for the men's teams.

3

4 I think the approach to the Conditions of Approval with respect to events is completely  
5 incoherent. I think it represents gender bias. I think everyone should look at inside of them and  
6 say what are we doing? Are we trying to find what will kill this school and then just allow them  
7 out one more? Is thriving of an objective for the vision of our community or not? And I would ask  
8 that you ask yourselves is that a real public benefit to the community?

9

10 And then in the category of other I would suggest what would be a benefit to be with the  
11 community? Is the community going to be benefited by some public art piece in the middle of  
12 whatever or would they be benefited from another place where we can play basketball? Because  
13 I'll tell you Cubberley is packed, right? And I don't know, maybe a local couple would like to host  
14 a wedding? Maybe the City would like to have a State of the City Address in that beautiful circle?  
15 What are we at? Like they're saying can we do this, which I don't think is significantly insane to  
16 merit the amount of controversy that everybody keeps alluding to, and we're like... we, you will  
17 have, these are all the limits that will make it palatable for us to swallow this pill and specifically  
18 events are my most absurd example. And I'm suggesting why don't we just say okay, well public  
19 benefits relate to the whole community. Maybe the Girl Scouts can use your space, maybe the  
20 City can rent space, maybe we can use your beautiful gym, maybe this the swimming center could

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1 entertain, you know, I don't know. Just so anyways this the red flag should be going up with  
2 respect to events because we have a there's no logic between the application of that limit and  
3 every other example in this City.

4

5 I want to talk quick about the TDM. I'm not the least bit surprised that it is an institution for  
6 women and run by women that is proposing to be the shining example on a hill of TDMs in the  
7 world. And all we're saying is like, I don't know can you really measure it? I mean from where I'm  
8 sitting the notion that the residents in the neighborhood won't be all over this TDM is crazy. I  
9 imagine that there will be no more scrutinized practice in the history of TDM measured in the  
10 Bay Area. And I take immense pride that their answer to the question of enrollment size is always  
11 well, this is what we can do with having zero impact on traffic. All right, well if they're going to  
12 have no impact then what are we talking about? Can you imagine any scenario where our public  
13 school system will satisfy the same carbon reduction effort that Castilleja is ready to implement?  
14 Can you imagine? There's no scenario where the public schools would ever do this. It would take,  
15 you'd have to combat the union. It's my firm belief that we have to take a moment here to  
16 recognize just how extraordinary this application is. The city has demonstrated through its  
17 leadership zero intent to make the sort of sacrifices to convenience that the faculty and students  
18 of this school are eager to implement. They want to show us. The beauty is once they do this  
19 we'll have, we won't have any excuses. We'll be able to say, well apparently it's possible to have  
20 zero impact on traffic. So, I guess developer so and so can't you do what Castilleja does?

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2 Okay, I'll move quickly on. I think the TDM Oversight Committee, not a bad idea. We're not trying  
3 to make this impractical. The staff should formulate a way to make it transparent just how  
4 excellent the TDM is being satisfied. And if it isn't there are consequences. So, this City loves  
5 committees. Why not? I think it would make only practical sense if the Committee was somehow  
6 made up of third party non... what do you call it? Self-interested third parties. That might be hard  
7 pill to swallow, but that makes sense to me.

8

9 I'd say that the RPP district topic I don't know that we've completely flushed out how to do that  
10 successfully everywhere in the City. And it seems like a real rat's nest to dive into. I think the  
11 solutions with respect to parking and traffic have been proposed. I continue to be baffled with  
12 the notion that we're not satisfied with a TDM that doesn't allow them to grow and suggests that  
13 they will succeed at having absolutely no increase in trips. So, it's like a problem without, it's a  
14 solution without a problem.

15

16 I want to make just this is my final point on the topic. I think that my main takeaway from the last  
17 six years on this has been that there's the opposition is somehow that there's been some we've  
18 overstepped. It's like there's an unreasonableness to this. It feels like the goal posts have moved.  
19 It feels like every time we talk the... we're having new goal posts. I think what we have, the  
20 Planning Commission has a responsibility providing our City sound guidance and that requires

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1 that we recognize reasonable from unreasonable. I think we have to; I think the question about  
2 applicability of the first item that we just talked about is if it doesn't make sense to apply it to  
3 other projects then it shouldn't make sense to apply it here. I think that's, I think on one side you  
4 have, you know, Commissioner Summa who says well, if we're going to apply here we should  
5 apply it everywhere. And I'm equally, you know, struggling because I don't think, if it makes the  
6 no sense to apply it everywhere then it doesn't make any sense to apply it here. Same logic, but  
7 in the reverse format.

8

9 I think we have to make sure that the Commission isn't complicit in promoting a process that kills  
10 reasonable applications for redevelopment by allowing goal posts to be moved and then moved  
11 again and then moved again. I think we've heard a number of residents say they're sort of  
12 disgusted by the process. I've had that sense too, and I've had that taste in my mouth. A former  
13 mayor recently told me that this death by 1,000 cuts processes is what Palo Alto does best. Well,  
14 congratulations. God help us. I think we have to find a way to get through this process in a way  
15 where you can hold your heads high and say that we did not apply standards to this institution  
16 that we wouldn't be comfortable applying to an institution that serves our needs in a  
17 neighborhood. If it would make you uncomfortable for your local synagogue to apply the same  
18 restrictions, your local church, I think you have to ask yourself... It's like the underground parking  
19 garage. The reason why we want underground parking garages is because parking garages are  
20 ugly, and we have to park on these properties. If you want the school to be, I don't know what

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1 the size of the parking garage is, but if you just want the school to be smaller, then say we want  
2 your school to be smaller. Don't create bad policy with respect to years of promoting  
3 underground parking.

4

5 I don't envy your position in this process. It's going to be challenging to get through this, but I  
6 think the most, the best advice I can give you is to look at back at the minutes and see what we  
7 said the last four times this came before us. We supported a Motion to recommend approval of  
8 the CUP. We didn't agree on the below grade parking concepts, the definitions, how to grapple  
9 with what's allowed and what's not allowed. I remember that division, it was 3/3. But this, the  
10 new, what we're being proposed to review now is a more restrictive version of what we already  
11 approved. So, the notion that you, we wouldn't approve it again is almost counter intuitive. It's  
12 more restrictive than what you were already comfortable allowing as a group. That group  
13 included me. It won't include me next year, but I think that there's something to be said for if you  
14 can't continue, if you can't have continuity in how the Commission acts then you are in fact  
15 participating in a process that involves moving the goal posts. So, you're not beholden to my vote,  
16 but you do create a pattern that delegitimizes what we're doing here. If we don't say hey, this  
17 worked last year, what changed, what changed? The TDM worked for us last time, what's  
18 different? It's better. Oh my God, you know.

19

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1 Okay, that's all I have to say on this topic. I really appreciate the chance to comment on it. I really  
2 wish you guys a tremendous amount of success on this item and my sincere wish is that you are  
3 not sitting in the same position as I am commenting on this topic on your last of 10 years of  
4 Planning Commission meetings. So, that's my wish for you. Thank you.

5

6 Chair Hechtman: Thank you, Commissioner Alcheck. So, as we conclude our discussion on this  
7 agenda item tonight I want to ask staff if the intention is to bring this back to us to continue this  
8 discussion at our January 12th meeting, which would be our next meeting.

9

10 Mr. Lait: Thank you, Chair Hechtman. I don't think we can do it on the 12th. We have a number  
11 of items that we need to bring forward to the Commission related to the Housing Element and  
12 our Wireless Ordinance we need some guidance from the Commission. And then your next  
13 meeting I think in later that month is got a couple of items related to Renter Protection  
14 Ordinances and Accessory Dwelling Units (ADU). So, I think, you know, from our perspective, you  
15 know, we I think would be interested in having a special meeting if that's possible in between  
16 those two regularly scheduled meetings where we can consider Castilleja and just Castilleja so  
17 that we can focus through our remaining items. And again, we it would be continued, and it  
18 would just be the Commission's deliberation. We'd have to check with consultants and  
19 applicants, you know, it's not a question and answer (Q&A). But so, that's the thought and I think  
20 we'd probably have to shore that up sometime in the next couple of days.

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Chair Hechtman: So, to allow the staff the flexibility to do that would we, do we need to move to continue this to a date uncertain?

Mr. Lait: Yeah, I would do that. Yeah, we'll re-notice it. We'll re-notice I guess we would want to poll, poll the Commissioners to see if they would be available. And if we can't do it here that's fine, but on January 19... so we can follow up offline with Commissioners to see if that works for you.

Chair Hechtman: All right, well so let me just state my view that we can't let this [unintelligible] 4:08:08] staff drag on forever. And I don't fault any Commissioner for how long it takes us to discuss these things or how late the hour gets, but we have to find a way to do our work in a timely manner. So, I'd be supportive of the special meeting. I'm and I guess I'd like to hear from any Commissioners who don't think it's appropriate to have a special meeting to tackle this. And if we don't hear any voices in that direction then we can make our Motion and staff can figure out whether the 19th works offline and if not when the next available date is. So, I'm not seeing any hands. Commissioner Templeton?

Commissioner Templeton: Yes, I just want to say that I think that there are certain times a year that are pretty in intensely demanding outside of the Commission, like in our regular daily lives,

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1 and the beginning of January is one of those times. So, I'm just throwing it out there that that  
2 may be challenging to schedule. I'm open to meeting and having a special meeting to just discuss  
3 this, but it would be nice to perhaps have a couple of options to present to the Commissioners  
4 even if, you know, even if it's not necessarily on a Wednesday. Thanks.

5

6 Chair Hechtman: [Unintelligible 4:09:41] Commissioners want to weigh in on that? If not can I ask  
7 for a Motion to continue this item to a date uncertain? Commissioner Chang.

8

9 **MOTION**

10

11 Commissioner Chang: So moved.

12

13 **SECOND**

14

15 Commissioner Templeton: And I'll second it.

16

17 Chair Hechtman: Oh, I think Commissioner Summa beat you to it Commissioner Templeton.

18 Commissioner Summa?

19

20 Commissioner Summa: I'll second it, but it's fine to go with Cari.

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Chair Hechtman: All right, any discussion? Mr. Lait you have sufficient understanding to bring us a couple options?

Mr. Lait: Options for another hearing, yep.

**VOTE**

Chair Hechtman: Ms. Klicheva, can we have a roll call vote, please?

Ms. Klicheva: Yes. Commissioner Alcheck.

Commissioner Alcheck: Yes and Godspeed.

Ms. Klicheva: Commissioner Chang.

Commissioner Chang: Yes.

Ms. Klicheva: Chair Hechtman.

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1 Chair Hechtman: Yes.

2

3 Ms. Klicheva: Commissioner Lauing.

4

5 Commissioner Lauing: Yes.

6

7 Ms. Klicheva: Vice Chair Roohparvar, absent. Commissioner Summa?

8

9 Commissioner Summa: Yes.

10

11 Ms. Klicheva: Commissioner Templeton?

12

13 Commissioner Templeton: Yes.

14

15 Ms. Klicheva: The Motion 6-0 with Commissioner, with Vice Chair Roohparvar absent.

16

17 **MOTION PASSED** 6(Alcheck, Chang, Lauing, Hechtman, Summa, Templeton) - 0- 1(Roohparvar  
18 absent)

19

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1 Chair Hechtman. Thank you, Commissioners for that discussion. Thank you again to our applicant  
2 for answering the many questions. And thank you to the other members of the public who have  
3 watched this dialogue.

4

5 **Commission Action:** Motion by Chang, seconded by Summa. Pass 6-0-1 (Roohparvar absent)

## 6 **Commissioner Questions, Comments or Announcements**

7 Chair Hechtman: We'll move now to Commissioner questions, comments, announcements, or  
8 future agenda items. Any Commissioners have anything to say? Commissioner Alcheck.

9

10 Commissioner Alcheck: I just want to say I wrote some parting words. I didn't anticipate you  
11 would let me talk earlier so I'm going to cut him down a little bit, but I have a few parting words  
12 for you guys. I'd be remiss if I didn't share them with you while I have this chance when I have  
13 you guys here. So, I'm really respectful of the fact you all want to go to bed so I'm going to make  
14 it really quick.

15

16 Chair Hechtman: But you don't want to wait, you don't want to wait until we come back on the  
17 12th with your... your choice but...

18

19 Commissioner Alcheck: You know, I don't want to color.

20

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1 Commissioner Lauing: [Unintelligible 4:11:50] together.

2

3 Commissioner Alcheck: Yeah, sure.

4

5 Chair Hechtman: You will have the floor on the 12th when we at the, near the start of the  
6 meeting. Will that work for you? It's up to you.

7

8 Commissioner Alcheck: I think it makes more sense for me to do right now. I think I'll take that  
9 opportunity just to thank the staff. I have a few quick comments, it'll take me a minute a half,  
10 two minutes. I don't want to color that night with these comments.

11

12 Look, I want to say it's been an honor to work with all of you. And I want to say that the most  
13 important issue I had a chance to work on on this dais has been housing. I think that we stand  
14 together here on the frontline of a very threatening and raging zero contained fire complex. And  
15 it's when we talk about the housing crisis that's how I think of it. And I think it's right here at the  
16 epicenter of Palo Alto at ground zero and it's a dangerous fire because we don't see the smoke.  
17 It isn't black, there isn't some handy app that's going to tell you the [AQI? Not sure 4:12:50]. It's  
18 clear, odorless, and like carbon monoxide it's going to poison the State at an alarming rate if we  
19 don't deal with it. And I think one day in the future historians will reflect on whether we cleared

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1 the metaphorical brush that is exacerbating this problem or continue to ignore it at our entire  
2 region's future, at the peril of our entire regions future.

3

4 I want to tell you guys that you guys have a real big hand in this fight. You have a choice. We can  
5 either lead the way in developing the change that's necessary to ensure a viable proper  
6 prosperous future or we can continue to turn our back on this problem and begrudgingly be told  
7 what to do by the State one Senate bill at a time. I think it's easy to underestimate a  
8 Commissioner's role in this firefight. We each have an opportunity to encourage our City to  
9 address challenges and I say goodbye to you today and I encourage you to think about when your  
10 time will be up when your term will end how do you want to reflect on your time here? Did you  
11 do the hard work, the thankless work? Did you hold the hose to the fire with your compatriots?  
12 Did you trust the science, did you pay lip service to the mike, or did you send thoughts and prayers  
13 for rain?

14

15 I can tell you that putting out a fire is easier when you have help. Coordination is key. Empathy  
16 helps a lot too. This is such an apt metaphor for us in so many ways because leadership to improve  
17 our local land use hurdles requires a willingness to stand up to the fire, to face it. Standing up to  
18 it puts you at risk, I've been there. There is a reason why firefighters are heroes, they are putting  
19 themselves at risk for the greater good. What I'm trying to say is that any planning commissioner  
20 in this State who doesn't feel the heat on their face is pointing their hose the wrong way.

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In the last couple of months, I've been asked repeatedly if I have enjoyed my time on the Commission, 10 years. And each time I answer the same way, I don't think it's something you're meant to enjoy. It's been meaningful. It's been fulfilling, no doubt. But a source of joy? Not so much. Working on this Commission over the last decade has been hard work and often I have felt like I assume many firefighters do, that each year the fire is just getting larger, hotter, and harder to put out. Thankfully, I've had an honor of working alongside some very dedicated members of the Planning Commission and City Council who have each in their own way faced the fire. I hope that each of you will be able to look back on your time on this Commission without regret as I do today. I hope you will be able to say that you did your part on the frontlines of the housing crisis. And I hope all of us, staff included, see the fruits of this labor of love come to bear in our lifetimes. That's the message I want to leave you with today. I really appreciate the idea of coming back to sit with you on your next meeting for a short while, but my heart is full, and I appreciate this experience tremendously. And thank you.

Chair Hechtman: Thank you, Commissioner Alcheck. Other Commissioners with questions, comments, announcements, future agenda items? Commissioner Templeton.

Commissioner Templeton: I know that we will be acknowledging Commissioner Alcheck at our upcoming meeting, but I just want to say congratulations on many years of service, and I hope

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1 that when you look at back on it, it will bring you joy, eventually. I'd also like to say thank you, I  
2 mean not thank you, congratulations to Commissioner Chang and I look at forward to welcoming  
3 Commissioner Reckdahl. I had the privilege of working with him on the Ventura Plan and the X  
4 Cap and I think he'll be a great addition to our Commission. And lastly I just want to say happy  
5 holidays to everybody, thank you. Bye.

6

7 Chair Hechtman: Other Commissioners? Thank you, Commissioner Templeton. Commissioner  
8 Alcheck, one more ghost hand. There it goes. All right, I would like to join Commissioner  
9 Templeton and I'm sure the rest of the Commissioners in congratulating Commissioner Chang on  
10 reappointment. I'm excited to be able to continue to work with you. Also, Commissioner  
11 Reckdahl, if you're watching tonight you see what you signed up for and I look forward to you  
12 joining the fray at our next meeting.

13

14 And as we adjourn tonight I want to do so recognizing that we Commissioners our hearts our  
15 little heavy, we're missing tonight our Assistant Director Tanner who's experienced a recent  
16 family loss. And so, all of our thoughts I know I expressed the whole Commission [unintelligible]  
17 4:18:06] heart are with you and we're looking forward to having you back with us as soon as you  
18 can. So, with that I am going to declare this meeting adjourned. Goodnight.

## 19 **Adjournment**

20 [Time not stated 4:18:18] pm

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