



CITY OF
**PALO
ALTO**

Planning & Transportation Commission Action Agenda: February 23, 2022

Virtual Meeting
6:00 PM

Call to Order / Roll Call

6:02 pm

Chair Lauing: I'd like to officially call to order the February 23, 2022 Palo Alto Planning and Transportation regular meeting and if we could please have the roll call?

Madina Klicheva, Administrative Assistant: Yes, and Commissioner Roohparvar has joined us. I promoted her to be panelist and I will start the roll call. Chair Lauing?

Chair Lauing: Present.

Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Present.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Here.

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Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Present.

Ms. Klicheva: Commissioner Reckdahl?

Commissioner Reckdahl: Present.

Ms. Klicheva: Commissioner Roohparvar?

Commissioner Roohparvar: Present.

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: Here.

Ms. Klicheva: We have a quorum, thank you.

- 19 1. Adoption of a Resolution Authorizing Use of Teleconferencing for Planning and
20 Transportation Commission Meetings During Covid-19 State of Emergency

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1 Chair Lauing: Thank you and tonight Item One is to adopt a resolution authorizing use of
2 teleconferencing for this Commission. During COVID we have to or redo that according to
3 Council so but first, Commissioner Hechtman.

4

5 MOTION

6

7 Commissioner Hechtman: So moved.

8

9 Chair Lauing: Thank you. A second?

10

11 SECOND and VOTE

12

13 Chair Lauing: Second by Vice-Chair Summa. Any discussion on that? If not, could you please call
14 the roll?

15

16 Ms. Klicheva: Commissioner Chang?

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18 Commissioner Chang: Yes.

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20 Ms. Klicheva: Commissioner Hechtman?

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2 Commissioner Hechtman: Yes.

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4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Reckdahl?

9

10 Commissioner Reckdahl: Yes.

11

12 Ms. Klicheva: Commissioner Roohparvar?

13

14 Commissioner Roohparvar: Yes.

15

16 Ms. Klicheva: Vice-Chair Summa?

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18 Vice-Chair Summa: Yes.

19

20 Ms. Klicheva: Commissioner Templeton?

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Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 7-0, thank you.

MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

Chair Lauing: Thank you.

Commission Action: Motion by Hechtman, seconded by Summa. Motion Passed 7-0

Oral Communications

The public may speak to any item not on the agenda. Three (3) minutes per speaker.^{1,2}

Chair Lauing: The next section of our agenda is oral communications and the public can speak on any item that is not on the agenda. If you're speaking to items that are on the agenda then wait until the appropriate time. I see three attendees and one speaker so we can go with 5-15 minutes.

Madina Klicheva, Administrative Assistant: Our first speaker is Steve.

Stephen Levy: Okay Ed, can you hear me?

Ms. Klicheva: Yes, we can.

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2 Mr. Levy: Fine. My name is Stephen Levy and I'm managing a grant from the Silicon Valley
3 Community Foundation on helping people engage in the Housing Element Update process. I've
4 written a report, a guide to engaging and will share it with you hopefully next week when it's
5 published. But the main part of this work is helping residents in five cities engage in the process
6 and that's being led by Silicon Valley At Home and their team.

7

8 One of the things that came up in our discussion is the requirements for public outreach and
9 engagement. And Palo Alto, like virtually every city, really needs to step up their effort. So, you
10 could start tonight by allowing public comment at the very beginning of any of the agenda
11 items. In future meetings, you can put the Housing Element agenda items first and if you chose
12 not to do that. You can allow comments on the agenda items during oral communication. It's
13 not been your tradition but your tradition is a barrier to the HCD goal of public participation
14 and easy access in the meeting.

15

16 As you know, I spoke to you at your last meeting. The agenda item was scheduled for 7:45, so I
17 had to log on, along with the other public speakers, because we don't know whether you're
18 going to be on time or delayed. But the problem was, you then had a Staff presentation and a
19 very long Planning Commission discussion. So, I as a resident, who logged on at 7:45 got to
20 speak at 9:30. That's completely unacceptable, completely in opposition to your HCD guidelines

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1 for public engagement. So, please, let public comments come at the beginning. Most... well,
2 virtually all people know what they're going to say when they come to the meeting. They don't
3 have to hear the Commissioners or the Staff presentation. It's a courtesy and it will put you
4 forward in good stead.

5
6 I couldn't find out how to get notices of the PTC meeting on your website even when I looked
7 for it. Maybe it's there but I'm pretty good at that and so both the Council and the Planning
8 Commission, and even the Working Group, have major outreach efforts. In my opinion, you
9 should be sending notices a week or two ahead of time to the League of Women Voters, the
10 Writers Association, PTAs, other groups that you can identify so they can circulate them to the
11 meeting.

12
13 The Chairmen was very good, if you get into the meeting, to tell people how to participate. But
14 the problem is very few people know about the meetings and so I hope you can step up your
15 outreach effort. There's a lot of other stuff in the memo I wrote. I encourage you all with the
16 Staff to look at the HCD guidelines for public participation and I hope in the next meeting or I
17 hope tonight you'll allow public comment at the beginning of the two agenda items. And in
18 future meetings, that you'll really make it very easy for public residents who join the webinar to
19 speak at the beginning and not have to wait as I and the others did an hour and 45-minutes last
20 time. Thank you.

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Chair Lauing: Thank you. I don't see any other speakers from attendees so.

Ms. Klicheva: Chair, that concludes oral communications.

Chair Lauing: Great, thank you.

Agenda Changes, Additions and Deletions

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

Chair Lauing: And we'll not move to any agenda changes, additions or deletions. If there are none for tonight we'll then move to a Director's report.

City Official Reports

2. Directors Report, Meeting Schedule and Assignments

Rachael Tanner, Assistant Director: Thank you. Chair Lauing, Commissioners, good to be with you all this evening. Just a few quick updates. I do want to note that we are going to be reopening at the Development Center our in-person services next Monday, February 28th. So, those services are still being provided by appointment and members of the public or those wishing to ask questions, file new permits can make appointments online at the cityofpaloalto.org or by calling 650-329-2496. Again, 650-329-2496 and we of course are still offering virtual appointments as well and our virtual permit application process is still underway.

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1 So, we are happy that we're seeing a positive downward trend, kind of an oxymoron there, in
2 terms of the COVID cases and hospitalizations. For the time being, Santa Clara County does still
3 have the in-door requirement and so that is still in City facilities. If folks are visiting, regardless
4 of vaccination status, will need to wear a face-covering when entering City facilities. So, that's
5 the Development Center but also City Hall, libraries, other City facilities as well.

6
7 As far as upcoming Council... past and upcoming, this past Monday was President's Day so there
8 was no City Council meeting. Upcoming at Council next Monday we do have two items as a
9 department but they're not items that came to the Commission. One is the Grand Jury report
10 that came out late last year, mid-December, of 2021. That looked at affordable housing
11 comparing the cities of Mountain View and Palo Alto to each other. And so, we are working
12 with Council to issue the response from the City to the Grand Jury's report and also talking
13 about California Avenue and Ramona Street temporary closures. You know, should those
14 become permanent or really the question is does the Council want to explore and study what a
15 permanent closure of those streets to vehicle traffic could look like. So, there's more items that
16 came to Council but certainly in the planning realm.

17
18 And then, later on, this month... in March, later on in March, we don't have a ton of items until
19 we are getting down onto March 21st when we're going to have a little bit of follow up on SB 9.
20 There's some trailing legislation before we even still are working on the permanent legislation

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1 as well as the Housing Element sites. So, tonight your recommendation to the Council will be
2 heard on March 21st. That is our scheduled date for that and we, of course, have items coming
3 up for the Commission which I'll go over those at the end on upcoming Commission items.

4
5 And I do just want to note, for the gentlemen who was speaking. We do have a contact group
6 for the Housing Element Working Group. And so that's the best way to get updates on Housing
7 Element Working Group matters and when those issues are coming to bodies like the PTC or
8 City Council and you can find that on our website. So, that's the end of my report but I'm
9 available for any questions.

10
11 Chair Lauing: Questions for Assistant Director Tanner? Seeing none we can move to Action Item
12 Number Three which is a continued item from the last meeting.

13 **Action Items**

14 Public Comment is Permitted. Applicants/Appellant Teams: Fifteen (15) minutes, plus three (3) minutes rebuttal.
15 All others: Five (5) minutes per speaker.1,3

16
17 3. Review and Recommendation on 2023-31 Housing Element Sites and Associated
18 Unit Yield (Item Continued from February 9, 2022)

19 Chair Lauing: Review and recommendation on the 2023- to '31 Housing Element. So, I think we
20 have a minor Staff report on that or a quick update on that.

21

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1 Rachael Tanner, Assistant Director: Thank you. We're going to have Mr. Tim Wong give just a
2 brief recap of where we left off last time in our discussion and we'll be kicking it back to the
3 Commission. Tim?

4

5 Tim Wong, Planner: Good evening all. Again, my name is Tim Wong, Senior Planner for the City
6 of Palo Alto and as Rachael mentioned. Yes, just a very quick recap of what transpired so next
7 slide, please.

8

9 So, on February 9th, we presented the strategies or Working Group recommendations and the
10 PTC a number of questions, a robust discussion about those strategies and at the end of the
11 meeting there were no formal recommendations made. But I believe there was consensus on
12 the following strategies and if the PTC recalls the Staff presented approximately 10 strategies
13 for your consideration. And of those, these four strategies seemed to have a consensus on
14 them. Pipeline units, ADUs or production... future production from ADUs can be used towards
15 RHNA, multi-family allowed and faith-based institutions. So, those were four strategies that had
16 consensus with the PTC and so this evening the PTC... Staff will be working with the PTC and
17 continuing the discussion starting with the proposed upzone strategy, so next slide.

18

19 Next slide please and so this is our RHNA. Keep on going and so I just wanted to point out that
20 this was... this table was presented to the PTC at the last meeting. And I would like to remind

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1 the PTC that these numbers are still dynamic. I mean we're getting close to finalizing these
2 numbers but even at this point, these numbers are still fluid. For example, in the pipeline units,
3 we just received another application for a multi-family affordable housing development with
4 129-units. So, even this pipeline strategy number has been... will be adjusted. This does not
5 include that proposed project and secondly, with MFA as Staff and others are constantly going
6 through and reviewing these sites. One thing Staff would like to note is the Working Group was
7 very clear in protecting low-density zone parcels and neighborhoods. And so, kudos or thank
8 you to Commissioner Summa [note – Vice-Chair Summa] also just working through some items.
9 We found two RMD zoned parcels with a total yield of 4-units that should not be in the MFA
10 strategy. Therefore this 461 should be reduced by 4-units when removing those two RMD for a
11 total of 457-units from the MFA strategy. So, just wanted to highlight that. Next slide.

12
13 So, again, PTC will be deliberating on these remaining strategies so let's... next slide. Just... and
14 keep on going, so there's pipeline, ADUs. Strategy Number One, Upzoning, so this is where the
15 Working Group recommended upzoning existing sites and (interrupted)

16
17 Chair Lauing: Just before you do that, Tim. Before we start on that, just two things I wanted to
18 announce.

19
20 Mr. Wong: Sure.

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2 Chair Lauing: There is no public comment tonight because this is a continued hearing and
3 there's no new information. So, just FYI to the public and secondly, I just want to review the
4 game plan. If you remember at the last meeting we were going to go through all of these once
5 roughly in order and then we changed to let's go for the low-hanging fruit to get more done;
6 which we did and we got more done. We're going to continue that process, one time through,
7 but these are bigger items now. They're going to take more time and I just want to point out
8 that we cannot have a continuance of this after tonight. This has to get done tonight so time
9 clock is running. That doesn't mean we want to change the quality of our work and we'll stay
10 here as long as we have to do that.

11

12 And then secondly, at the end of that, we'll go back in order this time and actually take a vote.
13 Normal process, amendments, whatever, so we're going to finish this one time through and
14 then go back and go on record as to our recommendations. Any questions about that? Okay,
15 then the one we left off with was upzoning. Take it away Tim.

16

17 Mr. Wong: So correct, real briefly. Proposed upzoning CN Zones and also upzoning RM-30, CC,
18 and CS Zones from... from... for the CM20 to 30 and for the remaining others zones from 30 to
19 40. With that, apologize for that same mistake but we removed one site of 17-units so the

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1 revised total is 1,640-units for Strategy Number One, Upzoning. That concludes Staff's
2 presentation for this particular slide.

3

4 Chair Lauing: Discussion? Questions from Commissioners? It's a big number, it's a good chunk.
5 Commissioner Hechtman.

6

7 Commissioner Hechtman: I'm... if no one is speaking up. I'm supportive of the Working Group
8 and Staff recommendation on this item.

9

10 Chair Lauing: Any other comments? Alright. Oh, Commissioner Roohparvar.

11

12 Commissioner Roohparvar: Just that I am supportive as well. This makes sense. Great job, great
13 chunk.

14

15 Chair Lauing: Vice-Chair Summa, did you have your hand up?

16

17 Vice-Chair Summa: I did, thank you. In general, I'm supportive but my support hinges on a
18 couple things. One is that currently, RM-30 does not enjoy... RM-40 does not enjoy the same
19 Development Standard in terms of being protected from development next to them that RM-30
20 has. And we've talked about this before but I am conditionally supportive of the idea as long as

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1 the Height Transition Zone is retained and also that that transition zone is extended to RM-40.
2 So, I don't know in terms of if we come to a vote on this, I definitely think... I have reservations
3 about the details but will we be working on the details later? So, some of my opinions, the
4 programs and zone changes, so some of my opinions could change over time but those are the
5 conditions that on... and the surface. And there's other Development Standards I would like to
6 retain to be comfortable with this change, but those are the conditions on the surface that I'm
7 concerned with.

8

9 Chair Lauing: Okay, if there other comments? Commissioner Chang.

10

11 Commissioner Chang: I'm also generally supportive and Commissioner Summa's [note – Vice-
12 Chair Summa] comment about the height transition and the difference between how RM-30
13 and 40 are treated is a great reminder to me. It's something that if we increase the existing
14 density, I would hope that we main... grandfather in the RM-30 transition zone... height
15 transition. Thank you.

16

17 Chair Lauing: Assistant Director Tanner has some comments.

18

19 Ms. Tanner: My only comment is that I think Council has directed us to take a look at that topic.
20 But we are going to be limited in down zoning or doing changes that could be perceived or lead

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1 to down zoning. So, I think part of what we're looking at with this idea is around increasing the
2 density so that you can have the same number of units in an envelope. So, I think Council has
3 heard this challenge, has asked us to take a look at it and so definitely great to have it come
4 here from the Commission as well but I think it's something that Staff are already taking a look
5 at how to mash those together.

6

7 Chair Lauing: Commissioner Reckdahl.

8

9 Commissioner Reckdahl: Does Staff know why that's different between 30 and 40? Back in the
10 days when it was 15 and 20 before it was increased. Where they different back then and this
11 has just been always historical difference or was something changed?

12

13 Ms. Tanner: Well, certainly, RM-40 is a higher density area and so I think there was probably a...
14 thinking about the built form that would be in areas that are RM-40 might be taller than areas
15 that are not RM-40. And so, I think that was probably part of the thinking around having
16 different transition zones based on the different forms that's going to take shape given the
17 increased density.

18

19 Commissioner Reckdahl: Thank you.

20

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1 Chair Lauing: If there are no other comments we can move past this for the first past. Okay,
2 next strategy Tim.

3

4 Mr. Wong: Thank you very much. Next is increasing densities around fixed rail. If you recall,
5 anything within a quarter-mile of the Caltrain Stations is proposed to increase to a density of
6 50-dwelling units per acre while from a quarter to a half is 40-dwelling units per acre. And with
7 this strategy, there would be a total yield of almost 800-units or 798-units.

8

9 Chair Lauing: Commissioner comments? Commissioner Hechtman.

10

11 Commissioner Hechtman: Just to keep us moving along, one clarification that Mr. Wong didn't
12 mention is that this is limited to the non-low residential areas within these distances from the
13 stations. It mentioned in another slide that that's an umbrella over all of these
14 recommendations but I think that no R-1 or R-2 are included in the upzoning here that would
15 yield a 798. That's my understanding of it and I'm... while I... well, I'm supportive of this
16 recommendation from the Working Group and Staff.

17

18 Chair Lauing: Vice-Chair Summa.

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1 Vice-Chair Summa: Thank you. This one is kind of the same for me. I think... I have concerns,
2 particularly about the Mayfield Neighborhood which is the non-Cal Ave part of that
3 neighborhood if people don't know. And that neighborhood is already very dense and they
4 have a lot of projects coming to them and who knows? This may not be an issue in a post... a
5 real post COVID world. We don't know what's going to happen with remote working and things
6 like this but I would be worried that in particularly in Mayfield. Increasing the number of units
7 per acre depending on how the Development Standards are handled may put a real burden on
8 some of the people already living in that area.

9

10 Chair Lauing: Other comments? Okay, Mr. Wong, we can move to the next strategy.

11

12 Mr. Wong: Okay, very good. Strategy Number Three are looking at sites that are within basically
13 the El Camino Transit Corridor. And again, upzoning to 40-dwelling units per acre and with that
14 recommendation the total yield would be 274-units.

15

16 Chair Lauing: Commissioner Templeton.

17

18 Commissioner Templeton: Thanks. I'm in support of this. I'm surprised it's only going to be 274-
19 units but in general, when we increase density along the El Camino corridor. We will also have
20 an additional benefit of improving the bus service, so I think it's a good idea. Thanks.

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Chair Lauing: Commissioner Chang.

Commissioner Chang: Thank you. I was going to make a similar comment to Commissioner Templeton which is I'm generally supportive, but we want to make sure that VTA improves the bus service. So, that it is much more useful because otherwise those folks are really trapped when it takes so long to get places by bus.

Chair Lauing: Vice-Chair Summa.

Vice-Chair Summa: Sorry. I was trying to look at the new fantastic, kudos to Staff, interactive map which is very, very useful but I don't think it's 100 percent complete. And maybe Senior Planner Wong could help me understand as which... how this... what color or how... and I apologize because maybe not everybody has had a chance... my colleagues... to look at this map. But what color code is this on the map because I don't see it and I'm kind of confused? I might be conflating two different strategies.

Chair Lauing: Can we pop that up? That's a good way to highlight the new tool.

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1 Mr. Wong: Sure, but actually I will go ahead and if... I can go ahead and share my screen. I'm
2 looking at it right now. I was looking at the exact same thing and it appears that there might
3 need to be some modifications. Well first, everyone see my screen?

4

5 Chair Lauing: Now we do.

6

7 Mr. Wong: And let me zoom in. So, I'll just say... we'll start off by saying if I click this off, this will
8 show everything in the universe and so if we hit in... corridors is misspelled to, apologize for
9 that, but this only comes up. The transit corridors should be aquamarine. That's the only thing I
10 could describe that color. While this is more of a pipeline project, so we need to fix that
11 immediately, but so I apologize for that. In the interim, I can bring up an older map that will
12 show again those transit corridor sites if you like but Commissioner Summa [note – Vice-Chair
13 Summa], thank you for ground-truthing of this interactive map. I do appreciate that.

14

15 Vice-Chair Summa: I love the map. Thank you, I would really appreciate you bringing up an old
16 map because I couldn't find the old map and then this one didn't have it. That would be helpful
17 for me.

18

19 Mr. Wong: Okay, if you'll just give me a second.

20

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1 Vice-Chair Summa: Sure.

2

3 Mr. Wong: Let me bring up that other... I'll stop my sharing and bring up that other map in a
4 minute so.

5

6 Chair Lauing: Beta software never changes.

7

8 Mr. Wong: Yes, and just be a quick sec.

9

10 Vice-Chair Summa: Someone else can speak if they're ready and I'll wait because I want to see
11 the map.

12

13 Chair Lauing: I'll just make a couple quick comments. I think Commissioner Templeton, I
14 associate my comments with her is actually on this one. I was even surprised in the Working
15 Group that we only got 274-units out of that. I think it's probably pretty conservative and when
16 projects come to fruition. I think there's going to probably be more density in there and the
17 VTA is clearly a chicken and egg problem or a mouse and cheese or whatever you want to call it.
18 But we can only press forward with the housing that we have to put up and then we have to
19 appeal to VTA to say we now have 7,000 more units than 1,500 more people, or whatever it's

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1 going to be, so crank up your route. So, that's absolutely a concomitate partnership that has to
2 happen. Totally agree.

3

4 Mr. Wong: So, I have the map so I'll go ahead and share screen again and here is the slide. Let
5 me go ahead and zoom in. So, these are the as you can see the corridor sites all along the
6 transit corridor right here. Would you like me to zoom in a little bit... oop.

7

8 Vice-Chair Summa: No, no, now I remember the map. So okay, this map, I understand now. I
9 had a question about this map but I'm not going to go into because it's the same question we
10 discussed yesterday.

11

12 Mr. Wong: Yeah.

13

14 Vice-Chair Summa: So, in general, this is the same thing for me. In general, I am fine with this
15 idea as long as we maintain the height transitions. Understanding that this part of El Camino
16 especially transitions to R-1 or low-density in usually the back half of the block that fronts on El
17 Camino. So, I think that's super important for this to be successful for everyone. New neighbors
18 and existing neighbors and then the other thing.

19

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1 I'd like to be as peachy about the future of the bus corridor but I... the VTA seems like a very
2 troubled agency to me and there's a lot of uncertainty about, for me, about their future.
3 There's a Grand Jury report, I think it was 2-years ago, but I think it was before COVID, so
4 maybe a little longer. If some of my colleagues have read it that is kind of... causes one to pause
5 about this agency. So, that said, it currently is the case that we do have these routes. So, I may...
6 same way, I'm in okay as long as we keep the height transitions and I don't know what we're
7 going to do if these sites aren't parked. If... most particularly, if there's no bus service,
8 understanding some may be able to walk to the Caltrain. But also, one of the problems with our
9 bus... our metro... our nine-county metropolitan area, and I don't need to tell anyone this, is
10 that people can travel very far for jobs. And there's... the links aren't there and it can take hours
11 and hours to get from Point A to Point B. Those are my concerns with this one so thank you
12 very much.

13

14 Chair Lauing: Commissioner Roohparvar.

15

16 Commissioner Roohparvar: Thank you. I had a question for you Mr. Wong, so just a clarifying
17 question. I understand El Camino clearly is a transit corridor half mile. Are there... is there... is
18 Alma also a transit corridor, portions of it? Why... are those blue? How do I... am I misreading
19 the map? To your left.

20

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1 Mr. Wong: These are the boundaries that we use and so there are some along Alma but a
2 majority... a large majority are along El Camino because it is still within this half-mile corridor if
3 you will.

4

5 Commissioner Roohparvar: Okay, so it's El Camino and then a little bit on Alma and
6 (interrupted)

7

8 Mr. Wong: A little bit, yes.

9

10 Commissioner Roohparvar: Maybe [unintelligible]? Okay, thank you.

11

12 Mr. Wong: Sure.

13

14 Chair Lauing: Seeing no other hands I think we can move on to the next strategy.

15

16 Mr. Wong: I'll stop share. I do believe the next strategy, if Chitra you can bring... thank you.

17 Next strategy is faith-based but I believe there's consensus on the PTC in regards to faith-based
18 institutions and so we can move on to the next strategy.

19

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1 Chair Lauing: I think there was... wasn't there a question there last time about what the actual
2 density was and how that translated to how many units could be on a given parking lot given its
3 size. I'm not sure we got that clarified.

4

5 Mr. Wong: I think what we went with the more... our standard if you will, 40-dwelling units per
6 acre, but they... in doing the math it does accommodate 148-units. I think there was also the
7 question about the mechanism since most of these are R-1 Zoned. How would we do that but
8 (interrupted)

9

10 Clare Campbell, Planning Manager: Tim, can I just interrupt really quickly?

11

12 Mr. Wong: Okay, sure.

13

14 Ms. Campbell: I think for the faith-based it was 30-dwelling units per acre.

15

16 Mr. Wong: Oh, excuse me, sorry.

17

18 Chair Lauing: So, how does that translate to approximately how many units on one of these
19 parking lots?

20

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1 Mr. Wong: Let's see, let me look that up on our... so, the ranges for the 148 range from 11 to
2 36-units on the site depending on the site itself.

3

4 Ms. Campbell: And what they did is they looked at just the surface parking lot and they took
5 that approximation on that using the surface parking lot only and did the dwelling unit per-acre
6 calculation.

7

8 Mr. Wong: That is correct, thank you, Clare.

9

10 Chair Lauing: Comments on that? Vice-Chair Summa.

11

12 Vice-Chair Summa: Thank you. I had a question also and that is that the... it's another thing
13 about the fantastic new interactive map. Some of the lot sizes are not available and in fact, I
14 think all of the or most of the faith-based units are not available. And in this case, since we're
15 basing the number of dwelling units on not the whole lot but the size of the parking lot. I think
16 that would be useful information to have here as well and I was looking at that mostly from the
17 two that are in my neighborhood. Not because my neighborhood is more important but just
18 because I know my neighborhood really well. And I think it could be fairly controversial with
19 some residents to have 11 to 36-units on those parking lots, especially for one of the sites.

20

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1 So, anyway, I actually wanted to also ask are... is this for all affordable BMR subsidized housing
2 or is it for market-rate housing? I forget.

3

4 Commissioner Reckdahl: This one was for BMR, 100 percent affordable.

5

6 Vice-Chair Summa: Okay, so that's certainly really great, so I'm in the favor. I'd like to get that
7 additional information on the map just for looking at it in more detail and also, kind of same
8 issues. Make sure that the transitions are respected when you're talking about... you know
9 because the whole parameters of this exercise for the Working Group was to not put any
10 increased density in low-density residential zones and this is an exception that does do that. So,
11 I would want to be able to reassure people when it comes to the program and zone changes
12 that this would be respectful of neighboring properties.

13

14 Chair Lauing: Commissioner Chang. Unmute.

15

16 Commissioner Chang: I'm looking at the Packet and it's not necessarily 11 to 36. It looks like
17 some of the sites are as low as 6-units. So, in answer... Commissioner Summa [note – Vice-Chair
18 Summa] was talking about looking at some of the sites in her neighborhood and those look like
19 they're lowered... lower number of units when I was looking at the table. Just wanted to throw
20 that out there, thanks.

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Mr. Wong: Yes. Chair Lauing, if I could? I'll be happy to share my screen to show you the unit mixes based on our spreadsheet if that's something that would be helpful for the PTC?

Chair Lauing: Sure.

Mr. Wong: Okay, so let me go ahead and share my screen once again. So, this is from our site inventory list and you want to see here. This is the unit yield that would be from those eight sites. Eight? No, excuse me, ten, so.

Chair Lauing: There's 136 and the other one below that is 26 so just in terms of taking a look at the max. Commissioner Reckdahl.

Commissioner Reckdahl: I have a question for Staff for the faith-based properties right now today. Are they operating under a CUP or how are they operating in R-1?

Ms. Campbell: I think it depends. Some of the older churches did not need to go through the CUP process and then things changed with the **RELOOPA** regulations so then the CUP was not required. So, there may be some old CUPs out there that were kind of in the interim where we

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1 didn't need one and then we needed one and then we don't need one. So, there are some CUPs
2 out there.

3

4 Commissioner Reckdahl: And so, if a church today wanted to stop being a church. The only use
5 for the housing would... the only use for the land would be R-1 housing, is that correct?

6

7 Ms. Campbell: Generally speaking. I mean we would need to take a quick look at the allowed
8 uses that are associated in the R-1 Zone. I do think there are some other types of uses that
9 might be related to day or care facilities, daycare facilities, things like that. There are some very
10 limited non-residential uses that are permitted in the R-1 Zone.

11

12 Albert Yang, Assistant City Attorney: There are a number of other Conditionally Permitted Uses
13 like school or community center as well.

14

15 Commissioner Reckdahl: Okay and so is the expectation that if a church builds some properties
16 on its parking lot and then down the road disbands. What happens to those properties? That
17 they're then grandfathered in?

18

19 Ms. Tanner: What happens to the housing units, is that the question?

20

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1 Commissioner Reckdahl: What would happen for the zoning now if a church disbands or wants
2 to sell?

3

4 Ms. Tanner: Right.

5

6 Commissioner Reckdahl: Is it that (interrupted)

7

8 Ms. Tanner: Yes, so I think... good question because it's definitely happening to many faith
9 communities that they may not remain existent and so that certainly changes that we've seen
10 happen across the country. So, just to be clear, I think maybe to back up a little bit, is that for
11 this to be an option for the congregation to build at the 30-dwelling units per acre. We'd likely
12 need a zoning overlay that would allow congregations to do this, and to have that type of
13 density; as well as the requirement for BMR if that's the... if it's only for 100 percent affordable
14 housing to be clear about that. And so, depending on how they did it, often times when
15 congregations do built housing on their land. Either instead of existing or in addition to their
16 own existence. They will partner with a non-profit housing developer and so then part of the
17 question will be just how that ownership is held. Does that developer have a ground lease? Do
18 they actually own that parcel? So, hopefully, that housing itself can be solvent and has its own
19 operating budget. And so even if the congregation were not to be there, it can still continue to

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1 exist. But some of those would be questions that would be somewhat site-specific on how
2 they've set up the structure of the ownership of the BMR housing.

3

4 Commissioner Reckdahl: Okay, thanks. That makes sense.

5

6 Chair Lauing: Any other comments on this one for first pass? Okay, thanks, you can continue
7 Tim.

8

9 Mr. Wong: Thank you. Next slide, the next strategy is City-owned parking lots. Actually, just
10 wanted to highlight again, that the Working Group did not recommend inclusion of City-owned
11 parking lots as part of the site's inventory. But as the PTC knows, the Council has already
12 directed Staff to start exploring parking lot for residential development.

13

14 Chair Lauing: We did talk about this one quite a bit, so I'm wondering if we can concur that we
15 had a first pass and we can pick it up on our second pass? Not trying to rush. Commissioner
16 Reckdahl, did you still have your hand up? Okay.

17

18 Commissioner Reckdahl: No, it was ghost hand.

19

20 Chair Lauing: Commissioner Hechtman.

-
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Commissioner Hechtman: I did want to talk about this one some. I can wait until the next round but I had (interrupted)

Chair Lauing: No, go ahead. Go ahead.

Commissioner Hechtman: Okay, well let me at least ask a couple of questions.

Chair Lauing: Sure.

Commissioner Hechtman: So, the process we're going through is to identify these potential upzones and then we actually do some upzoning and what that does is as we roll into this next cycle, the zoning has been done, so hopefully, that removes one impediment to development, residential development at these densities where we've upzoned. So, I had a question on these parking lots. In order to develop residential uses on them, will they need... will the zoning need to be changed or does the existing zoning for all these parking lots allow residential development without a change in zoning?

Ms. Campbell: We would need to modify the zoning to allow for the residential uses.

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1 Commissioner Hechtman: So, that's what I thought and so that's one reason, even though the
2 Council's exploring this. We want to make it as easy as we can for this to happen and Council
3 clearly has an interest in that. And so, I would like to see this added to the list so that it gets to
4 be part of that upzone effort, that mass upzone. So that's one item.

5
6 And then I've got some... another set of questions that relate to this one and possibly actually
7 all of these. And I want to... I think the first... so these questions relate to a letter we received
8 this week that talked about a requirement that the HCD has. That where you... and I'm going to
9 paraphrase it I hope not poorly, but where more than 50 percent of your low-income housing is
10 identified on non-vacant sites, then you have to provide substantial evidence that during the
11 RHNA cycle, whatever the impediments to developing low-income housing on those sites will
12 go away. So, I thought it was an interesting letter. We hadn't talked about that on the PTC and
13 so the first question I had is actually of Assistant City Attorney Yang. I wanted to know if the
14 description of that requirement in that letter from a local group is pretty accurate as to the
15 requirement?

16
17 Mr. Yang: So, I haven't reviewed that letter but I can speak to the general requirement that we
18 do have to show that the sites we identify are... maybe Mr. Wong can help me out here with
19 (interrupted)

20

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1 Mr. Wong: Suitable and available.

2

3 Mr. Yang: That's right, suitable and available and so there I some evidence showing that we
4 have to make and that's a part of the site selection effort that the Working Group and Mr.
5 Wong and our consultant have been doing. Is finding sites where we can make that showing to
6 HCD where we think our selection will be defensible.

7

8 Commissioner Hechtman: Okay, that's helpful. So, then that leads into my next question which
9 is in the Working Group, was this substantial evidence requirement regarding the sites where
10 low-income housing would go, was that part of the dialog with the Working Group? Did they
11 examine that and come up with findings or categories of findings so that we could support
12 these 6,800-units? The BMW... the BMW? The low-income BMRs at least in excess of 50
13 percent.

14

15 Chair Lauing: So, Tim why don't you speak to that. Including your financial analysis of deciding
16 what buildings are more likely to be reused. And but the other thing that I want to point out is
17 that the Working Group did not identify sites for 57 percent of these units to be below market
18 rate. A couple of these strategies happen to be focused only on that but they're small numbers
19 compared to what has to be created. So, that was beyond the scope of this capability exercise.

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1 So, our assignment was not to make sure we had places for 57 percent of these units. That's to
2 come by Council, but Tim if you want to give that financial analysis. I think that's helpful.

3

4 Mr. Wong: Sure, but and so as part of our methodology, we did present our methodology of
5 how these sites were identified to the Working Group. And one of the main factors is what is
6 known as the ILR, the Improvement to Land Ratio, in which if the improvements... and we used
7 county assessor's data or figures and basically, we had this ILR ratio of less than 1 ½ percent. In
8 other words, if the improvements were 1 ½ times or less the land value, then we said that is
9 appropriate for redevelopment because if it had a higher ratio than 1 ½. In other words, if let's
10 just... if the improvements per the county assessor was let's just say \$4 million and the land was
11 worth \$1 million. That means there are substantial improvements on the property, therefore it
12 would be a lesser likelihood of redevelopment. So, that was our first go around in identifying
13 these sites and the reason we used the 1 ½ or the 1 ½ ILR ratio is because A) that's what we use
14 in our current Housing Element to identify sites. And that was obviously accepted by HCD and in
15 discussions with our consultants, they supported that. Secondly, we looked at structures that
16 generally that were older than 20-years old. That again, probably an association with that ILR,
17 but that was part of our methodology.

18

19 In addition, we looked at sites that don't have multi-family units on the sites. There are some
20 that are underdeveloped if you will, but that was another methodology that we used to make

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1 sure that A) we wouldn't impact or have results in large displacements but secondly, that also
2 helped create the opportunity for redevelopment to add housing if there weren't existing
3 residences already on the site.

4
5 So, and in addition, we're still working on compiling other substantial evidence such as in Palo
6 Alto because of the value. We have been receiving redevelopment proposals even before we
7 started this update process, which shows the strength of the Palo Alto real estate or residential
8 real estate market for redevelopment. So, those are just some of those items that we are... that
9 will go into the Housing Element to provide that substantial evidence.

10
11 Commissioner Hechtman: I appreciate that additional information, so here's my concern. We
12 need to designate roughly 6,100-units and present that to HCD. We need a 10 percent buffer
13 and what we seem to... actually, the Working Group has a larger buffer than that but has pulled
14 some potential units out, including these parking lots to get us down closer to that 10 percent.
15 My worry is that when we take... if we just flow through with the Working Group
16 recommendation, we recommend that to the Council and the Council adopts that and forwards
17 it to HCD. I'm worried that HCD is going to reject some substantial portion of these units if
18 we're not properly, in their view, providing substantial evidence of the availability of these non-
19 vacant sites during the next RHNA cycle for low-income housing. And so, my thinking is to
20 protect against that because if that happens, then HCD doesn't certify the Housing Element,

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1 right? They don't certify our RHNA figures and they send it back to us and we're late and there
2 are penalties for being late. So, my thought is to protect ourselves against that risk. Let's build a
3 bigger buffer and so that's another reason I like including the City-owned parking lots. Even
4 though it... because it makes a bigger buffer and we don't have to make those the first ones
5 that get developed but it helps us avoid the possibility of this getting kicked back to us. So,
6 that's why when we get to voting on it, I'm going to be supporting to adding these back in.

7

8 Chair Lauing: Any other comments on this one? Okay, GM Zones are next I think.

9

10 Mr. Wong: So, yes, this was a strategy suggested by the Working Group and in including the GM
11 Zone it would yield another 596-units. And as the slide discusses, currently GM Zone or
12 residential uses are not allowed in the GM Zone. So, we would have to rezone to allow
13 residential use as a permitted use or conditional use. We're still talking through that
14 mechanism but with this strategy, it would yield 596-units.

15

16 Chair Lauing: Commissioner Chang.

17

18 Commissioner Chang: Thank you. I spoken about my concerns with this area which is I think it's
19 an appropriate location for housing. It's just that there needs to be other planning around. And
20 then in terms of upzoning, one of the things that I would really be... and I'm supportive of it if in

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1 changing the zoning we don't just say you can build houses in the GM Zone. I would... I think it's
2 more appropriate if we changed the purpose of the GM Zone to be for housing and not for
3 manufacturing. And my logic for that is that if we're trying to create places that we want to be
4 nice neighborhoods and good places for new Palo Alto residents to live. New residents won't
5 want to live next to manufacturing. So, in order to... I don't think we should just be simply
6 adding housing as a use in this area. I think we should be changing the zoning potential for
7 housing and potential whatever we can do with respect to that zoning to encourage affordable
8 housing specifically. So, perhaps even say higher density allowed if it's a certain percentage is
9 affordable. But I do feel pretty strongly that we don't want to create a situation where you've
10 got a manufacturing facility next to a bunch of residences. That's not good for any resident.
11 Thanks.

12

13 Chair Lauing: Commissioner Roohparvar.

14

15 Commissioner Roohparvar: Thank you. Just a clarifying question, so is this proposing... I guess
16 to Mr. Wong. Is this proposing adding residential to manufacturing or cause this...
17 Commissioner Chang raised an interesting point?

18

19 Mr. Wong: [unintelligible](interrupted)

20

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1 Ms. Campbell: The proposal... oh sorry Tim.

2

3 Mr. Wong: Yes, the proposal is to reintroduce housing into the GM Zone.

4

5 Commissioner Roohparvar: Okay and then I guess my next question is for City Attorney Yang. If

6 we do this, these sites would they go through CEQA? Just I've been looking at a lot of hazmat

7 maps lately and there are underground storage tanks, a lot of industrial is out of compliance.

8 Would this all still go through CEQA to make sure that any residential... how does that work?

9

10 Mr. Yang: Yeah so (interrupted)

11

12 Commissioner Roohparvar: Because that's concerning for me.

13

14 Mr. Yang: Our rezoning... the Mass Rezoning Ordinance that's going to come back to the PTC

15 will have some environmental CEQA review associated with it. It's probably going to be at a

16 more programmatic level and then each individual project that gets proposed in this area will

17 go through a CEQA review as well. I guess we won't know until we see on a case by cases basis

18 with those projects what sort of... what level of CEQA review will be required.

19

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1 Commissioner Roohparvar: Okay and then it... so if there's... and remind me, I should know this.
2 I know should the CEQA better. I have forgot. If you put residential in and the neighboring is an
3 industrial use... the neighboring property is an industrial use. Would CEQA... it would look at
4 neighboring right and then any sort of impact that could... the neighboring industrial could have
5 or manufacturing could have on the residential? Such as leakages into groundwater or anything
6 like that and make sure those are mitigated (interrupted)

7

8 Mr. Yang: So (interrupted)

9

10 Commissioner Roohparvar: Or not? I don't remember.

11

12 Mr. Yang: Yeah, there's two different issues there. What CEQA looks at is impact of the
13 whatever the new development that's proposed on the physical environment. It doesn't look at
14 impacts of the environment on the residents of the new development.

15

16 Commissioner Roohparvar: That's right.

17

18 Mr. Yang: So, if there were some risk as part of the excavation for the development that there
19 was going to be release of hazardous materials because of that excavation. That would certainly

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1 be an issue that gets studied under CEQA. But the impact of a neighboring operation on a
2 residence would not get studied under CEQA.

3

4 Commissioner Roohparvar: Yes, so that's my concern. So, just flag, that's my hesitancy with
5 mixing residential with manufacturing is somehow being careful and preventing unintended
6 consequences of those neighboring manufacturing facilities (interrupted)

7

8 Ms. Tanner: Perhaps one thing that I might suggest to Commissioners who've raised the
9 concern because certainly one of the reasons that for better and for worse sometimes. We
10 went to separation of uses and their zoning. And the concept was to separate some uses that
11 weren't compatible with each other and so I think a couple things that we could think about.
12 One is if this does get approved by City Council, are there additional mitigations that buildings
13 located in this area need? Such as things to make sure the indoor air quality is high. Certainly, if
14 there is any contamination on the site, that would be part of the CEQA analysis and we do know
15 that we have contamination from past manufacturing in Palo Alto so these aren't ancient
16 concerns. They're very relevant for even existing parts of Palo Alto that do allow housing and so
17 there are mitigation measures we can look at to try to think how can the sites be safe if they do
18 become housing? It does still mean that because manufacturing is permitted, neighboring uses
19 could be noisy or smelly or other things that those land owners do have rights to produce.

20

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1 That said, I think the trends are kind of going away from those uses in Palo Alto to some degree
2 but you never know. In other places manufacturing land is becoming more precious because it
3 is becoming more limited throughout the Bay Area. There aren't as many areas that preserve
4 that use and so certainly something that we could look more into detail at. I don't know Ms.
5 Campbell or Mr. Wong if there's anything you want to add to how we could think about the
6 impacts of having housing in these zones.

7

8 Commissioner Roohparvar: Yeah, especially on water quality and air quality. I think noise is
9 noise. I mean you could kind of expect that if you're moving into an area (interrupted)

10

11 Ms. Tanner: I think you can have soundproofing right that could help to mitigate if there are
12 noisy neighbors, right? Things that the building could do to make it less noisy.

13

14 Commissioner Roohparvar: Yeah, so more of impacts... I mean I know on Fabian Way, I looked
15 at it this week. There's a ton of manufacturing, they're out of compliance. There are issues still
16 going on. There's a Superfund Site in Palo Alto. Like what can be done and I don't know Mr.
17 Wong if you can speak to this, but to prevent neighbors... neighboring manufacturing leaking
18 into groundwater or air and impacting residences or children living nearby.

19

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1 Mr. Wong: Excuse me, sorry, that was also a concern of the Working Group also is locating
2 residential uses by the G... these general manufacturing or these businesses. And one thing we
3 did look at is also for certain hazardous materials the City requires... and forgive me, Clare
4 may... 300 or 500-foot buffer from that (interrupted)

5

6 Ms. Campbell: Three.

7

8 Mr. Wong: Material... 300, thank you, a 300-foot buffer from that business that has these
9 certain hazardous materials. And so, we consulted with the fire department to see which of
10 those businesses had those certain hazardous materials. And even from there we discovered
11 that there were a few and drawing a 300-foot buffer around that. We took those sites out of
12 the proposed list. Understanding that there may be some potential hazards. And so, we did
13 discuss some of these contingencies with the fire department and that's one reason we're
14 looking at maybe a Conditional Use Permit as part of a mitigating factor if you will. So, if there is
15 a proposal with a conditional use allows for a little additional scrutiny before providing that
16 approval.

17

18 Commissioner Roohparvar: Great and I guess (interrupted)

19

20 Ms. Campbell: If I could just add (interrupted)

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Commissioner Roohparvar: Yeah.

Ms. Campbell: A little bit more to what Tim was just saying? So, some of those sites that we identified that were in that 300-foot buffer were in the ROLM area and like Tim mentioned. We did go through the process of identifying those sites and taking them off the list. And one of the things with ROLM that's existing is that the ROLM allows for residential with a Conditional Use Permit. And I think for the GM Zone, it use to be that residential was also allowed with a Conditional Use Permit. So, I think using a Conditional Use Permit would be an appropriate tool here so that way the City can assure that there are no hazardous conditions in the immediate vicinity that we can check for. And we can look at these adjacencies and make sure that we're supporting a positive residential use in that particular project.

Commissioner Roohparvar: Understood and then I guess my last comment is I don't know if it's possible but if possible to change a chunk of the GM. So, you have the residential all in one area rather than mixed in or dispersed. That seems a bit riskier. That's it, thank you.

Chair Lauing: Commissioner Reckdahl.

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1 Commissioner Reckdahl: I mean the one thing I want is it's zoned GM but there's not a lot of
2 manufacturing going on. There's only a handful of any type of manufacturing there. Most of it is
3 just straight office. There's a dance studio there. There's a daycare center. So, there really
4 isn't... it's not like these are open smelters with bad air quality. This is going to be typical of a
5 low-density office area so.

6
7 But anyway, that said, I agree with Commissioner Chang's assessment. I think that making...
8 keeping it GM is just going to be problematic. We want this to be a neighborhood. Not a mixed
9 area and it's going to be best for everyone if we change the zoning to something like an RM-40
10 or RM-50 or something like that and not try to keep on having office space mixed in. Thank you.

11
12 Chair Lauing: Commissioner Chang.

13
14 Commissioner Chang: Can I just ask Staff a question? Is there anything that would be an
15 impediment to just completely changing the zoning? Because I understand we could put all
16 these mitigation measures in place and make sure that there's a 300-foot... we're 300-feet
17 away from anything that's really problematic. But if we really think about communities long-
18 term and something that... and making a high-density area that's nice for people to live. I do
19 think that changing the whole zone wholesales the way to go and obviously, there might be
20 lingering property owners who use would be grandfathered in but then at least over time the

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1 area turns over. So, is there any impact... is there anything that prevents the City from doing
2 that if that's what the City wanted to do?

3

4 Ms. Campbell: I think if that is the direction that Council wanted to take with this. It's definitely
5 something that we could do with the rezoning process. I think some of the things we could
6 consider in that it would be related to I think what Rachael had just mentioned is that there are
7 very limited areas within the City that allows certain types of uses. So, in essence, there actually
8 are very limited Gm parcels already in the City of Palo Alto. So, by just wholesale eliminating
9 some of them completely could maybe... it's a really big policy decision I think for the City to
10 make and if we want to move in that direction. That is something that certainly we could
11 accomplish through a zone change.

12

13 Commissioner Chang: I mean then I would think that what would... if we want to preserve GM
14 when we preserve a section of GM along the lines of what Commissioner Roohparvar is
15 suggesting. Because it just... it doesn't... I mean the optics are not good either. Here we have
16 these big parcels of land and this is where all the affordable housing can be and it's also going
17 to be mixed in with manufacturing. That's just not great so yeah, that's kind of my... I mean that
18 since we are planning that, I would plan for it then. Thank you.

19

20 Chair Lauing: Commissioner Hechtman.

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1

2 Commissioner Hechtman: I think I need a little bit of understanding about the product that we
3 are working toward to send to the HCD and maybe somebody from Staff can explain that to me.
4 We are going... the goal of this process, once it gets through the City Council, is to present the
5 HCD with proof that we can meet our... that we have a mechanism in place to meet our RHNA
6 number. And so, I'm curious as to whether the HCD is going to look at the particular zoning for
7 a particular parcel and any restrictions that we might impose on that particular parcel. So that
8 we have to work through all of these issue now. Like whether we're going to add residential to
9 a GM Zone or replace the GM Zoning with some residential designation. Because I'm wondering
10 about shaping our recommendation to the Council and whether this discussion for example is
11 beyond the information what's needed to comply the task required by the HCD.

12

13 Mr. Wong: Well, first I'd like to say, this is a really good discussion about this a potential policy
14 change. In regards to how HCD looks at this, whether it's strictly residential or residential
15 interspersed with GM if you will. That's an interesting question how we look at it. I think one of
16 the things that we're looking at right now is I think we just present what our best proposal to
17 HCD and part of the HCD review process is we're going to have... they're going to have two
18 reviews. They're going to have 90-day... first 90-day review where they're going to thoroughly
19 review the City's draft Housing Element. And whatever they find or whatever they have an issue
20 with. They'll let the City know and then based on that response, the City would have to adjust

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1 accordingly to try to achieve compliance with Housing Element law. So, I think if that is some...
2 if 100 percent residential is something the PTC wishes to pursue. That's our best offer. We can
3 move forward with that and see what HCD comes back with. Sorry, don't have a more exact
4 answer but right now (interrupted)

5

6 Ms. Tanner: Let me interject a bit, Tim. I thank you for that insight. I think part of what
7 Commissioner Hechtman is maybe asking is kind of this whole decision of whether or not we
8 should get rid of GM Zoning or not? Is that relevant for the Housing Element? I think it's not
9 relevant in terms of what HCD is going to be looking at for the Certification. It is relevant for the
10 rezoning. So, since the rezoning would be coming out of it, understanding if the PTC and then
11 subsequently Council, the rezoning is not just to add housing as an eligible use but actually to
12 transition away from GM. So, it's related to that and the rezoning is necessary for us to show
13 HCD that we are putting our money where our mouth is so to speak and moving forward with
14 advancing the zoning that the Housing Element contemplates. So, it's a little bit of a way to say
15 we don't need to decide whether or not we're moving away from GM tonight, but that is a
16 relative for the rezoning that we do need to do eventually.

17

18 Commissioner Hechtman: Okay, that was really helpful. So, in light of that, when we... because
19 we've heard on a lot of these categories sort of concerns, limitations, adjacent height limits,
20 things like that and so what... but we don't want to lose all those thoughts, those good

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1 important points by waiting until some draft Master Zoning comes to us. And so, but I'm
2 wondering if when we get to the motions on the individual items whether, for example on this
3 item we're looking at now if we want one motion regarding whether we're supportive of the
4 696-units; which will be necessary for the... to forward to the HCD. But then call it a companion
5 motion where we could express concerns about, in this instance, whether this whole area
6 should be rezoned from GM to housing to accomplish that and send them in pairs to the City
7 Council. Both to give them some insights into what we're thinking and also to give us place
8 markers when the zoning does come back to us, that we will already have a little bit of a record
9 of at least the Commission's thinking tonight. So, it's just a procedural thought moving forward.

10

11 Chair Lauing: I just want to make one comment. It's an addendum or a footnote to this, is that
12 the consultant who we hire and pay had no problem with this combined zone. We can but in
13 terms of acceptance by HCD, that was not an issue from her perspective. Vice-Chair Summa

14

15 Vice-Chair Summa: Thank you very much. I would like to associate my comments with the well-
16 expressed opinions and comments of my colleagues Commissioner Chang and Roohparvar and
17 Reckdahl and Hechtman. And yeah, I share all the concerns about doing this right. I think the
18 last thing we want to do... I share all the concerns about hazardous materials, air quality. No
19 one mentioned sea-level rise. I'm not sure if that's an issue or not here or if we need to
20 consider that. But also, I think what we want to avoid here is making an expensive because it

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1 will be new building and we have evidence of how expensive it is per square foot from a new
2 brand new apartment buildings recently reported from the VTA lot project. So, it could be very
3 expensive but also a lesser neighborhood without walkable amenities, with noise or smells or. I
4 mean I am somewhat... I think that there's been a lot of transition away from general
5 manufacturing to office in these zones; GM Zones and ROLM Zones. That always trips you up if
6 you try to say it fast. So, a lot of them have already transitioned.

7

8 We have a lot of experience with Supersite Funds in Palo Alto with the Mayfield development,
9 both upper and lower, and CPI. And so, I think we need to be mindful of the hazards that may
10 exist in air and underground in the groundwater, etc.

11

12 But I also think we need to be, as Commissioner Chang puts it, thinking about making this an
13 equally desirable neighborhood and that doesn't mean that it's going to be single-family
14 homes. We know it's going to be multi-family homes but with all... make it comparable... a
15 comparably nice place to live to other parts of Palo Alto, so those are some of my ideas.

16

17 And then I like Commissioner Hechtman's idea about the companion motion because when I
18 was thinking about the meeting. I struggle very much with not wanting to get... not wanting to
19 have to be too negative about these ideas because, as we've been told, this is kind of a catalog
20 of sites and the details will be figured out later. And so, but I don't want to get locked into being

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1 in favor of something that turns about to be something turns out to be something that I don't
2 find desirable. So, I think the companion motions might be a good way, to sum up in an easier
3 form our concerns for the Council. Thank you.

4
5 Chair Lauing: Any other comments on this strategy? Then let's move to a related one which is
6 the ROLM.

7
8 Mr. Wong: As mentioned, residential uses are allowed as a Conditional Use and identifying
9 ROLM site would have a yield of 902-units.

10
11 Chair Lauing: Comments on this one? Commissioner Chang.

12
13 Commissioner Chang: So, I'm broadly supportive of this. I don't think I know enough about
14 these ones to say that oh, it makes sense to do sort of a change the zoning entirely. But to the
15 extent that we were able to do something like what Commissioner Roohparvar suggested
16 where you have chunks that are changed. That would make a lot of sense to me.

17
18 A little bit of an adjacent comment/question I have is what is the Stanford Research Park
19 zoned?

20

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1 Ms. Campbell: It's zoned RP. Research... RP for Research Park.

2

3 Commissioner Chang: Research park, okay. Just thinking about this, looking... thinking about
4 this area made me think like do we really want Stanford? We need Stanford to step up. If not...
5 time is short so we can't get it to happen for this cycle but how do we... I mean Stanford has...
6 on Stanford land, there's a lot of offices right which... and also the hospital which drives some
7 of the need of housing in our City. And so, it's an adjacent comment but I think that we've got
8 to do something to try and get Stanford some movement on some of the Stanford properties.
9 And obviously, we as the PTC can't really do much about that but Council can. So, I don't know
10 what the right mechanism is but that's my two cents there.

11

12 Ms. Tanner: I think that's a great comment, Commissioner Chang. We do have the three
13 properties, I think plus one Staff recommended Stanford-owned property. They're not all in the
14 Research Park but they are within the City's boundaries of Stanford land, so there is that. I think
15 part of it does also relate back to what Commissioner Hechtman was saying in the suitable and
16 available and so we want land that is suitable and available in the next 8-year cycle for
17 development of housing. So, that's how those four sites became identified is kind of doing that
18 overlay of what land is unleased or will be unleased within the 8-year cycle and thus be
19 available for housing as well as suitable for it. Certainly, if the PTC and Council wishes to have
20 more land rezoned for housing that's owned by Stanford. Certainly, a conversation, it just may

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1 or may not be eligible for part of the 6,000 plus that we need to get to for the Housing Element
2 Certification.

3

4 Commissioner Chang: And no, I understand that it's not going to be part of this Housing
5 Element Certification. So, that's why I say it's an adjacent conversation but we... if we wanted it
6 for example for the subsequent in 8-years from now Housing Element conversation. We need
7 to start the movement now.

8

9 Ms. Tanner: Absolutely.

10

11 Commissioner Chang: And I don't know who it is because the PTC can't really do much about
12 that but if the PTC can say we really think this is important. I think that would be a valuable
13 piece of direction that we could throw to Council.

14

15 Ms. Tanner: Absolutely, I think that can be part of our programs discussion as well. So, part of
16 what we do in the next 8-years is the policy and programs and that background work as you're
17 saying to get ready for the next cycle. And certainly, housing can get built on non-opportunity
18 sites during the cycle. So, if we have a place that's great for housing that we didn't think of.
19 Let's roll up our sleeves and figure out how we can advance that for sure.

20

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1 Chair Lauing: Commissioner Reckdahl.

2

3 Commissioner Reckdahl: Yeah, I say me to for the discussion but back to the ROLM. Both this
4 and GM, I think this is a really good opportunity for housing but we have to build
5 neighborhoods here. And that means the bus lines are a concern, schools are a concern, other
6 shops nearby. We have to have some type of retail zoning nearby here. Particularly, GM... the
7 GM area there along Charleston would be a very good spot for ground-floor retail. So, we have
8 to look at additional zoning to make this a more creditable location for housing.

9

10 Chair Lauing: Oh, sorry, go ahead Commissioner Roohparvar.

11

12 Commissioner Roohparvar: Just super quick, I echo what Commissioner Reckdahl said. I do
13 think if we're going to do this we should do it right and include retail and [unintelligible]. It's
14 outside of our purview, I know we're getting ahead of ourselves but 100 percent make it a great
15 neighborhood.

16

17 Chair Lauing: Yeah, that's one of the things that we're going to have on our agenda for the
18 retreat as I kind of flashed I think at the last meeting and to get it on our Work Plan authorized
19 by Council. So, we can start creating kind of the boundaries for what is needed to design what
20 would be a whole new neighborhood like this. So, I think we are all eager to dig on... dig in on

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1 that, so we'd like to outline it at the retreat and then get it approved by Council on the Work
2 Plan. I thought I saw another hand here but I don't see it now. Oh, Vice-Chair Summa.

3

4 Vice-Chair Summa: Thank you. Once again, I'll associate my comments with my colleagues and
5 this is kind of the same as the GM. Although, this looks like a little more of a self-contained area
6 to me maybe but I think the same issues. Make it a neighborhood, think about the other things
7 we need to zone for to make that happen.

8

9 And I really appreciate Commissioner Chang's comments about Stanford and putting on our
10 thinking caps to determine how we can get them to be more involved. Especially given, and I
11 don't have the numbers on this, but especially given the percentage of employees they draw to
12 Palo Alto through the hospital and the University and the Research Park. And I would really like
13 to see some housing in the Research Park. Stanford is already zoned that way, that's a possible
14 use. Stanford has already started putting housing in the Research Park and I think it's
15 reasonable to incorporate more.

16

17 Chair Lauing: Okay, no more comments then our next strategy is Stanford in three different
18 sites and then we can go from there. We do have, as attendees tonight, the two people on the
19 Working Group from Stanford. So, if we chose to, we can address questions to them after we
20 review these or in the context of the saying. So, Tim, go ahead.

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Mr. Wong: Sure, so as the Chair mentioned, Stanford proposed three sites that are under their direct control. They're not under lease and with those they had certain proposals for the three properties that had certain assumptions in regards to height and maybe some parking. And what the Working Group did, initially they approved the Pasteur and Transit sites and then when they revisited the 3128 El Camino Real site. They proposed reducing the unit yield from 225 as proposed down to 744 [note – 144]-units. So, the overall yield for the three sites is 744-units in regards to that.

Chair Lauing: Comments on this one? Commissioner Reckdahl.

Commissioner Reckdahl: Commissioner Summa's [note – Vice-Chair Summa] hand is up. Did she have comments on this one or is that a ghost hand?

Chair Lauing: I thought that was a ghost.

Commissioner Reckdahl: Okay. For the 3128, that was kind of awkward because I think there was support on the Working Group to have more density there. Some people were afraid of the height there but I'm not quite as concerned there because you have the Palo Alto Square right behind it. So, I think it could handle more height but also there's some concern about the fact

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1 that do we want to do Council's job. If we recommend something that's too dense, are... should
2 that... we reserving that right or that task for Council. And so, we rezoned this to only have 60-
3 units per acre which is still pretty dense but especially if you had a little height. I think you could
4 go higher than that. So, the 225, I think there's some conservatives on that one.

5

6 Then for the Palo Alto Transit Center, one important point there is that is Public Facility Zone,
7 PF Zoned and so that leads us to say would we put constraints on this? And the Housing
8 Element Working Group still has not discussed this whether we constrain that to be affordable
9 housing only since it has... PF Zone is for public good and I think that's in everyone's interest.
10 We need, as Commissioner Bart... Commissioner Hechtman said, we really have to show
11 creditability when it comes to affordable housing and having this be affordable housing would
12 be very good. It also is we're short of land for affordable housing and this would be one area
13 where both Stanford and Palo Alto need more affordable housing. There's so many people who
14 work at the Shopping Center, who work on campus, who work in the Research Park, that have
15 low wages that would qualify for these affordable housing. So, it's in everyone's interest I think
16 to have the Palo Alto Transit Center to be affordable housing. Thank you.

17

18 Chair Lauing: Commissioner Hechtman.

19

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1 Commissioner Hechtman: At our last PTC meeting when we were discussing this, Sheryl Klein
2 spoke to us, part of the Working Group, and she mentioned one of these sites as potentially
3 amendable to a much larger number than came through the Working Group. My memory is it's
4 the Palo Alto Transit Center but I'm not positive.

5
6 Chair Lauing: That's right, that's right.

7
8 Commissioner Hechtman: It is? Okay and so Mr. Wong, could you pull up a map to show that
9 location, the Palo Alto Transit Center and then while that's happening, perhaps one of the
10 members of the Working Group can tell me did Stanford have a number that they were
11 supportive of and what were the larger numbers that were bandied about in the Working
12 Group, even though apparently this 180 is the one that ultimately got consensus.

13
14 Chair Lauing: Do you want to take that Keith [note – Commissioner Reckdahl] or?

15
16 Commissioner Reckdahl: I don't know the numbers off hand but I think this was on the lower
17 end of the scale. I mean this... Stanford had three designs. One of them being about 80-feet,
18 one of them being like 115 and another one being 130-feet of elevation.

19
20 Chair Lauing: Yeah, I think that's about right, yeah.

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2 Commissioner Reckdahl: And I think this corresponds to the 85-foot number. So, if we went
3 higher than that, we could have much... many more housing units. But one of the concerns was
4 just that it already is elevated above downtown and do you want this thing looming above
5 downtown? On the other hand, do you have the... there are a couple properties nearby that are
6 on that neighborhood of height, over 100-feet. You have the Stanford Pavilion which is across El
7 Camino from this and you also have the big apartment complex near the creek on Alma. So,
8 both those are large and so those would be mitigating reasons why you might allow higher
9 density here but there is some concern. The Council Ad Hoc had concern about this looming
10 above downtown and would this be too imposing at this time?

11

12 Chair Lauing: Yeah, part of the plan also was to build housing above the what is now the current
13 bus station. So, it would be replaced but we wouldn't have to retain it. We would just replace it,
14 more modern with housing above. The restaurant that's there does not have to be moved. It
15 could be moved either on the site or literally off the site, but it could be... remain in place if that
16 was the preference. Obviously, if you put more housing there if there wasn't a restaurant there.
17 So, there's a variety of options and the other thing I'd don't think you mentioned this one is
18 that some building height would be facing towards the El Camino Park or El Camino which is
19 kind of an isolated area. There we go and I think you mentioned the other higher buildings in
20 the area so there is some consistency there.

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2 Clearly, in terms of credibility with HCD, housing by railroad tracks is going to be convincing
3 because that's where we know we have at least one good transit system to bring people to and
4 from town. So, just trying to address your question.

5

6 Commissioner Reckdahl: One more point I want to raise is that Director Lait suggested that we
7 hold off on this and not count it for this cycle because his concern is that the rail is going
8 through here. And we still have to figure out what we're going to do on the Alma crossing and
9 most like that would go to... the Alma would go down under the railroad tracks which would
10 require the railroad tracks to raise up a bit. And so, if we're change... doing substantial change
11 of the rail height at this point. Do we want to do that after or before we build and I think we
12 want to do it before? And so, Commissioner... I mean Director Lait was suggesting that we hold
13 off on booking this. We still work it. This is a really prime site but that he thought it was a little
14 optimistic that we figure what we're going to do in rail. Then figure out what we do on this, all
15 within 8-years, so that's another consideration.

16

17 Commissioner Hechtman: Mr. Wong, thank you for pulling up the map. So, if the transit center
18 area we're talking about, is it the... just the brown right in the middle of our image?

19

20 Mr. Wong: That is correct. Yes, right here.

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Commissioner Hechtman: Alright.

Chair Lauing: The narrow part.

Commissioner Hechtman: And I guess I have a concern about Director Lait’s concept. I mean my concern is... well, if we drop it out entirely then we don’t know what’s going to happen to it in the next 8-years. If we even keep it at 180 and it builds along that, then we really lost an opportunity when the train comes through and I’m... who knows when that’s going to happen. When that’s really going to happen.

I still haven’t... I’m still wanting to know the numbers, the higher numbers that we heard last time and if none of the panelists have them. I did see... oh she just left it looks like. Sheryl Klein was present but it looks like she’s dropped off.

Ms. Tanner: She’s here Commissioner. She’s a panelist now like before. We just had not... neglected to promote her to panelist.

Commissioner Hechtman: Okay great, great. I’m glad she didn’t leave. I couldn’t figure out why she would. Alright, well then if... they were her numbers and so if I could ask her to just remind

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1 me because I'm sorry, I didn't take good notes last time. What the larger number were and the
2 logic regarding those larger numbers?

3

4 Sheryl Klein: Can you hear me?

5

6 Chair Lauing: Yes.

7

8 Ms. Klein: Okay, so I think... I can't remember what the middle number was but I know that
9 the... if we're going up to like 130-feet, I think the number was about like 560-units that they
10 could have built there. That they could build there. It's definitely in the slides that were
11 presented at the meeting so Tim or Clare could probably pull it up with them.

12

13 Mr. Wong: Yeah, if you give me (interrupted)

14

15 Ms. Klein: Not right now.

16

17 Mr. Wong: A few minutes, I can get that range so pardon me. Sorry.

18

19 Commissioner Hechtman: So, since we're not making recommendations right now we can pull
20 those numbers and just fold them in as we go along here. But I guess the point I want to make

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1 about this one is this is another location I think that we should go big to provide a bigger buffer.
2 So, that, for the reasons I described before when we were talking about the parking lots, the
3 concern I have that... well, here's the finding that supposedly we're going to need to make. We
4 have to... findings based on substantial evidence that the use will likely be discontinued during
5 the planning process. In other words, during the next RHNA cycle and so examples of that
6 [unintelligible] in the letter are there's an expiring lease within that period or the building's
7 dilapidated and the structure's likely to be removed or a demo permit has been issued, and
8 these are from the HCD incidentally, there's a Development Agreement to redevelop the site,
9 property owners write a letter stating its intention to develop the property. So, these are
10 serious hurdles for us to come... overcome and according the letter, there have been occasions
11 with the City of Camarillo and the City of Beverley Hills where the HCD has actually rejected
12 their plans because they didn't provide substantial evidence in this regard. So, the solution I'm
13 proposing is let's build up the buffer and I think this is a good location to do that. Even if we
14 don't actually get to it because it's part of the buffer rather than the designated group, we have
15 it in reserve in case we need it.

16

17 Chair Lauing: Commissioner Reckdahl.

18

19 Commissioner Reckdahl: Question for Staff, the by-right, does that apply if it's in the buffer or
20 does that only apply if it's in the 6,000?

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Ms. Tanner: I believe the by-right provision would apply to the carry-over units from the previous Housing Element cycle. Obviously, if there was any locations that the City determines to have by-right housing.

Commissioner Reckdahl: Yeah but for next time it... so let's suppose we put a whole bunch in the buffer now and we don't use them and they carry over to next time. If they were in the buffer, would they have by-right at next Housing Element?

Ms. Tanner: Assuming the policies remain the same if 8-years lapse tomorrow then yes. To carry over the transit site for example if it was included in this buffer to have it still be included. We would need to have it be by-right housing there and possibly upzone and or some of the other things that you have to do to carry over units.

Chair Lauing: Attorney Yang.

Mr. Yang: Sorry, I'm just double-checking, I thought it was... the by-right provision was for sites that had been identified in two previous Housing Elements.

Ms. Tanner: Oh, yeah that is I think where it currently I thought [unintelligible] prior to.

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Mr. Wong: It's... oh, if I could just? The past two Housing Elements if they're vacant sites and the previous or the current Housing Element cycle, if it's a non-vacant site, has the by-right if it's carried over. Just as a clarification.

Commissioner Reckdahl: So, we do think that if it's in the buffer this time, even if it's not in the 6,000. It's just in the buffer, then next time it would be a by-right, is that correct?

Mr. Yang: That's right. If it's identified in the Housing Element. You know, I don't think we're really saying which one... which sites are part of the buffer and which parts are not when we do that.

Commissioner Reckdahl: Oh, we just give them 6,600 and then that's it? Okay.

Mr. Wong: That is correct.

Ms. Tanner: I think what perhaps Director Lait was trying to say or away this kind of discussion is going is to say that if we include it now and it doesn't develop in the 8-years because of all these other factors like the need to figure out what we're doing the grade separation etc. etc. It could easily be that we get to the end of the cycle and it hasn't transpired because of all these

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1 mitigating and interconnected factors for that site. But again, it doesn't mean that we can't
2 pursue housing just because it's not identified in the Housing Element and so if things got
3 moving really quickly and things came together. Certainly, that's a pos [note – audio cut out].

4

5 Chair Lauing: Uh oh.

6

7 Ms. Campbell: Uh oh.

8

9 Chair Lauing: Ms. Tanner, we lost you. You are not frozen.

10

11 Ms. Tanner: [unintelligible] to have housing there [unintelligible – audio cut out]. I was just
12 saying that we could still have housing... we could still pursue housing there even... oh my
13 internets going out. It's (interrupted)

14

15 Chair Lauing: Yeah, it is.

16

17 Commissioner Reckdahl: I mean Director Lait (interrupted)

18

19 Ms. Tanner: [unintelligible] sorry about that.

20

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1 Commissioner Reckdahl: When we talked in the meeting Director Lait was pretty clear that he
2 felt this was a very good site and that we should continue pursuing it. He was just skeptical of
3 including it in this Housing Element.

4
5 Chair Lauing: Right and getting down to more specifics, which we don't want to get into to man
6 specifics but Stanford and the City. And so on could work right now carving out areas where the
7 train might go through and it doesn't mean it can't work on it. The question is should we
8 include it in the cycle and the interim is what can we do that's more than the 744 in less than
9 whatever the top number was, 850, just in that site. I'm sorry, not 744, 180. What could we do
10 that's more than 180 but not 800 or whatever the top thing was. That could use another look in
11 this cycle I think. Vice-Chair Summa.

12
13 Vice-Chair Summa: Thank you. I feel like we're getting a little ahead of ourselves designing this
14 site which we weren't going to be doing. But a good discussion and I have concerns about this
15 site with regards to Director Lait's concern that the primary function here is to accommodate
16 the rail and bus. It's a bus depo that we're... SamTrans and VTA both use and it's a pretty
17 important site for that public transportation. I want to point out there's two historic buildings
18 on the site. It's not just a restaurant, it's a Julia Morgan building. One of the most famous
19 California architects. That's a real architectural historic jewel in our town. There's also
20 associated with it is the memorial to veterans of wars in Palo Alto right in front of it and then

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1 the Art Deco train station is also a historic site. So, I'd like to incorporate those into any vision.
2 I'm very sensitive about this site being higher and that a really tall building there was not
3 considered desirable very recently and was a bit notorious in our recent history. So, I think it
4 would... I want to be careful about that. I do think it's a great place for housing.

5

6 Oh, I just want to verify that the reservoir is under the park, not under any part of this site. Is
7 that correct?

8

9 Ms. Campbell: That is correct.

10

11 Commissioner Reckdahl: [unintelligible] Oh.

12

13 Vice-Chair Summa: Correct? Okay. I think I heard correct and then I think it'd be a really neat
14 thing to do here. There was an original Olmstead landscape design that was never completed
15 that was to be on both sides of El Camino where Stanford meets Palo Alto. Not that that would
16 have to be done exactly that way but it might be nice to think about that as we think about the
17 site. The unfinished Olmstead plan and those are my ideas. Thank you.

18

19 Chair Lauing: Commissioner Chang.

20

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1 Commissioner Chang: Thank you. I think the piece of information that Commissioner Reckdahl
2 shared about Director Lait suggesting that maybe we don't want to include this. That actually
3 makes some sense to me. Mainly because if we're talking about only 180-units, I believe in the
4 totals that Mr. Wong had showed us that they were already... we had more than necessary.
5 Even with the buffer and I think it's really important to get this site right. I think it's a fantastic
6 place for housing, a fantastic place for affordable housing and particularly because it's a PF
7 Zone and that's kind of a public benefit type zone. It would really make sense to have
8 affordable housing there so I echo what Commissioner Reckdahl said.

9
10 I can see some value to not including that one site. On the other hand, if we think that we need
11 to show vacant useable sites for affordable housing. Then I would like to see this one included
12 but have it earmarked in that way. Thanks.

13
14 Chair Lauing: Vice-Chair Summa, did you have more comments? Okay, if there are no further
15 then let's move to the next one; 3300 [**Note - El Camino Real**].

16
17 Mr. Wong: And 3300 is actually a... it's not under direct Stanford control. It is a Stanford
18 property and Staff brought this forward because there was a previous application on this site;
19 which included residences as part of a PHZ prescreen but we didn't take... since there was
20 developer interest on this site. We used a standard 40-dwelling units per acre and that yield

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1 would be 92-units and just to let you know, you had mentioned Stanford Research Park or
2 Stanford-owned properties. There is ongoing discussions with the leaseholder of Palo Alto
3 Square and if that discussion comes to fruition. That could also have a potential yield of 300 to
4 400 units. Palo Alto Square, just to be clear, is not part of the proposed strategies. 3300 El
5 Camino Real is but just wanted to point that out to the PTC. So, this would be more of a
6 consideration of the 3300 El Camino Real site and its 92-units.

7

8 Chair Lauing: So that would add, if that came through, that would add to our backroom number
9 that you stated at the last meeting? Where we have inventory in reserve that we don't have in
10 the buffer or in the numbers, correct?

11

12 Mr. Wong: No, the 92-units would be part of the (interrupted)

13

14 Chair Lauing: I know, not that. The 300 to 400?

15

16 Mr. Wong: Yes, exactly and if the housing actually gets built. You know we will certainly count it
17 towards our current RHNA.

18

19 Chair Lauing: Right, whether or not it's in our original number 6,600 because if that comes up in
20 that side it would be an excellent spot for more housing.

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Mr. Wong: That would be great. You are correct, yes.

Chair Lauing: Comments on this?

Commissioner Reckdahl: Oh, sorry.

Chair Lauing: Commissioner Reckdahl.

Commissioner Reckdahl: Looking back at the Staff report, when this 3300 went to PHZ. They were proposing a mixed-use with office but then in addition, that they would have 187 residential units. So, 92 is pretty conservative.

Chair Lauing: Yeah, good point. If there are no further comments or any that someone hasn't forgotten, we can go to our second round. No? Let's see, Vice-Chair Summa.

Vice-Chair Summa: Just a question about this site. This is the CPI site?

Chair Lauing: 3300?

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1 Vice-Chair Summa: Yeah, okay, so I guess I'm kind of confused. Staff is talking to the leaseholder
2 on this one and seeing if they wanted to pursue a slightly different project than they had
3 originally. Is that what's going on kind of?

4
5 Mr. Wong: That is correct. Understanding that there was a previous interest on this site for
6 residential uses engaging the developer again about... again reintroducing residential uses on
7 this site.

8
9 Vice-Chair Summa: Okay, thank you.

10
11 Chair Lauing: Alright, we've been into this for 2-hours. I think this might be a good time to take
12 a little break before we go back through the second and do them individually and put some
13 markers in the ground. Is that okay with everyone?

14
15 Mr. Wong: Chair Lauing, we just have one more strategy?

16
17 Chair Lauing: Oh, we do?

18
19 Mr. Wong: The Staff suggested.

20

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1 Chair Lauing: Oh sorry.

2

3 Mr. Wong: And just to let you know, these are... as in the discussion we talked about suitable
4 and available and these are Staff suggested sites where the sites previously had whether a pre-
5 screen or previous application that propose residential uses on these sites. And so, using that as
6 criteria, those additional sites would yield another 91-units and so that is the last strategy
7 proposed for... that the Working Group approved.

8

9 Chair Lauing: Any objection to Staff suggested sites? Okay, let's take about a 10-minute and
10 come back here at about 7 minutes after 8:00 and we'll resume. Thank you.

11

12 [The Commission took a 10-minute break]

13

14 Chair Lauing: So, unless there's any general comment then we'll go back to the top of the list
15 from last week. And we'll look at each of these totaling the 6,695 with including the buffer and
16 try to find out where we are in terms of our recommendations to Council. So, we can start with
17 motions and then followed by discussion, unless people want to start with discussion and make
18 a point. So, the first one is on pipeline units. Commissioners? Commissioner Chang.

19

20 MOTION #1

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Commissioner Chang: I'd just like to move that we recommend that the Council approve the pipeline units or include the pipeline units in.

SECOND

Chair Lauing: Motion by Commissioner Chang. Second by... who was that? Commissioner Summa... Vice-Chair Summa. Okay, discussion? Commissioner Chang.

Commissioner Chang: Sorry, what was that?

Chair Lauing: Your hand is still up and you made the motion. If you want to comment, you can.

Commissioner Chang: I don't think there's much need to (interrupted)

Chair Lauing: Okay. Commissioner Hechtman.

Commissioner Hechtman: Yeah, I just think in making these motions, since there have been a lot of numbers, in fact, on the sheet, we're looking at, there are two numbers for pipeline units,

-
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1 I think it would be good to specify in the motion the number of units for the particular category.

2 So, in this case, I think it would be 565.

3

4 Chair Lauing: Agreed. We should definitely confirm that in the motion. Thank you for
5 articulating that.

6

7 Commissioner Chang: I thought that this... I thought that the number for this one was already in
8 flux because there's already another application coming in.

9

10 Chair Lauing: That's going to keep happening on this unit... on this category for a year or so.

11

12 Commissioner Chang: Right, so I'm less worried about it for this one.

13

14 Chair Lauing: Yeah but that's what we have now so any other comments? Then let's go to a roll
15 call vote, please. Oh sorry, Commissioner Hechtman.

16

17 Commissioner Hechtman: Sorry, yeah, I'm not clear. Is 565 in this motion or not?

18

19 Chair Lauing: It's in the motion. My editorial comment was it that'll still change over the next
20 year.

-
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Commissioner Hechtman: Okay great.

VOTE

Madina Klicheva, Administrative Assistant: Okay and we'll conduct a roll call vote.

Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Yes.

Ms. Klicheva: Chair Lauing?

Chair Lauing: Yes.

Ms. Klicheva: Commissioner Reckdahl?

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1 Commissioner Reckdahl: Yes.

2

3 Ms. Klicheva: Commissioner Roohparvar?

4

5 Commissioner Roohparvar: Yes.

6

7 Ms. Klicheva: Vice-Chair Summa?

8

9 Vice-Chair Summa: Yes.

10

11 Ms. Klicheva: Commissioner Templeton?

12

13 Commissioner Templeton: Yes.

14

15 Ms. Klicheva: Motion carries 7-0.

16

17 MOTION #1 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton)-0

18

19 Chair Lauing: Thank you. Next up is ADU at 512. Commissioner Chang.

20

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1 Commissioner Chang: Quick question about that one. If we were to receive more applications
2 for more ADUs. Could we also nudge this number up by a little bit given that it's a 3-year
3 average kind of thing?

4

5 Chair Lauing: Over time, yes, but I'll let Mr. Wong speak to that.

6

7 Mr. Wong: It's possible if we took a look at the end of 2022 and just to clarify, they are
8 permitted ADUs. Not necessarily submitted applications. Just (interrupted)

9

10 Commissioner Chang: Okay permitted.

11

12 Mr. Wong: It would be halved. I guess we could take a look in 2020... at the end of 2022.

13

14 Commissioner Chang: Okay, so would we be going that? I mean I guess I could make a motion
15 again.

16

17 Chair Lauing: Okay.

18

19 MOTION #2

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1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Commissioner Chang: That we recommend to Council that they include these 512 ADU units in
2 the Housing Element and put it as appropriate if we receive more... if there are more permitted
3 ADUs.

4

5 Chair Lauing: Second?

6

7 SECOND

8

9 Vice-Chair Summa: Second.

10

11 Chair Lauing: I'm sorry, who did?

12

13 Vice-Chair Summa: Commissioner Summa.

14

15 Chair Lauing: Okay, thank you. Any other discussion on that?

16

17 Commissioner Hechtman: That's Vice-Chair Summa to you, Vice-Chair Summa.

18

19 Vice-Chair Summa: Thanks.

20

-
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1 VOTE

2

3 Chair Lauing: And to you too. Okay, could we have a roll call vote on that, please?

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Commissioner Hechtman?

10

11 Commissioner Hechtman: Yes.

12

13 Ms. Klicheva: Chair Lauing?

14

15 Chair Lauing: Yes.

16

17 Ms. Klicheva: Commissioner Reckdahl?

18

19 Commissioner Reckdahl: Yes.

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Ms. Klicheva: Commissioner Roohparvar?

2

3 Commissioner Roohparvar: Yes.

4

5 Ms. Klicheva: Vice-Chair Summa?

6

7 Vice-Chair Summa: Yes.

8

9 Ms. Klicheva: Commissioner Templeton?

10

11 Commissioner Templeton: Yes.

12

13 Ms. Klicheva: Motion carries 7-0.

14

15 MOTION #2 PASSED 7(Chang, Hechtman, Lauing, Summa, Reckdahl, Roohparvar, Templeton) -0

16

17 Chair Lauing: Great, okay then the MFA. We need a quick reexamination of what that is from

18 Mr. Wong.

19

-
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1 Mr. Wong: MFA is multi-family allowed, so those are sites that already allow for multi-family
2 and just again, a correction. The 461, we are removing two RMD zoned sites so the total would
3 be 457.

4

5 Chair Lauing: Thank you for that. Comments? Commissioner... Vice-Chair Summa?

6

7 MOTION #3

8

9 Vice-Chair Summa: Thank you. I could move the MFA at 457 be included in the site strategy.

10

11 Chair Lauing: Second?

12

13 SECOND

14

15 Commissioner Reckdahl: Second.

16

17 Chair Lauing: Seconded by Commissioner Reckdahl. Any other discussion?

18

19 Vice-Chair Summa: I don't think it's necessary.

20

-
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1 VOTE

2

3 Chair Lauing: Anybody else? Then let's go with a roll call?

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Commissioner Hechtman?

10

11 Commissioner Hechtman: Yes.

12

13 Ms. Klicheva: Chair Lauing?

14

15 Chair Lauing: Yes.

16

17 Ms. Klicheva: Commissioner Reckdahl?

18

19 Commissioner Reckdahl: Yes.

20

-
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1 Ms. Klicheva: Commissioner Roohparvar?

2

3 Commissioner Roohparvar: Yes.

4

5 Ms. Klicheva: Vice-Chair Summa?

6

7 Vice-Chair Summa: Yes.

8

9 Ms. Klicheva: Commissioner Templeton?

10

11 Commissioner Templeton: Yes.

12

13 Ms. Klicheva: Motion carries 7-0.

14

15 MOTION #3 PASSED 7(Chang, Lauing, Hechtman, Reckdahl, Roohparvar, Summa, Templeton) -0

16

17 Chair Lauing: Thank you. The next one is number one, upzone at 1,640. Is that currently
18 accurate Mr. Wong?

19

20 Mr. Wong: That is accurate.

-
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Chair Lauing: Is there a motion on that? Need a motion on that one for 1,640. Commissioner Hechtman.

Commissioner Reckdahl: I'll move... oh, go ahead.

MOTION #4

Commissioner Hechtman: I'll move the Working Group recommendation as modified by Staff for 1, 640 in the upzone category to be recommended to the Council for inclusion in the site inventory.

Chair Lauing: Seconded by Commissioner Reckdahl?

SECOND

Commissioner Reckdahl: Yep.

Chair Lauing: Discussion? Vice-Chair Summa.

-
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1 Vice-Chair Summa: This is where I'd like to... one of the places I'd like to take advantage of
2 being generally supportive with conditions in sort of the companion motion. So, is that
3 something that (interrupted)

4

5 Chair Lauing: Did you want to specifically amend this or did you want to do it a companion?

6

7 Vice-Chair Summa: I don't know how you want to do it. It was Commissioner Hechtman's idea
8 and he mentioned (interrupted)

9

10 Chair Lauing: Yeah, it's perfectly acceptable, but I think some of these could be amended and
11 some are just sort of more guidance companion motions so I think either is okay.

12

13 Vice-Chair Summa: I'm not familiar with companion motions so.

14

15 Chair Lauing: Well, it's not from Robert's Rules of Order but it's sort of guidance on what the
16 Commission is thinking on, for example, upzone. Do you want to articulate what your issues are
17 that you want either included or in a companion?

18

-
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1 Vice-Chair Summa: Sure. Generally supportive of the concept, but concerned about some of
2 the... well, I take notes on what everybody else says but not myself. But concerned about some
3 of the specific impacts including height transitions and other Design Standards.

4

5 Chair Lauing: Commissioner Hechtman, you want to help out here?

6

7 Commissioner Hechtman: Sure, so the concept of the companion motion is because we're not
8 limited any particular number of motions on this agenda item.

9

10 Chair Lauing: Correct.

11

12 Commissioner Hechtman: So, I was thinking, and this one's a good example, is that we would
13 have two motions. First, we'd have the pure motion that deals with the information that needs
14 to go to the HCD. Then we would have... and that would be voted on and perhaps it will be
15 approved. Assuming it's approved, then we would have another motion perhaps by Vice-Chair
16 Summa that really speaks to the concerns we have for the rezoning. She mentioned, for
17 example, the height limitation of adjacency in certain locations. And so those are things that
18 would be a separate motion that we're alerting the Council to as they take the next step and
19 start to look at the mass rezoning, to be sensitized to that. So, that was my view, it wouldn't be
20 a friendly amendment to the current motion, but rather the next motion that we hear.

-
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Chair Lauing: That’s perfectly fine and I was just saying that there could be some that have amendments to them so we could do both. That’s all I was saying. Commissioner Chang.

Commissioner Chang: I guess where I come out on this is for some of them it’s kind of like a condition. Not necessarily... I don’t know, I haven’t thought about it completely but for some of them, I am conditionally supportive if that makes sense. So, it’s really important to me that to the extent we can GM Zone is rezoned. So, I would prefer it if it were in one motion if we think it’s feasible and it wouldn’t become too cumbersome because then it would be much clearer to me what I’m exactly supporting.

Chair Lauing: That could be an amendment approach as I was suggesting so.

Commissioner Chang: Okay.

Chair Lauing: I think both... from my perspective both are on the table. I wouldn’t rule out either one. So, Commissioner Summa [note – Vice-Chair Summa], would you like to on this one take Mr. Hechtman’s approach and just vote on the motion and then do a companion?

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1 Vice-Chair Summa: I'm happy to hear Commissioner Chang's amendment to it to incorporate
2 [unintelligible].

3

4 Commissioner Chang: Did I just get cold-called by you Commissioner Summa [note – Vice-Chair
5 Summa]?

6

7 Vice-Chair Summa: No, I'll try if you want me to.

8

9 Commissioner Chang: I would love it if you would try.

10

11 FRIENDLY AMENDMENT #1

12

13 Vice-Chair Summa: Okay, sadly when I don't take very good notes on what I say so if I forget
14 something maybe you did. So, can we had to this motion that while generally in favor there are
15 conditions that would make it more favorable to the Commission. Including maintaining
16 existing height transitions, extend those height transitions from neighboring sites. So, those are
17 the... if that's clear, the height transitions from neighboring sites. Add those height transitions
18 protections to RM 40 and maintain parking standards. Commissioner Chang, did I forget
19 something?

20

-
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1 Commissioner Chang: No, I think that's (interrupted)

2

3 Vice-Chair Summa: Oh, and maintain private and shared open space standards on these sites.

4

5 Chair Lauing: Okay, was there a second for that motion?

6

7 Commissioner Reckdahl: I have a question about it. I guess we can't discuss till a second

8 (interrupted)

9

10 Chair Lauing: So, do I have but I want to get a second on it.

11

12 Mr. Yang: I'm sorry just to clarify, is this being offered as a friendly amendment or as an

13 amendment? Because if it's a friendly amendment, it's a question for the maker and the

14 seconder. If it's an amendment, we are looking for a second.

15

16 Vice-Chair Summa: I always aim to be friendly.

17

18 Chair Lauing: Okay, so as stated I don't see a second so I think that's off the table.

19 Commissioner Reckdahl, did you want to speak to a different angle here?

20

-
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1 Mr. Yang: I'm sorry.

2

3 Commissioner Reckdahl: There was a second on the original motion so if this is a friendly
4 amendment then it would be a... you have to ask the seconder.

5

6 Chair Lauing: I'm sorry, I didn't recall the second because I thought we were trying to get one
7 from Vice-Chair Summa. Alright, so the original one is just to approve it as is, correct at 1,640?
8 Alright, so discussion on that motion? Commissioner Reckdahl.

9

10 Commissioner Reckdahl: Yeah, my question with Commissioner... Vice-Chair Summa was the
11 whole height transitions and stuff like that. That's part of the zoning, so the only distinction I
12 would make is the difference between we're upzoning from RM 30 to RM 40 and there are
13 some changes on that. And so, if you're saying that you want those same... those things that
14 change between 30 and 40 to go with the new property as it goes up to 40. That would be only
15 the thing we'd have to specify in the amendment or am I missing something?

16

17 Vice-Chair Summa: No, I think the intention is to maintain the standards that exist but I would
18 also like to extend the height transition protection to RM 40.

19

-
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1 Chair Lauing: Well, I'll just speak to this as we worked in the Working Group and maybe Mr.
2 Wong could speak to it as well. But all of this has to go to Council for vetting and determination
3 and some things to the level of parking standards for all of R-40s or R-30s would be something
4 that would be up to their discretion. And I don't think that in this stage of the Housing Element
5 process we can attempt to constrain what they want to do there because we're just doing
6 basically site inventory and this sits. Ms. Wong, if you would like to add to that?

7

8 Mr. Wong: In addition, also as part of the Housing Element we're looking to remove barriers to
9 encourage or spur housing development. And adding an additional height transition to a zoning
10 code or a zone district that doesn't... may not have that could be also perceived as a barrier
11 from HCD. So, but Commissioner or Chair Lauing is correct, in this we're looking for capacity
12 and not necessarily constraints or feasibility... that things that may diminish the feasibility of a
13 site.

14

15 Chair Lauing: And in fact, when we get to the program stages, the Working Group could come
16 back to PTC, just to pick an example, with lower parking standards in certain areas to incent
17 development [unintelligible] R-40. So, we're not at that stage yet.

18

19 Vice-Chair Summa: But didn't Staff already mention that City Council directed Staff to look
20 into... maybe I misheard. Look into extending that height protection to RM-40?

-
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Chair Lauing: In general, yes.

Ms. Tanner: Yes, so we do have that direction to look at that. I think what I hear you saying Commissioner Summa [note – Vice-Chair Summa] and perhaps if other Commissioners agree then it can be part of the motion or a separate motion. Is that the existing Design Standards for RM 30 would carry over to RM 40. In addition, height transition zone again were feasible, would transition... would also carry over from the RM 30 to the new RM 40.

Vice-Chair Summa: Yeah, I think that's said better than I said it so thank you.

Chair Lauing: Commissioner Chang?

Commissioner Chang: I liked how Commissioner... I like how Assistant Director Tanner said it, so can I second that then? I'm confused where we are because I can't remember who... so I know that Commissioner Hechtman make the motion. I can't remember who was the second and if it's a friendly, then Commissioner Hechtman and Commissioner... the other Commissioner needs (interrupted)

Chair Lauing: Reckdahl, Reckdahl.

-
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Commissioner Chang: So, Reckdahl (interrupted)

Ms. Tanner: It could be a friendly amendment or again, it could be that there's that motion and there's a follow-up motion that is more about the transition and dimensions. Whereas I believe their motion was about the upzoning strategy, correct me if that's wrong?

Chair Lauing: So, if this is an amendment then we have to go back to Commissioner Hechtman and Reckdahl so let's do that now. Commissioner (interrupted)

Vice-Chair Summa: Do you want me to try to restate it or are we clear?

Chair Lauing: I think we're clear. Commissioner Hechtman?

FRIENDLY AMENDMENT #1 DECLINED

Commissioner Hechtman: So, this is our charge tonight in the... it's in the recommendation section of our Staff report. We need to make a recommendation to the Council for the Housing Element sites and their associated unit yields. That's our charge and the things we're talking about, while they're important, they're not part of this. They are really part of the next step.

-
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1 The zoning, how we're going to accomplish it and so I don't... so these ideas, I really think they
2 need to be a separate motion right after we vote on this one. A standalone motion and we can
3 see where everybody falls on them but what I'm afraid of is if we start down this path of folding
4 zoning concepts into a capacity motion. We're going to... first of all, it's going to take a long
5 time and you're going to get a lot of no votes. Even though people are supportive of the idea.
6 So, I'm going to decline the friendly amendment.

7

8 Chair Lauing: So, with that, we're back to the original motion which was to approve the 1,640. Is
9 that correct Mr. Yang?

10

11 Mr. Yang: Yes, I believe Commissioner Chang had a question about or expressed an interest in
12 potentially seconding Commissioner Summa's [note – Vice-Chair Summa] friendly amendment
13 as a regular amendment or an unfriendly amendment. So, that's an option if Commissioner
14 Summa [note – Vice-Chair Summa] would like to make that as an amendment. Unless we go
15 down that path we're back to the original motion.

16

17 Chair Lauing: What you're saying Mr. Yang would be an unfriendly amendment?

18

19 Mr. Yang: Yes, that's (interrupted)

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Chair Lauing: Correct.

2

3 Mr. Yang: That's an option here but if that's not made then we're back to the original motion.

4

5 Vice-Chair Summa: Well, we can try that and see where the votes fall and if that doesn't seem
6 to be a good process. I'm a little confused here, but if that doesn't seem to be a... if that seems
7 to be a time-wasting process. We can just go for the companion sort of motion if that's
8 preferable. I'm open to what people want. I have a question (interrupted)

9

10 Chair Lauing: Is it about the motion that's on the table, the 1,640?

11

12 Vice-Chair Summa: It is about... it is... yes, it's tangential but I have a question. If I vote yes for
13 any of these things tonight as a general idea. I... when it comes back to the programs and
14 zoning changes, I can have different ideas. Is that correct?

15

16 Ms. Tanner: To be clear what will happen after this is the program and policy will come. The
17 zoning changes would come back probably a year from now when... after the Housing Element
18 is adopted.

19

20 Chair Lauing: Correct.

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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Vice-Chair Summa: So, let me go ahead and suggest that as an amendment.

Chair Lauing: It's an unfriendly amendment.

Vice-Chair Summa: As an unfriendly amendment, I thought we didn't use that word anymore but that's fine and see if I get a second.

UNFRIENDLY AMENDMENT #1 SECOND

Commissioner Chang: I'll second that. This is Commissioner Chang.

Chair Lauing: Did either of you want to any further comments on that unfriendly amendment?

Vice-Chair Summa: I will just very briefly. I think not holding the process up but giving the City Council, without them having to read all of our conversation if they don't want to, some of the concerns related to some of these site selection decisions. I think is a useful thing for the Council and I think it also expresses potentially some of the Commissioner's points of view more clearly.

-
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1 Chair Lauing: Commissioner Chang.

2

3 Commissioner Chang: I just think it's a more accurate statement of what I'm supporting so as I
4 said before. Thanks.

5

6 Chair Lauing: Commissioner Reckdahl.

7

8 Commissioner Reckdahl: I'm a little torn about this because I understand what they're saying
9 about if you just vote thumbs up, thumbs down on the capacity. That your opinions could be
10 taken out of context if there's some conditions associated with that. But I'm also sensitive to
11 Commissioner Hechtman's concerns that we could be here all night fine-tuning each of these
12 motions. And I wonder if it would be simpler to do a thumbs up, thumbs down because the City
13 Council, it's going to have to make the zoning. And they're going to have to come to the
14 conclusion and so maybe a bunch of smaller nibbles is better than one huge bit. And we could
15 say thumbs up, thumbs down do we think that this overall is a good process, good... something
16 good to pursue? And then we can have subsequent motions that say I want to carry over this or
17 carry over that. And then that gives them more information than it's just one big vote because
18 then that one big vote is hard for them to determine why people vote one way and another if
19 there are competing issues. So, I think I'm going to not support this even though I understand
20 why they would do that.

-
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Chair Lauing: Yeah, I would like to speak as a Commission before we go back to Commissioner Hechtman for a second. This is a site inventory discussion. I don't think that if we voted for all for these to go through. Councils going to believe that we just say it's carte blanche, we like everything. And I think that this is a... you know we got to put the horse before the cart here and I think the amendment puts the cart before the horse. We're starting to talk about things like zoning and parking and things like that that are from 6- to 12-months away.

But lastly, I just want to say that we get a second and a third bite at this apple. This isn't over so I don't think that these probably any of these motions need to be made tonight, even the companion ones. If there's a certain amendment, which is why I mentioned it before that for example, when we get to faith-based institutions. That we're adamant that it has to be affordable housing instead of not affordable housing. That's more to the essence of the motion in my judgment than kind of nuance around zoning and parking. Commissioner Hechtman.

Commissioner Hechtman: A procedural question of our Assistant City Attorney. Rather than call this an unfriendly amendment, isn't this a substitute motion that's now contained in the handbook we adopted maybe a year ago? Is that what this is?

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1 Mr. Yang: No, this is an amendment and it's distinguished from a substitution motion which is
2 not allowed under PTC's rules because a substitute motion completely reverses the original
3 motion. It's... a substitute motion would be I move that we deny... we completely remove this
4 strategy from the site's inventory.

5

6 Commissioner Hechtman: Alright.

7

8 Mr. Yang: [unintelligible] adding conditions or something like that in this case.

9

10 Commissioner Hechtman: Okay so then the process here would after the discussion we would
11 first vote on the amendment and then vote on the underlying motion?

12

13 Chair Lauing: That's right.

14

15 Commissioner Hechtman: Is that right?

16

17 Mr. Yang: Correct, yeah.

18

-
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1 Commissioner Hechtman: Alright so I won't be supporting the amendment for the reasons I've
2 stated before. But so, I'm hoping it will fail and then it can come back to us as a companion
3 motion to illustrate our concerns and then we can talk about it in that context.

4

5 Chair Lauing: Commissioner Templeton.

6

7 Commissioner Templeton: Thank you. Mr. Yang, can you just clarify if this is... if zoning is
8 agendized? Because I was just rereading number three and it doesn't look like it.

9

10 Mr. Yang: Right so we're not considering the zoning right now. I think some Commissioners
11 expressed a concern that they would not be supportive of this strategy unless certain
12 conditions were attached and I think that's an appropriate conversation to have under what's
13 been noticed.

14

15 Commissioner Templeton: Okay, thanks.

16

17 Chair Lauing: Commissioner Reckdahl.

18

19 Commissioner Reckdahl: Ghost hand.

20

-
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1 Chair Lauing: Vice-Chair Summa, is that a ghost hand?

2

3 Vice-Chair Summa: Ghost hand.

4

5 Chair Lauing: Okay so see no other hands let's vote on the amendment. Does everyone know

6 what the amendment was?

7

8 Ms. Campbell: Chair Lauing, we can repeat that back.

9

10 Chair Lauing: Thank you.

11

12 UNFRIENDLY AMENDMENT #1 RESTATED

13

14 Ms. Campbell: We have an unfriendly amendment to carry over the RM 30 Design Standards to

15 the new RM 40. Including height transitions, parking and open space, so those items in

16 particular. I think is that correct? Did I capture that right?

17

18 VOTE ON UNFRIENDLY AMENDMENT #1

19

20 Chair Lauing: So, Ms. Klicheva, take roll call vote on the amendment.

-
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1

2 Ms. Klicheva: Commissioner Chang?

3

4 Commissioner Chang: Yes.

5

6 Ms. Klicheva: Commissioner Hechtman?

7

8 Commissioner Hechtman: No.

9

10 Ms. Klicheva: Chair Lauing?

11

12 Chair Lauing: No.

13

14 Ms. Klicheva: Commissioner Reckdahl?

15

16 Commissioner Reckdahl: No.

17

18 Ms. Klicheva: Commissioner Roohparvar?

19

20 Commissioner Roohparvar: No.

-
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Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Yes.

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: No.

Ms. Klicheva: Motion fails 2-5.

UNFRIENDLY AMENDMENT FAILED 2(Chang, Summa) – 5(Hechtman, Lauing, Reckdahl, Roohparvar, Templeton)

VOTE ON MOTION #4

Chair Lauing: We'll go back to the original motion which is to approve 1,640 and what's called number one, upzone and I think we're discussed that already. So, can we call for a roll call vote on that please?

-
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1 Ms. Klicheva: Commissioner Chang?

2

3 Commissioner Chang: Yes.

4

5 Ms. Klicheva: Commissioner Hechtman?

6

7 Commissioner Hechtman: Yes.

8

9 Ms. Klicheva: Chair Lauing?

10

11 Chair Lauing: Yes.

12

13 Ms. Klicheva: Commissioner Reckdahl?

14

15 Commissioner Reckdahl: Yes.

16

17 Ms. Klicheva: Commissioner Roohparvar?

18

19 Commissioner Roohparvar: Yes.

20

-
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1 Ms. Klicheva: Vice-Chair Summa? Vice-Chair Summa, did you say yes or no? Sorry.

2

3 Vice-Chair Summa: Yes.

4

5 Ms. Klicheva: Thank you and Commissioner Templeton?

6

7 Commissioner Templeton: Yes.

8

9 Ms. Klicheva: Motion carries 7-0.

10

11 MOTION #4 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

12

13 Chair Lauing: Thank you. We're already up to number two, Caltrans stations. Motions on that

14 one?

15

16 Commissioner Reckdahl: Would we be doing any companion motions right after each one or

17 are we going to wait till the very end and (interrupted)

18

19 Chair Lauing: Can do that if someone would like to do that?

20

-
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1 Commissioner Reckdahl: I mean I think it makes sense since it's in our mind now to make
2 (interrupted)

3

4 Chair Lauing: Sure.

5

6 Commissioner Reckdahl: To make the motion right now.

7

8 Vice-Chair Summa: Okay, I'll make the... oh, where... I'm sorry.

9

10 Commissioner Reckdahl: No, go ahead. I was going to ask you to do it. You read my mind.

11

12 COMPANION MOTION

13

14 Vice-Chair Summa: I would like to move the former amendment which was to carry on existing
15 RM 30 Design Standards to and extend to RM 40 and I think the list was such as height
16 transition protections, parking standards and onsite open space requirements.

17

18 SECOND

19

20 Commissioner Chang: I'll second that.

-
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Chair Lauing: Discussions about that? Commissioner Hechtman.

Commissioner Hechtman: My particular concern about the form of that motion is that its recommending changes in our zoning without any Staff analysis of the impacts of that, whether its... what's good about it and what unintended consequences there could be. So, I'd be a lot more comfortable if the form of the motion, rather than to recommend that it be done, would be to recommend that it be investigated, so, that we can find out how it would work. I mean right now I don't even know the sites we are... all of the sites and whether it's always going to be appropriate or not. So, I'm not in a position to support a motion declaring an intent to change the zoning but I would be interested in learning from Staff whether it's a good idea to do that.

COMPANION MOTION AMENDED

Vice-Chair Summa: Well, I think that's a very good point so I'll change the language to reflect that point. That it not be declarative but to investigate.

Commissioner Chang: Agree.

-
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1 Chair Lauing: Not seeing other hands I'll just comment again, that I feel that we're getting a bit
2 out of phase here and what we're talking about parking constraints and keeping the same or
3 changing them. Much the same as Commissioner Hechtman, we don't have data on that and
4 that's going to be somewhat geographically specific and project-specific. And there are, like it
5 or not, going to be some programs that suggest changes in that, that are still coming. So, any
6 changes that are made in the programs could completely obviate this and while I appreciate the
7 change from Commissioner Hechtman in terms of investigating it. I think it's incumbent on
8 Council and Staff to investigate all of these things as we make these changes and as
9 recommendations are made to Council. So, to me and I don't mean to be harsh about this but
10 to me it's little bit redundant because I think reflects on the process that's intended. So, I don't
11 know that it's necessary. It's fine to say investigate it but I feels to me like that's what's going to
12 happen anyway. Commissioner Reckdahl.

13

14 Commissioner Reckdahl: I somewhat agree but I'm concerned about taking their approval out
15 of context and so we're just putting this... the previous vote that we just had just adding some
16 context to that. Just saying Council, these were our concerns, evaluate these concerns. So, it's
17 not binding, especially with the new language. I think it puts things in better perspective, but I
18 do... it is a slippery slope because you could start micromanaging on all these things and we
19 could be here all night.

20

-
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1 Chair Lauing: Any other comments?

2

3 Vice-Chair Summa: So, I mean it was Chair Hechtman... I mean Commissioner Hechtman's
4 suggestion to use this companion motion format. If that is a format that is not going to be
5 efficient. Is there another format, except for the minutes, where the sort of conditional
6 concerns can be expressed? Maybe Staff can suggest because (interrupted)

7

8 Chair Lauing: In this case, I think it happens to be the content rather than the idea of
9 complimentary guidance motion. Sorry, Assistant (interrupted)

10

11 Ms. Tanner: I was just going to say I don't think that there's a different format. I think it's just
12 the efficiency in which the Commission takes up the format and so if a maker and a seconder
13 want to make a change. They make a change. If they don't, don't make the change and then
14 just have the motion get vote done. If it fails, try it again. If it passes then it goes forward. So, I
15 don't want to sound like I'm being basic about it but I think it's just folks can disagree. And
16 that's okay and just to disagree efficiently I suppose might be the way to do it.

17

18 Chair Lauing: Thank you. Commissioner Hechtman.

19

-
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1 Commissioner Hechtman: So, I'm... actually I'm hoping this companion motion succeeds. I'm
2 going to support it, even though I don't know when Staff comes back to us someday with their
3 investigation results, I don't know that I'll support actually taking this... recommending that we
4 do it. That we make the R-40 the same as the R-30, but I do think in this context tonight, that
5 there's an opportunity for us to have consensus and perhaps unanimity on the capacities. And I
6 think that's a good message to send to Council but I'm recognizing hearing on a lot of these
7 items Commissioner concerns that also need to be reflected and carried forward. And so that's
8 why I'm hoping that the companion motion format can succeed and we can approve them. So
9 that we can give the Council the full flavor and again, create a record for ourselves when this
10 comes back to us of our hesitation on certain of these items.

11

12 Chair Lauing: Commissioner Templeton.

13

14 Commissioner Templeton: Thank you, Chair. I just wanted to weigh in on the format. I don't
15 have a problem at all with the companion motion in concept. I do think that the concern over
16 whether or not Council will receive report of our conversation and points we brought up feels a
17 bit over rot. I do think they read our minutes and follow along as closely as they can and Staff
18 also supplements that report back to share our concerns. So, I'm not sure we have to make a
19 motion on every single point in order to get those things across. So, I just wanted to through
20 that out there. It may not be that every single thing needs to have a vote. Thanks.

-
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VOTE

Chair Lauing: There are no more comments we can go to this new companion motion and please call the roll.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Yes.

Ms. Klicheva: Chair Lauing?

Chair Lauing: Yes.

Ms. Klicheva: Commissioner Reckdahl?

-
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1 Commissioner Reckdahl: Yes.

2

3 Ms. Klicheva: Commissioner Roohparvar?

4

5 Commissioner Roohparvar: Yes.

6

7 Ms. Klicheva: Vice-Chair Summa?

8

9 Vice-Chair Summa: Yes.

10

11 Ms. Klicheva: Commissioner Templeton?

12

13 Commissioner Templeton: No.

14

15 Ms. Klicheva: Motion carries 6-1.

16

17 COMPANION MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa) -

18 1(Templeton)

19

20 Chair Lauing: Next up is Caltrain Stations. Commissioner Hechtman.

-
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MOTION #5

Commissioner Hechtman: I move the Working Group Staff recommendation of recommending to Council that we have 798 be the capacity for this category.

SECOND

Commissioner Reckdahl: Second.

VOTE

Chair Lauing: Second by Commissioner Reckdahl after motion by Commissioner Hechtman. Any discussion? If none, can we go to roll call, please?

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

-
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2 Commissioner Hechtman: Yes.

3

4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Reckdahl?

9

10 Commissioner Reckdahl: Yes.

11

12 Ms. Klicheva: Commissioner Roohparvar?

13

14 Commissioner Roohparvar: Yes.

15

16 Ms. Klicheva: Vice-Chair Summa?

17

18 Vice-Chair Summa: Yes.

19

20 Ms. Klicheva: Commissioner Templeton?

-
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Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 7-0.

MOTION #5 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

Chair Lauing: Thank you. Transit corridors... oop, sorry, Commissioner Summa [note – Vice-Chair Summa].

COMPANION MOTION

Vice-Chair Summa: Thanks. I'd like to make a companion motion that we... I guess I'll continue with the word investigate if people are comfortable with that to make it consistent. Investigate the appropriateness of 50 dwelling units per acre. Especially for the Mayfield Neighborhood which is already very impacted by projects and the [unintelligible] traffic and parking.

Chair Lauing: What was the specific geography you were carving out there?

Vice-Chair Summa: For the Mayfield Neighborhood.

-
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COMPANION MOTION DIES DUE TO LACK OF A SECOND

Chair Lauing: Is there a second to that? Seeing none, are there any other motions?

Vice-Chair Summa: Nope.

Chair Lauing: Commissioner Templeton.

Commissioner Templeton: Should we make a motion to kind of carry this all in a basket that there are concerns that we bring up and ask Staff to bring it? So, that we... to include it in their report to Council so that we don't have to have so many motions, or is there a way to add efficiency to that? I'm just brainstorming.

Chair Lauing: I just want a little bit of clarification. I wasn't quite clear what you were suggesting, the basket.

Commissioner Templeton: Well, I was trying to think of a way to alleviate the concern that Staff wouldn't bring these discussions in front of Council by just making a general motion. That our

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1 objections are included in the report because I mean I think these discussions are valuable. I'm
2 just not sure the effectiveness of our current approach.

3

4 Chair Lauing: Assistant Director Tanner, do you have any comment on that?

5

6 Ms. Tanner: You know I think it... I mean we can certainly include the comments from the PTC.

7 The reason to continue in this manner if the PTC wishes is if there is or isn't a majority. So,

8 certainly, we can say Commissioners expressed concern such as X, Y, Z, but that wouldn't

9 really... it won't necessarily give a sense of if that's the concern of the entire Commission or a

10 minority concern. So, again, happy to think about efficiency. I think Commissioner Summa [note

11 – Vice-Chair Summa] made a motion. I didn't hear a second and so that would fail and it would

12 just go onto the next thing and then it's onto the next item.

13

14 Chair Lauing: Okay.

15

16 Commissioner Templeton: So yeah, I was thinking mainly for things that are points of

17 clarification that are not included in a motion. So, I would assume things included in the motion

18 would be things that would have consensus but we still should bring forward the concerns.

19 Even if they don't pass a motion, you know what I mean? That's really what I'm getting at.

20

-
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1 Ms. Tanner: Typically, we do that, yes.

2

3 Commissioner Templeton: Yeah, that's what I thought, so I just wanted to throw that out there.

4 I know it's been a while since we've had conversation like that and just wanted to refresh
5 everybody that that is your practice. Thank you.

6

7 Chair Lauing: Commissioner Summa [**note – Vice-Chair Summa**].

8

9 Vice-Chair Summa: Oh, just to be clear, I was not... I did not have a concern that Staff wouldn't
10 represent a multitude of the positions of the Planning Commission in their Staff report to
11 Council. I just actually, for myself, felt more comfortable because I feel like this process is a little
12 open-ended and you know, but I'm perfectly happy to put a motion out there in this companion
13 form. Have it fail, vote and boom, move on. I don't need to delay it at all. Thanks.

14

15 Chair Lauing: So, we need a... so done with companions and we're moving on to transit corridor
16 I believe right? So, I need a motion on transit corridor.

17

18 MOTION #6

19

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Commissioner Reckdahl: I move that we accept the 274 or recommend the 274-units for the
2 transit corridor strategy.

3

4 Chair Lauing: Commissioner Hechtman.

5

6 SECOND

7

8 Commissioner Hechtman: Second.

9

10 VOTE

11

12 Chair Lauing: Thanks, we have a motion and a second. You can support the motion if you like
13 gentlemen or we could get other comments. Other comments? Seeing none, let's got to a vote,
14 please.

15

16 Ms. Klicheva: Commissioner Chang?

17

18 Commissioner Chang: Yes.

19

20 Ms. Klicheva: Commissioner Hechtman?

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1

2 Commissioner Hechtman: Yes.

3

4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Reckdahl?

9

10 Commissioner Reckdahl: Yes.

11

12 Ms. Klicheva: Commissioner Roohparvar?

13

14 Commissioner Roohparvar: Yes.

15

16 Ms. Klicheva: Vice-Chair Summa?

17

18 Vice-Chair Summa: No.

19

20 Ms. Klicheva: Commissioner Templeton?

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 6-1.

MOTION #6 PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -1(Summa)

Chair Lauing: Thank you, next up is number four, faith-based institutions calculated at 148.

Vice-Chair Summa: May I speak to my no before we (interrupted)

Chair Lauing: Oh, certainly, sorry.

Vice-Chair Summa: Sorry to interrupt.

Chair Lauing: No, it's fine.

Vice-Chair Summa: I just... if these companion motions aren't going to work, there are some things that I can just feel I want the community to know my opinion on. And I have always been uncomfortable with... there's already RM 30 and PHZ to accommodate these areas. I am very

-
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1 uncomfortable with relying on as a femoral a transit... as a bus line. Especially given some of the
2 troubles the VTA has had especially in maintaining ridership and appreciate that the ridership
3 may go up if we get more housing on there but that would happen... we can get more housing
4 through the PHZ and the existing zoning. And I find these sites particularly difficult to maintain
5 the impacts for neighbors with regards to height transitions and whatnot because of the quick
6 transition behind El Camino in the back of the block to low-density residential. So, I totally
7 support housing in these locations. I just don't think we need to make this change.

8

9 Chair Lauing: Okay, moving to faith-based institutions. Any motions on that one?

10

11 MOTION #7

12

13 Commissioner Reckdahl: I move that we accept Staff's 148-units for the faith-based institution
14 strategy provided the units are affordable... all affordable.

15

16 Chair Lauing: So technically BMR.

17

18 Commissioner Reckdahl: BMR, yes.

19

20 SECOND

-
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Commissioner Chang: I'll second that.

Chair Lauing: Commissioner Chang seconded and then discussion? Commissioner Hechtman.

Commissioner Hechtman: I just wanted to confirm with Mr. Yang that we can make the motion in that format?

Mr. Yang: Yes, that's an acceptable motion.

Commissioner Hechtman: Then I will be supporting the motion.

Chair Lauing: Yeah, this is another example of HCD does not care whether or not we say that they should be affordable or not in terms of approving the units. But we want to say to Council that we think that they should be affordable so that's more of the important part of this one.

Commissioner Reckdahl: Yeah, I have no problem if you want to put this into a companion motion. I don't care either way.

-
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1 Chair Lauing: I support it. I support it. I only have one question which is that one of the sites
2 that happen to be used was up to 36-units and 36 dense units on a parking lot in an R-1 is
3 relatively high. So, the only question I have is did we want to put any sort of a cap on the
4 number of units even though that they're affordable?

5

6 Commissioner Reckdahl: We could have a concern that when they do the rezoning. Is this
7 something that we would... when rezoning comes back, could we consider that?

8

9 Chair Lauing: We could sure.

10

11 Commissioner Reckdahl: Or is this just a concern that we want to have a companion motion
12 that would tell the Council that we're concerned about the possible impacts to the
13 neighborhood?

14

15 VOTE

16

17 Chair Lauing: I'm just raising it as a point of discussion. I don't think it has to be in it. Any other
18 comments? Alright, let's go to a roll call vote then.

19

20 Ms. Klicheva: Commissioner Chang?

-
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1

2 Commissioner Chang: Yes.

3

4 Ms. Klicheva: Commissioner Hechtman?

5

6 Commissioner Hechtman: Yes.

7

8 Ms. Klicheva: Chair Lauing?

9

10 Chair Lauing: Yes.

11

12 Ms. Klicheva: Commissioner Reckdahl?

13

14 Commissioner Reckdahl: Yes.

15

16 Ms. Klicheva: Commissioner Roohparvar?

17

18 Commissioner Roohparvar: Yes.

19

20 Ms. Klicheva: Vice-Chair Summa?

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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Vice-Chair Summa: Yes.

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 7-0.

MOTION #7 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

Chair Lauing: Is GM next? Yeah.

Vice-Chair Summa: No.

Chair Lauing: City-owned parking lots. Commissioner Hechtman.

MOTION #8

-
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1 Commissioner Hechtman: I will move inclusion of 168-units on City-owned parking lots be
2 recommended to the City Council for inclusion in the inventory.

3

4 Chair Lauing: Commissioner Templeton.

5

6 SECOND

7

8 Commissioner Templeton: I'll second.

9

10 Chair Lauing: Any discussion? There we go, Commissioner Reckdahl.

11

12 Commissioner Reckdahl: I'm supportive of this. I still wonder, six developments in eight years
13 seems a little aggressive on this and so do we want to consider reducing it; or do we just want
14 to say we're going to go for it and do our best and try and hit six? I'd be interested in people's
15 thoughts on that.

16

17 Chair Lauing: Commissioner Summa [note – Vice-Chair Summa]

18

19 Vice-Chair Summa: Well, I think we're saying to other points that were made tonight. This isn't
20 to say six projects will happen. This is to say that six sites might become available so I don't

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1 know. It seems like... I don't know if that makes sense but if you're going to consider this.
2 Wouldn't we want to consider it on all the sites knowing that not all the sites are going to take
3 advantage of it. Like I'm a little confused because we seem to be kind of doing both things. I
4 mean I want to support looking into all of these things but I'm not going to necessarily be in
5 favor of all of them. It just, you know, so I would... I could support two but my... understand
6 what I'm saying Commissioner Reckdahl? It's like if we needed to find 6,600 sites for potential,
7 not knowing whether... which of these might develop in the next 8-years and certainly I think
8 we'll have other housing developments come forward under other zoning in other places. So, I
9 don't know. I'm not 100 percent comfortable with the whole format here tonight because I
10 think it feels to me like I'm saying yes to something that I don't know what it's going to be yet.
11 But I keep having to remind myself that I've been told I can say no later so and I think the
12 Council needs to look at all of these things.

13
14 Chair Lauing: Yea, so my comment on the motion is that I completely support the motion. Don't
15 know if we'll get seven sites but it's only 168-units, so if we only get 150, or if Council decides 6-
16 months from now to bring it down to four. That's in their bailiwick. What we're saying again,
17 our exercise is capacity and inventory. We're saying there is this suggested capacity of using six
18 of the whatever number of parking lot that there are so I'm comfortable with where it is.

19
20 Commissioner Reckdahl: Okay, I'm comfortable too.

-
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1

2 Chair Lauing: Other comments? Okay see none let's go to a roll vote on (interrupted)

3

4 Ms. Klicheva: Commissioner Chang?

5

6 Commissioner Chang: Sorry, I just had a question before we vote if that's okay?

7

8 Chair Lauing: Yeah, I'll allow it but you have to get off mute.

9

10 Commissioner Chang: Sorry. Are these affordable units on these... on the parking lots?

11

12 Commissioner Reckdahl: Yes, they were or at least... in the Working Group we had designated
13 as affordable.

14

15 Chair Lauing: We can specify that.

16

17 FRIENDLY AMENDMENT

18 Commissioner Chang: I would want to specify that because it's City-owned land and I think that
19 that's land... the cost of land is such an important issue and barrier to affordable housing. That

-
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1 if we were to include it I would want to insist that they are BMR units. Can I make that as a
2 friendly amendment?

3

4 Chair Lauing: Yeah, will you incorporate that Commissioner Reckdahl?

5

6 Commissioner Hechtman: I made the motion and I will accept that friendly amendment.

7

8 Chair Lauing: And the seconder?

9

10 Commissioner Reckdahl: Did I second that?

11

12 Chair Lauing: I think you did, yeah.

13

14 Commissioner Reckdahl: I forgot. Yeah, okay, yeah, I accept that.

15

16 Chair Lauing: That was the intent coming out of the Working Group so yeah, it should be in the

17 motion if we agree. Okay, please take the roll call vote.

18

19 Ms. Klicheva: Commissioner Chang?

20

-
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1 Commissioner Chang: Yes.

2

3 Ms. Klicheva: Commissioner Hechtman?

4

5 Commissioner Hechtman: Yes.

6

7 Ms. Klicheva: Chair Lauing?

8

9 Chair Lauing: Yes.

10

11 Ms. Klicheva: Commissioner Reckdahl?

12

13 Commissioner Reckdahl: Yes.

14

15 Ms. Klicheva: Commissioner Roohparvar?

16

17 Commissioner Roohparvar: Yes.

18

19 Ms. Klicheva: Vice-Chair Summa?

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Vice-Chair Summa: Yes.

2

3 Ms. Klicheva: Commissioner Templeton?

4

5 Commissioner Templeton: Yes.

6

7 Ms. Klicheva: Motion carries 7-0.

8

9 MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton)-0

10

11 Chair Lauing: GM Zones?

12

13 Commissioner Reckdahl: I'll make the motion on this. Oh, I'm sorry, Commissioner (interrupted)

14

15 Chair Lauing: Commissioner Hechtman.

16

17 Commissioner Hechtman: I will yield to Commissioner Reckdahl.

18

19 MOTION #9

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Commissioner Reckdahl: I will have a companion motion to go with this but I'll keep it simple
2 and just say I will move to accept the GM Zoned 596 sites that Staff recommended.

3

4 Chair Lauing: Second Commissioner Hechtman?

5

6 SECOND

7

8 Commissioner Hechtman: Yes, please.

9 Chair Lauing: Any comments Commissioners Reckdahl or Hechtman? No, okay other
10 comments? Understanding there will be a companion motion. Commissioner... Vice-Chair
11 Summa.

12

13 Vice-Chair Summa: I just have a question, why not try to incorporate the companion motion as
14 an amendment as we've been doing? Just to maybe have one vote instead of two?

15

16 Commissioner Reckdahl: I think it's clearer if we just say thumbs up and thumbs down.

17

18 Vice-Chair Summa: Okay, thanks.

19

20 VOTE

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1

2 Chair Lauing: No other comments we can go to a roll call vote, please?

3

4 Ms. Klicheva: Commissioner Chang?

5

6 Commissioner Chang: Yes.

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Commissioner Hechtman: Yes.

11

12 Ms. Klicheva: Chair Lauing?

13

14 Chair Lauing: Yes.

15

16 Ms. Klicheva: Commissioner Reckdahl?

17

18 Commissioner Reckdahl: Yes.

19

20 Ms. Klicheva: Commissioner Roohparvar?

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1

2 Commissioner Roohparvar: Yes.

3

4 Ms. Klicheva: Vice-Chair Summa?

5

6 Vice-Chair Summa: Yes.

7

8 Ms. Klicheva: Commissioner Templeton?

9

10 Commissioner Templeton: Yes.

11

12 Ms. Klicheva: Motion carries 7-0.

13

14 MOTION #9 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton)-0

15

16 Chair Lauing: Thank you. Complimentary motion Mr. Reckdahl?

17

18 COMPANION MOTION

19

-
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1 Commissioner Reckdahl: Yes, I'm concerned about the schools, transit and retail to support
2 these neighborhoods and so I would make the motion that we encourage Council to perform
3 early planning to identify transit, school and retails to support these new neighborhoods.

4

5 SECOND

6

7 Commissioner Chang: Second.

8

9 Chair Lauing: Commissioner Chang seconded. Commissioner Summa [note – Vice-Chair
10 Summa].

11

12 FRIENDLY AMENDMENT

13

14 Vice-Chair Summa: Sorry, I was going to second but I was also going to ask if we could include
15 parks?

16

17 Commissioner Reckdahl: Yes, I'm happy with that.

18

19 Commissioner Chang: Yes.

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Vice-Chair Summa: And bike lanes?

2

3 Commissioner Reckdahl: Yes.

4

5 Commissioner Chang: Yes.

6

7 Chair Lauing: Parks Commissioner Reckdahl, that's your heritage. You must include those.

8

9 Commissioner Reckdahl: Yes.

10

11 Chair Lauing: Okay, other comments? Commissioner Hechtman.

12

13 Commissioner Hechtman: I guess the way I feel about this companion motion is you're... we're
14 recommending to the Council... we're encouraging the Council to do what they... what we know
15 they have to do and so... right? They're going to plan this part of the City as it becomes more
16 dense. But I'm going to support the companion motion because again, in this context, I
17 understand that Commissioner Reckdahl's vote for example in this area was hesitant but
18 affirmative because these are his concerns. So, I want to support communicating those
19 concerns so I will vote yes on this.

20

-
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1 VOTE

2

3 Chair Lauing: Any other comments? Okay, let's [unintelligible] the roll call vote.

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Commissioner Hechtman?

10

11 Commissioner Hechtman: Yes.

12

13 Ms. Klicheva: Vice-Chair Lauing?

14

15 Chair Lauing: Yes.

16

17 Ms. Klicheva: Commissioner Reckdahl?

18

19 Commissioner Reckdahl: Yes.

20

-
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1 Ms. Klicheva: Commissioner Roohparvar?

2

3 Commissioner Roohparvar: Yes.

4

5 Ms. Klicheva: Vice-Chair Summa?

6

7 Vice-Chair Summa: Yes.

8

9 Ms. Klicheva: Commissioner Templeton?

10

11 Commissioner Templeton: Yes.

12

13 Ms. Klicheva: Motion carries 7-0.

14

15 COMPANION MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa,

16 Templeton) -0

17

18 Chair Lauing: Now there's a series of Stanford sites here that... oh sorry, sorry, Commissioner

19 Chang.

20

-
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1 Commissioner Chang: So, I'm going to like beat a dead horse here. I don't know if this is where I
2 need to make another companion motion here. Where of all the companion motions, this is the
3 one I feel the most strongly about which is when it comes to look at the zoning for this area. I
4 really want... I really think we need to look at carving out sections that would just be housing. I
5 don't want just an addition of housing to the GM Zone. So, I don't know, are we doing multiple
6 motions... companion motions because if we are I would like to make one.

7

8 Commissioner Roohparvar: I would second that so if you want to make I'm going to second. I
9 was going to make it, so go ahead and make it and I'll second.

10

11 Commissioner Chang: Please go ahead, you might have better words than (interrupted)

12

13 COMPANION MOTION

14

15 Commissioner Roohparvar: You can probably articulate it. Let me take a stab and somebody fix
16 it but move to have Council consider rezoning sections of GM for multi-family use rather than
17 interspersing or adding residential use to GM. Did that capture it Commissioner Chang? Do you
18 want to fix it or?

19

20 SECOND

-
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Commissioner Chang: Yes, I think it did, I second. Thank you.

Chair Lauing: Other comments? This is on GM, correct?

Commissioner Reckdahl: Yeah.

Chair Lauing: Commissioner Hechtman.

Commissioner Hechtman: [unintelligible] same comment as the last one. I think this is something the Council is naturally going to do when having submitted this area to the HCD, it comes back to them for zoning. So, I think this will be useful to them to see what we were thinking about when they get to that point so I'll support it.

VOTE

Chair Lauing: If no other comments let's vote on that one, please.

Ms. Klicheva: Commissioner Chang?

-
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1 Commissioner Chang: Yes.

2

3 Ms. Klicheva: Commissioner Hechtman?

4

5 Commissioner Hechtman: Yes.

6

7 Ms. Klicheva: Chair Lauing?

8

9 Chair Lauing: Yes.

10

11 Ms. Klicheva: Commissioner Reckdahl?

12

13 Commissioner Reckdahl: Yes.

14

15 Ms. Klicheva: Commissioner Roohparvar?

16

17 Commissioner Roohparvar: Yes.

18

19 Ms. Klicheva: Vice-Chair Summa?

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Vice-Chair Summa: Yes.

2

3 Ms. Klicheva: Commissioner Templeton?

4

5 Commissioner Templeton: Yes.

6

7 Ms. Klicheva: Motion carries 7-0.

8

9 COMPANION MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa,
10 Templeton) -0

11

12 Chair Lauing: Thank you. Anything else before we move to Stanford sites? Commissioner
13 Hechtman.

14

15 Vice-Chair Summa: I think we (interrupted)

16

17 Commissioner Hechtman: I think we have to do the ROLM Zone sites first. The second one
18 down.

19

20 Chair Lauing: We do.

-
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Commissioner Hechtman: I'm happy to make a motion since I have the floor.

Chair Lauing: Go ahead. Yes?

MOTION #10

Commissioner Hechtman: I will move the Working Group/Staff recommendation the Council include 910-units in this category in the site inventory.

SECOND

Commissioner Roohparvar: I'll second.

Commissioner Reckdahl: [unintelligible](interrupted)

Commissioner Roohparvar: Oh sorry.

Chair Lauing: Commissioner Roohparvar seconded. 902 is what's in the graph.

-
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1 Commissioner Hechtman: That's what I meant to say if I didn't.

2

3 VOTE

4

5 Chair Lauing: Any comment? Let's do a roll call vote, please?

6

7 Ms. Klicheva: Commissioner Chang?

8

9 Commissioner Chang: Yes.

10

11 Ms. Klicheva: Commissioner Hechtman?

12

13 Commissioner Hechtman: Yes.

14

15 Ms. Klicheva: Chair Lauing?

16

17 Chair Lauing: Yes.

18

19 Ms. Klicheva: Commissioner Reckdahl?

20

-
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1 Commissioner Reckdahl: Yes.

2

3 Ms. Klicheva: Commissioner Roohparvar?

4

5 Commissioner Roohparvar: Yes.

6

7 Ms. Klicheva: Vice-Chair Summa?

8

9 Vice-Chair Summa: Yes.

10

11 Chair Lauing: You're on mute.

12

13 Vice-Chair Summa: Yes.

14

15 Ms. Klicheva: Thank you. Commissioner Templeton?

16

17 Commissioner Templeton: Yes.

18

19 Ms. Klicheva: Motion carries 7-0.

20

-
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1 MOTION #10 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -

2 0

3

4 Chair Lauing: Anything... any companions there? Vice-Chair Roohparvar... Vice-Chair Summa.

5

6 Vice-Chair Summa: Thank you. Just a question to my colleagues as to whether we need to have
7 the same sort of companion motions. Especially about... that we have for GM for this and if we
8 could just repeat that? I don't... I didn't write down the exact words about planning the whole
9 neighborhood basically. Does...

10

11 Chair Lauing: Commissioner Chang. Unmute please.

12

13 Commissioner Chang: Sorry about that. Yeah, I think they're one big area. They're very
14 interrelated so I would be up for repeating that first motion from the last... from the GM.

15

16 COMPANION MOTION

17

18 Vice-Chair Summa: Then I'll move the identical language of companion motion number one for
19 the GM Zone for the ROLM Zone.

20

-
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1 SECOND

2

3 Commissioner Chang: I'll second.

4

5 VOTE

6

7 Chair Lauing: Okay, motion and second. Identical motion for ROLM as we did for GM. Any
8 comments? Okay, let's go to a roll call on that, please?

9

10 Ms. Klicheva: Commissioner Chang?

11

12 Commissioner Chang: Yes.

13

14 Ms. Klicheva: Commissioner Hechtman?

15

16 Commissioner Hechtman: Yes.

17

18 Ms. Klicheva: Chair Lauing?

19

20 Chair Lauing: Yes.

-
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1

2 Ms. Klicheva: Commissioner Reckdahl?

3

4 Commissioner Reckdahl: Yes.

5

6 Ms. Klicheva: Commissioner Roohparvar?

7

8 Commissioner Roohparvar: Yes.

9

10 Ms. Klicheva: Vice-Chair Summa?

11

12 Vice-Chair Summa: Yes.

13

14 Ms. Klicheva: Commissioner Templeton?

15

16 Commissioner Templeton: Yes.

17

18 Ms. Klicheva: Motion carries 7-0.

19

-
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1 COMPANION MOITON PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa,
2 Templeton) -0

3

4 Chair Lauing: Thank you. We're on the Stanford proposed sites and I think we do have to keep
5 them separate and vote on them separately with any information we have on each. So, the first
6 one is Stanford's Pasteur Drive at 425.

7

8 MOTION #11

9

10 Commissioner Reckdahl: I move that we accept the Working Group recommendation for 425-
11 units on Pasteur Drive.

12

13 SECOND

14

15 Commissioner Chang: I'll second.

16

17 Chair Lauing: Commissioner Chang seconded Commissioner Reckdahl's motion. Any discussion?
18 Commissioner Hechtman.

19

20 FRIENDLY AMENDMENT

-
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Commissioner Hechtman: I just think we need to tag onto the end of that motion and make that a recommendation to the City Council. Rather than just accepting the Working Group's, we need to make the recommendation.

Commissioner Reckdahl: Okay, I accept that.

Commissioner Chang: Me too.

VOTE

Chair Lauing: If there are no other comments we can vote on Stanford's Pastuer Drive site.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Yes.

-
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1

2 Ms. Klicheva: Chair Lauing?

3

4 Chair Lauing: Yes.

5

6 Ms. Klicheva: Commissioner Reckdahl?

7

8 Commissioner Reckdahl: Yes.

9

10 Ms. Klicheva: Commissioner Roohparvar?

11

12 Commissioner Roohparvar: Yes.

13

14 Ms. Klicheva: Vice-Chair Summa?

15

16 Vice-Chair Summa: Yes.

17

18 Ms. Klicheva: Commissioner Templeton?

19

20 Commissioner Templeton: Yes.

-
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Ms. Klicheva: Motion carries 7-0.

MOTION #11 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -
0

Chair Lauing: Okay, any other comments on that site? Let's go to the next Stanford site of 3128
El Camino Real down to 144.

MOTION #12

Commissioner Reckdahl: I move that we recommend to Council that we, let's see, recommend
to Council that we identify 144-units on the or accept... let's see. Recommend to the Council
accept Working Group recommendation for 144-units at the 3128 El Camino site.

Chair Lauing: Thank you. Second? Commissioner Hechtman.

SECOND

Commissioner Hechtman: I'll second.

-
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Chair Lauing: Reckdahl motion, seconded by Hechtman. Conversation? Vice-Chair Summa.

Vice-Chair Summa: I was going to second but I just wanted to make doubly sure it's not mixed-use. It's all housing, it's not office.

Commissioner Reckdahl: It's 100 percent housing.

Vice-Chair Summa: Thank you.

VOTE

Chair Lauing: Let's vote on that, please.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

-
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1 Commissioner Hechtman: Yes.

2

3 Ms. Klicheva: Chair Lauing?

4

5 Chair Lauing: Yes.

6

7 Ms. Klicheva: Commissioner Reckdahl?

8

9 Commissioner Reckdahl: Yes.

10

11 Ms. Klicheva: Commissioner Roohparvar?

12

13 Commissioner Roohparvar: Yes.

14

15 Ms. Klicheva: Vice-Chair Summa?

16

17 Vice-Chair Summa: Yes.

18

19 Ms. Klicheva: Commissioner Templeton?

20

-
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1 Commissioner Templeton: No.

2

3 Ms. Klicheva: Motion carries 6-1.

4

5 MOTION #12 PASSED 6(Chang, Lauing, Hechtman, Reckdahl, Roohparvar, Summa) -
6 1(Templeton)

7

8 Chair Lauing: Okay the third one... the third item is the (interrupted)

9

10 Commissioner Templeton: Chair?

11

12 Commissioner Reckdahl: Can (interrupted)

13

14 Chair Lauing: I'm sorry.

15

16 Commissioner Templeton: May I speak to my no?

17

18 Chair Lauing: Absolutely.

19

-
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1 Commissioner Templeton: Thank you. I think we definitely want to build housing on this site. I'd
2 like to see us build more. I don't agree with the reduce number. Thank you.

3

4 Chair Lauing: Thank you. Commissioner Hechtman.

5

6 Commissioner Hechtman: I have my hand raised on the next item, the Transit Center.

7

8 Chair Lauing: Okay, then let's go ahead with that, Commissioner Hechtman.

9

10 Commissioner Hechtman: Thank you. I wanted to start with a question of Mr. Wong. Earlier
11 tonight when we were talking about this, you were going to see if you could retrieve the
12 numbers that were part of the Working Group analysis. There was an upper number and then a
13 mid-range number and then this 180. I'm wondering if you were successful in tracking those
14 numbers down.

15

16 Mr. Wong: Yes, I was. So, the easiest is, pardon me, but I will share my screen because Stanford
17 proposed three scenarios. So, let me go ahead, it's a little crude but you can see 180 was the
18 lower end of what Stanford proposed at 75 to 85 feet but they... it went up to 530-units at the
19 height of 137-feet. So, based on that, the Working Group recommended the 180.

20

-
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1 Commissioner Hechtman: Okay, thank you for that and then one more question for the... when
2 I see these ranges. Just to again, understand a little bit better how the Working Group worked.
3 It seems like they tried to be conservative and so would often go for the lower end of a range. Is
4 that generally accurate?

5

6 Mr. Wong: Yes, correct.

7

8 MOTION #13

9

10 Chair Lauing: Okay, then I'd like to make a motion that we recommend to Council inclusion of
11 360-unit yield for the Transit Center as part of the site inventory.

12

13 Chair Lauing: 360 was the number?

14

15 Commissioner Hechtman: Yes.

16

17 Vice-Chair Summa: Question, was there a height associated with that?

18

19 Chair Lauing: Yeah.

20

-
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1 Mr. Wong: Yes, there was, 105-feet. Oh, excuse me, sorry.

2

3 Vice-Chair Summa: I couldn't read the print, it was too small.

4

5 Chair Lauing: Is there second for that? Commissioner Templeton.

6

7 SECOND

8

9 Commissioner Templeton: Thank you.

10

11 Commissioner Roohparvar: I'll second... oh, go ahead.

12

13 Chair Lauing: Commissioner Templeton seconds. Okay and Commissioner Hechtman, do you
14 want to speak to that motion?

15

16 Commissioner Hechtman: No, I don't really have anything to add beyond when we were
17 discussing this in the first round. I provided my thinking and that's really where I'm still landing
18 on this. You know, it again, what I'm looking at is a year from now we can rezone to make it
19 possible. Whether it happens in the 8-years with all of the complexities of this area, that

-
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1 remains to be seen, but I'm hoping to remove an obstacle by including this number in the
2 inventory.

3

4 Chair Lauing: And Commissioner Templeton.

5

6 Commissioner Templeton: Thank you. Yes, I think this is an area that is... has a lot of potential
7 and with the least amount of disruption. I think this is a place we should be a little bit more
8 ambitious than the numbers that the Working Group came up with. Thank you.

9

10 Chair Lauing: Commissioner Chang.

11

12 Commissioner Chang: Two questions, the first question is, is this all supposed to be BMR
13 housing?

14

15 Chair Lauing: No, that wasn't the proposal.

16

17 Commissioner Chang: Okay and then the second question I have is Mr. Wong, is it possible for
18 you to show that other slide that you showed again?

19

-
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1 Mr. Wong: Yeah, this is a cleaner version so let me go ahead and yeah, this was part of the
2 Stanford proposal.

3

4 Commissioner Chang: Okay.

5

6 Mr. Wong: You can see (interrupted)

7

8 Commissioner Chang: Can somebody who was privy to the Working Group conversations
9 explain why the Working Group chose 180 instead of 270 because it's a pretty large difference?

10

11 Commissioner Reckdahl: I don't recall the discussion between 180 and 270. The discussion
12 between 75 and 105 came down to we thought that we would be overstepping our bounds by
13 asking the Council to double the height. The current height limit is 50-feet and people had some
14 concerns about going up to 75 to 85. That's... you're increasing the height limit by 50 percent
15 but doubling we thought we might be overstepping our bounds. Especially, considering the
16 Council Ad Hoc showed no support for those higher heights.

17

18 Commissioner Chang: Okay, thank you.

19

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1 Chair Lauing: I think one other item to add to what Keith [note – Commissioner Reckdahl] said is
2 that we were looking at ranges in both those cases. So, the difference between the high end of
3 the range of 75 to 85 at 270 and 360 was not really that material. But I, like Keith [note –
4 Commissioner Reckdahl], I don't recall how we got down from 270 to 180.

5
6 Commissioner Chang: Okay well I'll just say that this is one of those where I think the height is
7 just... the number of units is completely determined by the height. So, while I think it's a
8 location that's really great for housing. I'm not sure what number I would feel comfortable
9 signing onto. I don't think I really have enough information about the implications to the
10 surrounding area and all that. So, and I'm also cognizant of what Commissioner Reckdahl
11 shared about Director Lait's concern. So, I don't think I'll be supporting this motion.

12
13 Chair Lauing: Commissioner Reckdahl.

14
15 Commissioner Reckdahl: One of the biggest concerns I have is the by-right. If we include 360 in
16 here, that means that Stanford by right if we don't build this next 8-years which is quite
17 conceivable due to the rail complexity. They can now then do by-right if we change the zoning
18 so I have a real problem putting 360 because we may really paint ourselves in the corner. This is
19 one where I'd want to see the design. Right now, we have no design. Maybe 360 works, it's
20 next to transit, I would really like to squeeze as much as we could but I would like to change the

-
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1 zoning after seeing the proposals. As opposed to just putting in a number with no idea what
2 that's going to look like and no idea what kind of impacts there are on that.

3

4 Chair Lauing: Vice-Chair Summa.

5

6 Vice-Chair Summa: Thank you. I agree with Commissioner Reckdahl. I'm very concerned about
7 this site because we're doing something very different here than we did with the other sites
8 which is design the site with minimal information. I do not find the height of Hoover Pavilion to
9 be the least bit relevant at all. It's a very different setting actually even though it's close by. I
10 don't know what's going to happen... this isn't giving me any information about what's going to
11 happen to the historic resources.

12

13 And you know, I mean people were uncomfortable with expressing general concerns about
14 zone changes and here it's a complete like project in a package that may have conflicts with our
15 needs at the rail station.

16

17 And I also am concerned about by-right consideration and I won't be able to support this even
18 though I do agree it's a great location for housing but not... I can't support this in this way. It's
19 totally locked in even though we don't know what we're locked into.

20

-
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1 Chair Lauing: Commissioner Templeton.

2

3 Commissioner Templeton: Thank you. I would like to try once again to make an appeal for this
4 site to have more housing. Just looking at it on the map you can see that there are plenty of
5 larger buildings in this area. It's not adjacent to the sites that we were concerned about with
6 the transition and things like that. This is... if we can't authorize a significant amount of housing
7 in a site like this. Then we have to question where... this is the most practical place we have
8 looked at tonight for this kind of potential. So, I would encourage everybody to just look at and
9 yeah, we don't have a plan in front of us and we're not being asked to look at a plan. We're
10 asked to look at the potential of the property because that's the task here. So, I would just love
11 to see us have a little bit of... a little bit more ambition for this type of site that doesn't come
12 with the cost of adjacency and disruptions that some of the other sites might. So, I really
13 encourage you to think about the potential here. Thank you.

14

15 Chair Lauing: Assistant Attorney Yang, do you have something to add, please?

16

17 Mr. Yang: Yeah, I just want to make a quick note about the by-right provision in Housing
18 Element Law and assuming it's unchanged in 8-years. It... the number that we assigned to this
19 site today won't have an impact on what is permitted by right. There's a specific density per

-
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1 acre that they are... would be allowed to by-right and it's not affected by whether we've
2 identified this as being suitable for 180 or for 360.

3

4 Commissioner Reckdahl: But if we change the zoning then if the by-right... that affects the by-
5 right, right?

6

7 Mr. Yang: No, all we're required to do is have the zoning for the site permit that the state-
8 mandated density by-right. Not the... not whatever zoning we have in place.

9

10 Commissioner Reckdahl: So, if we want HCD to accept this number, don't we have to have
11 zoning that's consistent with this... these numbers?

12

13 Mr. Yang: Yes [crosstalk] but what happens in 8-years if this site does not develop is that we will
14 have to amend that zoning to allow a lower density by-right. We can still (interrupted)

15

16 Ms. Tanner: For example, what we're doing with the carry-over site that you previously voted
17 on. Is that those sites would have a base density that is spelled out in State Law what that has
18 to be in order for that site to carry over. And so, for example, if the PTC were to support I'm just
19 going to go with the first option on the table, 180 to 270-units. There's an associated density
20 per acre and kind of building form that comes with that, but that is greater than what the State

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1 requires under the by-right provision. So, we're already kind of over that, so if in 8-years the
2 housing doesn't materialize and we have to... we decide we want to include the site again. The
3 by-right both density and its associated building form would be less than likely that that form of
4 the 75-foot 180 to 270-units.

5

6 Mr. Yang: It's 20-units per acre that we would be required to permit by-right.

7

8 Ms. Tanner: Does that make sense hopefully?

9

10 Chair Lauing: Commissioner Hechtman.

11

12 Commissioner Hechtman: To follow up on this by-right issue. Even assuming we get into a
13 position where we have to let somebody build by-right, does that mean we have no design
14 controls? That they can build a brick building with no windows, just fire escapes. Are there no
15 controls or do we have a limited range of controls?

16

17 Mr. Yang: So, it's a complicated question. There are no controls that would make the... our
18 review into a project under CEQA. And there was a recent case saying that if your... you can
19 have Design Review without something becoming a project as long as that Design Review is
20 truly about design. And so, you can't... you're not going to be able to effect things that would

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1 have an impact on the environment. So, there is some potential for limited input but it's not the
2 amount of input that we're used to in Palo Alto under our ARB process.

3

4 Commissioner Hechtman: Okay, so I really... I'm finding the... actually, I see Ms. Campbell's
5 hand up first so let me pause.

6

7 Ms. Campbell: I was just going to say that the by-right provisions, the Objective Standards and
8 once we get that nailed down. That will apply to the project so all of those things in those
9 parameters will help guide to a certain extent how this project is going to look. And of course, it
10 has to meet those minimums and if it doesn't meet those minimums then they couldn't take
11 advantage of those by-right provisions for that exception.

12

13 Commissioner Hechtman: Thank you for that and that's what I was thinking, it's not that our
14 hands are completely tied. So, I mean I've made a motion to have this number be 360 because
15 I'd really like to see 360-units at this site and to me, it's not necessarily a negative that if it's not
16 built-in 8-years, that they build it at 360 through some by-right provision because then it gets
17 built and that's what I'm hoping happens here and we'll have our Objective Standards in there
18 to control that.

19

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1 But I want the Commission to recognize that already tonight we have approved and I haven't
2 done the exact math but over 6,000-units and those aren't just kind of generic units anywhere
3 in the City. Those are specific little boxes that the Working Group and planning Staff have
4 labored over specific properties. And every one of those we could be having the same
5 conversation about even though we haven't designed the zoning in particular. We haven't
6 looked at the nuances that have been the subject of some of our companion motions. So, I
7 think they're all in the same boat.

8
9 I think this is a great opportunity, kind of a little bit remote. So, we don't have a lot of the
10 interface concerns with the lower-density residential that some Commissioners have
11 referenced on some of these sites. And so that's why I'm really promoting this site for again the
12 low end of the mid-range density. So, I hope we can get at least a majority of Commissioners
13 supporting that.

14

15 FRIENDLY AMENDMENT

16

17 Chair Lauing: Well, I am going to just make a couple comments. This is what Stanford proposed
18 and they put approximate height on that. It's not a specific project and as it went through
19 whatever it would go through to eventually get to a project. These numbers could change a
20 little bit which is one of the reasons why they used ranges of unit counts. The... on the site, the

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1 train stations is not going to be touched. The phenomenal architectural Julia Morgan building is
2 not going to be destroyed but it could be moved or left in place. And where the Red Cross is
3 there is nothing there now so it's just completely open land and the Transit Center as I said
4 before is going to be built. But I think there is a lot of angst about these height numbers in the
5 City and again, that's kind of something that's up to Council to make a decision on. So, in some
6 sense, I think the height number is kind of getting us off the track.

7

8 Transit around our only good transit which is the train station is right here at 200 places. So,
9 whether it's the Transit Center or other spaces in the City within that quarter-mile radius. I
10 think this is a primer area. So, I would like to get more than 180 but I think that it was trimmed
11 down by the Working Group to be conservative.

12

13 So, one suggested... one... I'll try to make a friendly amendment to what Mr. Hechtman [note -
14 Commissioner Hechtman] proposed and say let's use 270, instead of 360 which tells the Council
15 and Stanford that we want more but stays within the range of where it was. So, that is the
16 intent of our guidance there.

17

18 I'm a little bit sensitive to Director Lait's comments and I don't know how that would be
19 restrictive of building now but at this point, Stanford committed to 180. So, I would think as a

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1 goal putting 270 in there would get that message across that we'd like to see even more
2 housing in this transit area. So, that'd be a friendly amendment. Commissioner Hechtman.

3
4 Commissioner Hechtman: So, to respond to your friendly amendment, here's my thinking. I'm
5 going to... I'm hoping you would withdraw it as I haven't... we haven't heard from
6 Commissioner Roohparvar yet. But Commissioner Lauing [note – Chair Lauing], you may well be
7 the swing vote here because we've heard from the other Commissioners and so I'm... so if
8 that's true. Then my motion at 360 would fail and the next motion perhaps would be at 270
9 which I would support if 360 can't succeed.

10
11 But I guess I would tell you that we know that the Council is sensitized to the height issue and
12 that all we're... what we're doing is we're forwarding a recommendation to them. And so, I'm
13 sort of wanting to tell them that our thought is let's go big here. Not outrageously big but big
14 with frankly the expectation that they're going to pull back the reigns a little bit somehow. And
15 so, but I'd like to give them rather than have them pull back from 270, I'd like them to pull back
16 from 360.

17
18 So, I'm going to decline the friendly amendment and we'll see how the vote plays out.

19

20 FRIENDLY AMENDMENT DIES DUE TO LACK OF SUPPORT FROM THE MAKER

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Chair Lauing: Did Commissioner Roohparvar want to speak?

Commissioner Roohparvar: Sure, I'm supportive of 360. I tried to second it so I thought everyone kind of knew that.

Chair Lauing: Commissioner... Vice-Chair Summa.

Vice-Chair Summa: I thought I heard our attorney say that this was equivalent of 20-units per acre. The... is that true or could Staff... all these can't be... I don't know how big the site is because it doesn't say on the Parcel map but can you confirm how many units per acre these ranges are?

Ms. Tanner: I'll ask Mr. Wong if he can confirm that. What Mr. Yang was saying is that the... if in 8-years the City wanted to keep this on the list. That the by-right provision would need to be at a 20-dwelling units per acre if it's under today's law.

Vice-Chair Summa: Okay, that's what I thought maybe but do we have any idea what these other numbers are?

-
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1 Ms. Tanner: I think Mr. Wong can try to get that. I'm not sure what the current dwelling unit
2 per acre of those numbers are. We'd have to know the site acreage and I don't know if he has
3 that at hand.

4

5 Ms. Campbell: I do have the acreage, it's 4.3 or sorry, 4.5 acres so we just need to do the math
6 for that.

7

8 Ms. Tanner: Maybe we can hear from other Commissioners while we do that math quickly.
9 Thank you, Staff.

10

11 Chair Lauing: Commissioner Templeton.

12

13 Commissioner Templeton: Thank you, Chair. I'm trying to determine how to address the
14 concerns about the height because this isn't... this is adjacent to downtown. It's adjacent to a
15 hospital and other large building and it seems like a good place that if we had to have height to
16 get hundreds more units. That this would be like a good place to do it so I just want to throw
17 that out there that of the kinds of places where you could tolerate a higher building. This is
18 probably the most appealing site. Thank you.

19

20 Chair Lauing: Commissioner Reckdahl.

-
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Commissioner Reckdahl: The one point I'll make is that this doesn't preclude going higher, right? Just because we have certain height or a certain number doesn't mean you can go higher. It's just what are we booking? What do we think is feasible? What do we think is likely and so certainly, any of these numbers we'd want Council to scrub this and try and go as big as possible but how much do we want to commit to?

Chair Lauing: Commissioner Templeton.

Commissioner Templeton: Yes, that's a great point and I don't know that as PTC I don't think we can commit. We can recommend and encourage Council to commit to the maximum. I agree with Commissioner Hechtman, they probably will adjust this and it's great to have an ambitious starting point for that.

Chair Lauing: Yeah, I do think that the comments by Director Lait are material and I don't know that Stanford's taken a look at this after his comments. So honestly, as I sit here, I don't know if they would even say they could do 180 now or if they have to wait until the train situation is sorted out. I mean I just don't know where they stand on that because [unintelligible] it's pasted. Are we waiting for some stat from Mr. Wong? No.

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1 Mr. Wong: If you're taking 360-units divided by 4 ½ acres that comes out to 80-dwelling units
2 per acre if using the 360.

3

4 Vice-Chair Summa: And it was how many per acre, I didn't hear?

5

6 Mr. Wong: 80, the site is 4 ½ so 360 divided by 4 ½ gives you 80-dwelling units per acre.

7

8 Vice-Chair Summa: Thank you very much.

9

10 Mr. Wong: Sure.

11

12 Chair Lauing: Any other comments? Ms. Campbell, where you going to say something?

13

14 Ms. Campbell: I was just going to help Tim out if... I had the range of numbers for the dwelling
15 units if needed so it's fine. Thank you.

16

17 VOTE

18

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1 Chair Lauing: Alright, if there are no other comments then we'll go with the original unamended
2 motion of Commissioner Hechtman which is 360 for Transit Center instead of the 180 Working
3 Group. Roll call vote, please?

4

5 Ms. Klicheva: Yes, Commissioner Chang?

6

7 Commissioner Chang: No.

8

9 Ms. Klicheva: Commissioner Hechtman? Commissioner Hechtman?

10

11 Commissioner Hechtman: Yes.

12

13 Ms. Klicheva: Chair Lauing?

14

15 Chair Lauing: No.

16

17 Ms. Klicheva: Commissioner Reckdahl?

18

19 Commissioner Reckdahl: No.

20

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1 Ms. Klicheva: Commissioner Roohparvar?

2

3 Commissioner Roohparvar: Yes.

4

5 Ms. Klicheva: Commissioner Roohparvar you said yes right, just to confirm?

6

7 Commissioner Roohparvar: Yes.

8

9 Ms. Klicheva: Thank you. Vice-Chair Summa?

10

11 Vice-Chair Summa: No.

12

13 Ms. Klicheva: Commissioner Templeton?

14

15 Commissioner Templeton: Yes.

16

17 Ms. Klicheva: Motion fails 3-4.

18

19 MOTION #13 FAILED 3(Hechtman, Roohparvar, Templeton) -4(Chang, Lauing, Reckdahl,

20 Summa)

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Chair Lauing: Do people want to speak to their no votes? Commissioner Chang.

Mr. Yang: Just to clarify (interrupted)

Commissioner Chang: So (interrupted)

Chair Lauing: Sorry, attorney Yang.

Mr. Yang: In general, we have Commissioners speak to their no votes on a motion that passes because the concept of the majority is being conveyed by the motion itself.

Chair Lauing: Yep, thank you. It was close enough that that's why I made that mistake so that motion is defeated. Mr. Hechtman [note – Commissioner Hechtman], did you want to go back to a different motion?

Commissioner Hechtman: I would like to.

Chair Lauing: Go ahead.

-
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1 MOTION #14

2

3 Commissioner Hechtman: I will move that the PTC recommend to the City Council 270 units of
4 additional capacity identified with the Transit Center.

5

6 SECOND

7

8 Chair Lauing: I will actually second that and other comments? Commissioner Chang.

9

10 Commissioner Chang: So, my question is regarding affordable housing. What are the
11 implications of putting... of... what are the... if we do not build on this site. What are the
12 implications of allocating some of them towards affordable housing if any?

13

14 Chair Lauing: If we... did you say if we do not build?

15

16 Commissioner Chang: Yeah, for example, let's say at the end of 8-years we're not... there's no
17 motion on this because... there's no motion on building on the site because the... what's going
18 on with the train is to up in the air. If by adding or if by specifying that some of these units be
19 affordable. Does that change anything in terms of the by-right or anything like that?

20

-
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1 Ms. Tanner: I don't know that it would change. You're saying for the next cycle or within this
2 cycle?

3

4 Commissioner Chang: For the next cycle.

5

6 Ms. Tanner: Again, I do anticipate Housing Element Law will probably change over the 8-years
7 so assuming that it stays the same. I don't believe that the affordable component would
8 necessarily change that. I think you know where affordability actually comes into play is more
9 sooner with SB35 and so if the City isn't meeting its RHNA within the cycle. Project with lower
10 amount of affordable housing are eligible to be built in the City essentially by right but that's
11 not really related to what you all are considering tonight.

12

13 Commissioner Chang: Okay thanks. So, I think I'm still actually pretty concerned about what
14 Director... you know the issue that Director Lait has raised and as in the current totals to get to
15 the 6,845. We were only counting 180-units here with the understanding that everybody would
16 like to build more here but as a result, I'm not even sure it needs to be included. And so, if we
17 include it, in my mind, what would make the most sense is to assign some affordable units to
18 this because that's where our City really falls short as we'll see in the next agenda item. And
19 this is currently PF Zoned and so we have a little bit more... and it's a big parcel of land and we
20 know that affordable housing is most successful when there's a large parcel. It's also likely to be

-
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1 a higher... it is even with 100... 180 a higher... a taller building, with 270 it's even taller. So, I
2 think that if we're going to include it we should be including some percentage as affordable
3 housing. That said, I'm not sure that it should be included at all.

4

5 Mr. Wong: And if I could just clarify in yeah, with or the City does have BMR requirements. So, if
6 it is built at whatever number of units on that site. A certain percentage, if its ownership it will
7 be 15 percent and actually one of the programs we're looking at if they're rental units. One of
8 the programs we're looking at is revising our BMR requirements to provide rental units in the
9 development. So, there will be some type of BMR requirement for any type of new
10 development in the future. So, there will be an affordable housing component to any
11 construction.

12

13 Chair Lauing: Commissioner Chang, you went silent.

14

15 Commissioner Chang: Yean and would we get credit for that in terms of the Housing Element?

16

17 Mr. Wong: Absolutely, yes. Any (interrupted)

18

19 Commissioner Chang: Because that's... I mean with respect to the public comment that we
20 received about does a parcel... I can't remember the term but is it actually likely that housing

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1 could be built here? This is essentially vacant, right? If we rezone it, it is... it's a high potential
2 site so it seems to me that we would want to put as much affordable on this as we can. It's also
3 a great location for people who maybe can't afford to own cars so those are my thoughts,
4 thanks.

5

6 Chair Lauing: Vice-Chair Summa.

7

8 Vice-Chair Summa: Thank you and since Ms. Campbell had the... it all figured out. How many
9 units per acre is 270?

10

11 Ms. Campbell: Hang on one second.

12

13 Vice-Chair Summa: Sorry, I'm just really bad at doing that kind of math quickly.

14

15 Commissioner Reckdahl: That would be 60.

16

17 Mr. Wong: That would be 60, yeah.

18

19 Vice-Chair Summa: 60, that's what I wrote just by instinct. Okay, that's great, thank you. So, a
20 bunch of comments, one I'm really concerned about Director Lait's concerns about that timing

-
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1 here. I'm concerned about the history of the 27 University Site and doing something here that
2 will seem equally disadvantageous but most importantly at 60-units per acre. What's happening
3 on the rest of the 4.5 acres? I mean we have 60 units on half an acre so I don't understand this
4 and I don't understand why it has to be that tall if it's spread out like that. I mean both the
5 Wilton Court housing... affordable housing project and the VTA, which is not affordable
6 housing, workforce housing. Those are half an acre and they have approximately 60 units.
7 Neither one of them is that tall so I don't understanding with what's happening with the rest of
8 the land.

9

10 And I would like to say something that I believe the City has so little land that it owns that we
11 can donate basically or do... that we can be... they don't own this but it's PF Zone so let me
12 restate that. A PF Zoned parcel this big, this close to jobs and to transit is the perfect site for
13 affordable housing and once it's no longer zoned that way, or it's developed in a different way.
14 We have lost a huge opportunity for affordable housing. I think this... I just can't support this
15 the way it is. I don't understand what's happening on the rest of the site and that's a
16 concerning thing. And that would maybe indicate why on 4 ½-acres you would have to have
17 something that tall.

18

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1 And also, I think it's a terrible loss of a potential affordable site because of the restricted uses
2 on PF at this time. So, I just I don't think this is the best housing solution at all for our City at this
3 time. Thank you.

4

5 Chair Lauing: Commissioner Reckdahl.

6

7 FRIENDLY AMENDMENT

8

9 Commissioner Reckdahl: I'd like to propose a friendly amendment. This is PF Zone and so this
10 would be a very good spot for affordable housing. So, my friendly amendment would be to that
11 we have 270-units but they'd be affordable units to be consistent with the current zoning.

12

13 Chair Lauing: Commissioner Hechtman made the original motion so we'll go back to him.

14

15 Commissioner Hechtman: I'm going to decline the friendly amendment here. I think this is a
16 different situation than the two categories before where we had that 100 percent affordable. I
17 think this... on this particular site it's more appropriate to do this as a companion motion stating
18 concern and desire rather than sort a precondition.

19

20 FRIENDLY AMENDMENT DIES DUE TO LACK OF SUPPORT FROM THE MAKER

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Chair Lauing: So, it's not accepted as a friendly but Mr. Reckdahl [note – Commissioner Reckdahl], you still have the floor.

UNFRIENDLY AMENDMENT

Commissioner Reckdahl: The problem I have is that this is PF Zoned and so the current zoning is for public benefit and putting market-rate housing on this is going to be significantly profitable. And that's not the purpose of PF Zone so I'd like to make an unfriendly amendment that this is an affordable... that these 270-units be affordable.

Chair Lauing: Is there a second to the unfriendly amendment?

SECOND

Chair Lauing: Commissioner Chang seconds.

Commissioner Chang: Yeah, I'll second.

-
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1 Chair Lauing: Commissioner Reckdahl's already spoken to the motion. Do you want to speak to
2 your second?

3

4 Commissioner Chang: That's exactly my thought. I think that if we don't make this affordable it
5 is a huge loss to our City. That is where we struggle to build housing and this is PF Zoned and it's
6 a rare opportunity for us.

7

8 Chair Lauing: Comments? Commissioner... let's see, Vice-Chair Summa.

9

10 Vice-Chair Summa: Thank you. I wonder if the maker and the seconder would like to specify the
11 AMI at... for this so that it's clear that it's for subsidized BRM housing at the 30 to 60 AMI.
12 Sometimes we get... sometimes those terms aren't very clear.

13

14 Commissioner Reckdahl: As long as we can say BMR. I don't want to handcuff the Council too
15 much but as long as it's all below market. Then I would differ to the Council's desires for the
16 distribution as long as it's BMR.

17

18 Chair Lauing: Commissioner Templeton was up next.

19

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1 Commissioner Templeton: Thank you. I'm trying to understand why this amendment is
2 necessary and couldn't be a standalone motion. I'm super confused about why this is the crucial
3 way to move this forward in an unfriendly amendment. However, it's also confusing because a
4 moment ago the... some of the Commissioners that are in favor of this unfriendly amendment
5 were saying they didn't want to build housing there at all. So, it's sending a confusing and
6 mixed message I think if we go through this route. I think it would be better for us to all simply
7 and say yes, we do want to build housing here and then to come up and say our
8 recommendation would be to use this potential bounty of housing for the maximum public
9 benefit. That is how I would support it. I will not be supporting a friendly [note – unfriendly]
10 amendment.

11

12 Chair Lauing: Yeah let me just... as a participant let me make a couple comments. I think a lot of
13 what Commissioner Templeton said is actually on point because for one thing, we can't dictate
14 this. We don't own the land and it's a negotiation with a developer as to what they want to do.
15 So, strategically I do think this is a companion motion is probably better than an amendment
16 like this because I don't think the amendment is going to have teeth if it were to pass because
17 we can't dictate to the landlord and the owner of the land what to do.

18

19 My interest in this in terms of what I'm wanting to support is just to send a message to Council
20 that the number one priority for where we should put housing is near transit. And I would just

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1 like to just push that thought along without getting too hung up in heights and exact numbers
2 of units; which is why I'm suggesting doing a little bit more than what the Working Group did
3 originally. Just to point out that and the fact that it's right on the transit site means it's going to
4 be high visibility with HCD. But I would support the idea that this unfriendly amendment could
5 be in a companion motion if we wanted to express a preference around 100 percent affordable.
6 Let's see, Commissioner Chang was up next.

7

8 Commissioner Chang: So... thank you. I just wanted to clarify, I am 100 percent in support of
9 housing on this site and whether we have it in the Housing Element inventory or not does not
10 preclude us from developing it or working to lay out plans to develop it.

11

12 So, the reason I'm actually against including it... I mean my first choice would be to not include
13 this site because of the concerns that Director Lait has. But that's not just... I am 100 percent in
14 have it... I am 100 percent in support of having housing on this site. That's said if we are going
15 to include it in the inventory. Then I think that this is one of the most reasonable places for
16 affordable housing. So, that's kind of a fallback for me, so I just wanted to clarify in response to
17 some of the comments that Commissioner Templeton made. Thank you.

18

19 Chair Lauing: Vice-Chair Summa.

20

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1 Vice-Chair Summa: Thank you. I also wanted to clarify that I didn't hear a single Commissioner
2 saying they were against housing on this site. The matter of fact, I think we all agree on that
3 and I don't want to include it in this way in the site inventory table because it removes it... if it is
4 developed as market-rate housing at any of these densities and heights. It removes it from
5 potentially being developed as an affordable site and PF Zoned sites are not as valuable as
6 other sites because they have a restricted use. And so, I don't find it a solution to the biggest
7 problem we have is that people cannot afford to live here, move here and they can't afford to
8 stay here.

9
10 So, I think it's... and I think it's a little cynical, to be honest and I don't think that the
11 affordable... making it all affordable solves the potential conflict with what's ever going on with
12 the rail, but there's such a benefit in that that I would be supporting the amendment.

13
14 Chair Lauing: So, excuse me, the unfriendly amendment is to approve... what number was that
15 Mr. Reckdahl [note -Commissioner Reckdahl]? The 270?

16
17 Commissioner Reckdahl: Yeah, 270.

18
19 Chair Lauing: But mandate that it be all affordable?
20

-
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1 Commissioner Reckdahl: Yeah, all BMR.

2

3 VOTE

4

5 Chair Lauing: Right and Staff, I have that motion correct? Okay so let's take a roll call on the
6 amendment.

7

8 Ms. Klicheva: Commissioner Chang?

9

10 Commissioner Chang: Yes.

11

12 Ms. Klicheva: Commissioner Hechtman?

13

14 Commissioner Hechtman: No.

15

16 Ms. Klicheva: Chair Lauing?

17

18 Chair Lauing: No.

19

20 Ms. Klicheva: Commissioner Reckdahl?

-
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Commissioner Reckdahl: Yes.

Ms. Klicheva: Commissioner Roohparvar?

Commissioner Roohparvar: No.

Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Yes.

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: No.

Ms. Klicheva: Motion fails 3-4.

UNFRIENDLY AMENDMENT FAILED 3(Chang, Reckdahl, Summa) -4(Hechtman, Lauing, Roohparvar, Templeton)

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1 Chair Lauing: So, do you want to go back to the original motion or some other one?

2 Commissioner Hechtman.

3

4 Commissioner Hechtman: No, there's a motion on the floor with your second ready to be voted
5 on.

6

7 Chair Lauing: Yeah.

8

9 Ms. Tanner: And I believe that's for 360-units?

10

11 Chair Lauing: 270.

12

13 Ms. Tanner: 270, sorry.

14

15 Commissioner Hechtman: 270, the 360 was a failed motion. The new motion is 270.

16

17 VOTE

18

19 Chair Lauing: If there's no other comment let's take a vote on that.

20

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1 Ms. Klicheva: Commissioner Chang?

2

3 Commissioner Chang: No.

4

5 Ms. Klicheva: Commissioner Hechtman?

6

7 Commissioner Hechtman: Yes.

8

9 Ms. Klicheva: Chair Lauing?

10

11 Chair Lauing: Yes.

12

13 Ms. Klicheva: Commissioner Reckdahl?

14

15 Commissioner Reckdahl: No.

16

17 Ms. Klicheva: Commissioner Roohparvar?

18

19 Commissioner Roohparvar: Yes.

20

-
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1 Ms. Klicheva: Vice-Chair Summa?

2

3 Vice-Chair Summa: No.

4

5 Ms. Klicheva: Commissioner Templeton?

6

7 Commissioner Templeton: Yes.

8

9 Ms. Klicheva: Motion carries 4-3.

10

11 MOTION #14 PASSED 4(Hechtman, Lauing, Roohparvar, Templeton) -3(Chang, Reckdahl,
12 Summa)

13

14 Chair Lauing: Thank you for all of the opinions and debate and we have concluded that item.

15

16 COMPANION MOTION

17

18 Commissioner Reckdahl: I'd like to propose a companion motion that this transit site be 100
19 percent BMR.

20

-
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1 SECOND

2

3 Vice-Chair Summa: Second.

4

5 Chair Lauing: Commissioner Reckdahl, did you want to recognize the ownership situation there?

6 In other words that this has to be a negotiation with the owner and that it's our preference that
7 that be the case.

8

9 Commissioner Reckdahl: Well, I mean we control the zoning, right? They can't put anything up
10 on PF without our zoning change and so we kind of hold the trump card so.

11

12 Chair Lauing: I wish you hadn't used that word.

13

14 Commissioner Reckdahl: We hold the upper hand so I don't think there is a negotiation. I mean
15 there is but we don't have to kowtow to them.

16

17 Chair Lauing: Commissioner Templeton.

18

19 Commissioner Templeton: Thank you, Chair. I'm concerned that if we require 100 percent
20 affordable housing on this site that it may appear as though we're trying to block projects on

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1 that site because there are times when such requirements would make a project not viable. So,
2 I would prefer if we were to phrase it in very high percentage or maximize or something like
3 that but I'm concern that the read for 100 percent affordable would come across as not viable.
4 Thanks.

5

6 Chair Lauing: Vice-Chair Summa.

7

8 Vice-Chair Summa: Oh yeah, I just wanted to mention again that PF Zones sites are not
9 generally as valuable because of the limited uses that are available. But I would also like to ask
10 Staff a question and that is I believe this could be redeveloped as a work force housing site. Is
11 that correct?

12

13 Ms. Tanner: I think in any case the housing would require a rezoning of the site and so
14 (interrupted)

15

16 Ms. Tanner: But wasn't the workforce housing for PF Zone?

17

18 Ms. Campbell: Yes.

19

20 Ms. Tanner: Sorry, sorry.

-
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Mr. Yang: It's still an overlay that needs to be applied through legislative actions. So, it still needs to be rezoned to allow (interrupted)

Vice-Chair Summa: Oh, I see. The overlay of course needs to be applied. So, that's my other concern is that would be another potential way for the site to be developed and that isn't really... the workforce housing doesn't really provide the kind of affordable that I think we're looking for and so that's why I seconded this motion.

The five cycles of RHNA allocation imposed on cities have failed and each cycle's worse. There's a growing gap between how many affordable sites we are able to come by. It's the hardest kind of housing and it's very difficult for affordable housing providers to put it together. And so, I think this is just... I think it's a super huge lost opportunity. So, that's just my thinking [unintelligible].

Chair Lauing: Commissioner Chang.

Commissioner Chang: Thank you. My understanding is that one of the things that we need in order for more affordable housing is some increased heights because then it sort of decreases the cost of the land underneath it. And as I believe Commissioner Templeton mentioned earlier,

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1 this site doesn't have... doesn't abut onto R-1 Zone where you're worried about the heights. But
2 I do think that this is one of the most attractive locations for a building structure that is
3 economical enough to make affordable housing work and that's why I will support this motion.

4

5 Chair Lauing: Commissioner Roohparvar.

6

7 Commissioner Roohparvar: So, I can't support this motion. I think just having been in the space
8 and I don't think we have the upper hand against Stanford. I don't... we're the ones who need
9 housing. I think the reality of the situation doesn't make 100 percent affordable viable or
10 realistic.

11

12 I would support it if there was language as Commissioner Templeton mentioned regarding
13 maximum or something like that, but I think 100 percent affordable is not realistic and we're
14 going to not get it. That's it, thanks.

15

16 Chair Lauing: Commissioner Hechtman. Unmute please.

17

18 Commissioner Hechtman: Thank you. I'm not going to be able to support this motion. I think
19 the false assumption that seems to me underlies this motion is that if we require it, then that's
20 what will get built and I don't think that that's necessarily true. I think if we require it then

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1 maybe nothing gets built and that would actually be worse than having some percentage be
2 built for affordable. I think that this is an issue that's going to be taken up down the road when
3 we do the rezoning and so for now I'm... the form of this motion isn't even investigate. It's let's
4 recommend imposing this requirement and so I can't support it.

5

6 Chair Lauing: Yeah, I concur with that. We can't really dictate this. I think this is a private
7 negotiation where both parties need to win and from Stanford's perspective, they need to be
8 able to afford it and pay for it. Almost by definition that's going to be hard at 100 percent
9 affordable. So, we just have to kind of be open to that but we don't want to leave this site with
10 any housing which was one of the other things that came up earlier well let's take away the
11 180. We need to put the stake in the ground that this is a good place for housing and do the
12 best we can to get a high percentage of affordable. Totally agree with both of those things but I
13 think the motion the way it's phrased I don't think works. Other comments on this? Vice-Chair
14 Summa, is that a ghost hand or? I can't hear you.

15

16 FRIENDLY AMENDMENT

17

18 Vice-Chair Summa: It was a ghost hand but I'm going to take the opportunity to speak in that is
19 based on what you just said. That if more... if there would be comfort level with restating the
20 motion as less of a demand but an investigation and consideration. If that would make more

-
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1 Commissioners to be able to support this. I wonder if the maker would like to consider that
2 change.

3

4 Chair Lauing: Commissioner Reckdahl.

5

6 Commissioner Reckdahl: Yeah, I would consider that.

7

8 Chair Lauing: So, what would the language be from your perspective? I mean there was a
9 suggestion earlier, I think it was from Commissioner Templeton. You talk about trying to
10 maximize or get a dominant amount of affordable housing.

11

12 Commissioner Templeton: Yes, I'm happy to assist if (interrupted)

13

14 Chair Lauing: Please do, yes thank you.

15

16 Commissioner Templeton: What about this phrasing? Request Staff to work with the parcel
17 owners to identify the maximum... identify and encourage the maximum affordable housing on
18 this site. Something like that.

19

20 COMPANION MOTION RESTATED

-
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Commissioner Reckdahl: No, think that's... the problem is that this is like good intentions. We always have good intentions but look at in the next item we're going to see what our good intentions produce for affordable housing. And I think we can't be too wishy-washy or affordable housing won't get built. So, I would say recommend that City Council make this primarily... make this development primarily a BMR housing. Commissioner Chang, what do you think of that?

Commissioner Chang: I'm willing to attempt... yeah, I mean that our ask, about the best we can do in anything, is to recommend to City Council so I think that makes sense.

Chair Lauing: Any other comments... oh Commissioner... Vice-Chair Summa.

Vice-Chair Summa: I would think you might be specific about that. Are you saying that primarily BMR housing so you would consider some ground-floor retail there, or did you mean some market-rate and some... but primarily BMR? I would think you would want to be more specific. You might want to ask the Council, recognizing that this is an extremely good opportunity for and location for BMR housing.

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1 And by the way, Stanford... I mean I don't have any data on employees but Stanford has
2 hundreds of employees and jobs that not university tenured professors and whatnot. But in
3 support jobs that would really benefit from this and it would be a great way to... for Stanford to
4 do something. That we were talking before, some of us, about wanting Stanford to be more
5 involved in this process so.

6

7 Chair Lauing: So, are you going... where are you Commissioner Reckdahl on the wording?

8

9 Commissioner Reckdahl: This... it would be different if we were writing ordinance or something
10 like this. We are recommending that Council do something and it's even a little is primarily is
11 kind of wishy-washy. I think that still conveys our intention so I'm happy with primarily even
12 though it's not as clear-cut as we would like.

13

14 Chair Lauing: Commissioner Chang.

15

16 Commissioner Chang: I'm fine with it too.

17

18 Chair Lauing: So, we have the new motions. Speak... folks speaking to that?

19

-
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1 Commissioner Reckdahl: This is just... the zoning is for the public benefit and this is such a great
2 location. People can walk downtown, they walk to... okay grab Margaret to Stanford and walk
3 to the mall. There's so many people in this community that needs affordable housing. This is a
4 great location. This is a lost opportunity if we don't take advantage of it.

5
6 Chair Lauing: From my standpoint, just to comment on it, this complimentary motion. I think
7 this language is better but it doesn't really change the negotiations at all between the City and
8 the owner. But it definitely declares the intent from our perspective of what we think we need.
9 Commissioner Reckdahl, you're lights back on.

10
11 Commissioner Reckdahl: Yeah, I just want to point out that this is BMR housing. It will require a
12 subsidy and so we should not expect that we zone and it's magically going to happen. We are
13 going to have to... we, the City and Stanford, will have to work together to find out who's going
14 to subsidize this. So, we're not... we have no illusions that this is [unintelligible] going to
15 happen. This is going to take a lot of work but this again, this is such a wonderful site for
16 affordable housing. It's consistent with the current PF Zoning. It'd be a lost opportunity if we
17 don't take it.

18
19 Chair Lauing: Commissioner Templeton.

20

-
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1 Commissioner Templeton: Thank you, Chair. Yes, I think that the previous comments reflect my
2 concerns as well is that this won't magically happen and I believe that putting additional
3 barriers that would potentially make it less likely to happen in the way that this is currently
4 phrased. Though I do want to encourage affordable housing here and subsidized housing here. I
5 feel concerned about the phrasing of this particular motion actually causing more harm than
6 good unintentionally. I know that's not the intention. We all agree we want to see affordable
7 housing here. I think that the way that housing gets developed that this could hamper it as you
8 noted. It won't happen without a tremendous effort to gather additional funds on top of that.
9 So, I want to focus on housing should be on this site and we want to see the site owner return
10 with an understanding of what would it take to get the affordable housing, but I'm not ready to,
11 without more information, to constrain that affordable housing into a certain bucket. Thank
12 you.

13

14 Chair Lauing: Commissioner Hechtman, last comment.

15

16 Commissioner Hechtman: I'm going to... I'm actually going to encourage the maker of the
17 motion to consider withdrawing the motion. The concern is, I mean all of us I think have
18 expressed a desire to get more affordable housing. My concern is if you... if you're making a
19 motion that we recommend that the things be primarily affordable and that motion loses which
20 it could lose 4-3, then is the message that we're sending that we don't want it to be primarily

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1 affordable? So, I think we're had a very robust discussion here on this issue and I think Staff can
2 convey that message in their report without a motion that might not turn out the way... that
3 might end up having the opposite message that you want.

4
5 And in addition to that, I'm still concerned that if the motion passes, it's an obstacle to
6 development. That... pure and simple it's an obstacle to development and the HCD is not going
7 to like that, which is going to hamper the development of this site.

8
9 Chair Lauing: Commissioner Reckdahl.

10
11 Commissioner Reckdahl: I just want to respond. Earlier we were talking about the concerns that
12 we have that HCD is not going to take our affordable housing plans seriously and this is a
13 chance that we can show that we're serious. So, I am not going to remove the motion.

14
15 Chair Lauing: Ms. Tanner.

16
17 Ms. Tanner: At the risk of stating of what we all know it is 10:21 on my clock. I do want to note
18 we do need to take up the other item tonight because it needs to be to the State by April 1st.
19 So, just want to use that to encourage your comments perhaps to become brief if you might
20 consider that.

-
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VOTE

Chair Lauing: Yep. If there's no other comments we're taking up this companion motion. Take a roll call vote, please.

Ms. Klicheva: Yeah, sorry, my computer froze for a little bit. Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: No.

Ms. Klicheva: Chair Lauing?

Chair Lauing: Yes.

Ms. Klicheva: Commissioner Reckdahl?

-
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1 Commissioner Reckdahl: Yes.

2

3 Ms. Klicheva: Commissioner Roohparvar?

4

5 Commissioner Roohparvar: No.

6

7 Ms. Klicheva: Vice-Chair Summa?

8

9 Vice-Chair Summa: Yes.

10

11 Ms. Klicheva: Commissioner Templeton?

12

13 Commissioner Templeton: No.

14

15 Ms. Klicheva: Motion carries 4-3.

16

17 COMPANION MOTION PASSED 4(Chang, Lauing, Reckdahl, Summa) -3(Hechtman, Roohparvar,
18 Templeton)

19

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1 Chair Lauing: Unless there's anything more on that we can go to the last two items which seems
2 to be kind of grouped, right? 3300 ECR and Staff suggested sites. Commissioner Hechtman.

3

4 MOTION #15

5

6 Commissioner Hechtman: I will move the Working Group recommendation that 92-units be
7 included in the inventory for the 3300 ECR site.

8

9 SECOND

10

11 Commissioner Chang: I'll second.

12

13 Chair Lauing: Second by Commissioner Chang. Any comments?

14

15 Commissioner Reckdahl: One comment I have. I think that we can have more than this but I
16 don't want to have a companion motion. This is just... Council should take a look at this and
17 hopefully bump up the density here.

18

19 VOTE

20

-
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1 Chair Lauing: Roll call, please.

2

3 Ms. Klicheva: Commissioner Chang?

4

5 Commissioner Chang: Yes.

6

7 Ms. Klicheva: Commissioner Hechtman?

8

9 Commissioner Hechtman: Yes.

10

11 Ms. Klicheva: Chair Lauing?

12

13 Chair Lauing: Yes.

14

15 Ms. Klicheva: Commissioner Reckdahl?

16

17 Commissioner Reckdahl: Yes.

18

19 Ms. Klicheva: Commissioner Roohparvar?

20

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1 Commissioner Roohparvar: Yes.

2

3 Ms. Klicheva: Vice-Chair Summa?

4

5 Vice-Chair Summa: Yes.

6

7 Ms. Klicheva: Commissioner Templeton?

8

9 Commissioner Templeton: Yes.

10

11 Ms. Klicheva: Motion carries 7-0.

12

13 MOTION #15 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -

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16 Chair Lauing: Thank you and then the last item is 91 Staff suggested sites. Commissioner Chang.

17

18 Commissioner Chang: I was just going to make a motion.

19

20 Chair Lauing: Go ahead.

-
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MOTION #16

Commissioner Chang: I move that we recommend to City Council that we include the Staff suggested sites at 91 in the housing inventory.

Chair Lauing: Second by Commissioner Hechtman?

SECOND

Commissioner Hechtman: Yes.

Chair Lauing: Any discussions on this one?

Commissioner Hechtman: Commissioner Lauing [note – Chair Lauing], not on this one but just so you know because I know with the lateness of the hour as soon we finish with this one, you’re going to want to move to the next agenda item but I do have one more motion on this agenda item after we vote on this.

VOTE

-
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1

2 Chair Lauing: Okay, thanks for the warning, so let's vote on this one.

3

4 Ms. Klicheva: Commissioner Chang?

5

6 Commissioner Chang: Yes.

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Commissioner Hechtman: Yes.

11

12 Ms. Klicheva: Chair Lauing?

13

14 Chair Lauing: Yes.

15

16 Ms. Klicheva: Commissioner Reckdahl?

17

18 Commissioner Reckdahl: Yes.

19

20 Ms. Klicheva: Commissioner Roohparvar?

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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1

2 Commissioner Roohparvar: Yes.

3

4 Ms. Klicheva: Vice-Chair Summa?

5

6 Vice-Chair Summa: Yes.

7

8 Ms. Klicheva: Commissioner Templeton?

9

10 Commissioner Templeton: Yes.

11

12 Ms. Klicheva: Motion carries 7-0.

13

14 MOTION #16 PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -

15 0

16

17 Chair Lauing: Mr. Wong, do you have a new tally for us?

18

19 Mr. Wong: I'll need a few minutes.

20

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1 Chair Lauing: Okay, I think you can have a few minutes because Commissioner Hechtman says
2 we're not done with this item so.

3

4 Mr. Wong: Okay, yeah, I'll be happy to put together a new tally.

5

6 Commissioner Hechtman: I'm going to distract Mr. Wong for a second before he does that and
7 ask him to pull up on screen the map that shows the centric... the quarter-mile and half-mile
8 circles around transit.

9

10 Mr. Wong: Okay. Alright, hold on. So, let me share my screen. Everyone seeing my screen?

11

12 Commissioner Hechtman: Yes, and if you can pull us into a closer view of the California Avenue
13 station in the middle there.

14

15 Mr. Wong: Okay. Oop, sorry, what just happened there? Let me just... okay, is that (interrupted)

16

17 MOTION #17

18

19 Commissioner Hechtman: That's perfect, yeah that's perfect. Alright, so during our last hearing I
20 mentioned this area. The Working Group decided to avoid all low-density residential for this

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1 RHNA Cycle and I respect that decision, but in the long run, we need to densify our transit hubs.
2 And that includes in the long run what is currently used and/or zoned for low-density
3 residential and so when we look at the California Avenue station, we see within a quarter-mile,
4 I'm not looking at a half-mile, within a quarter-mile we have on the easterly side of Alma a lot
5 of low-density residential and a little bit on the westerly side. I can't remember if that's Park
6 there. In any event, we're going to go through this next RHNA Cycle, none of that is at risk but I
7 believe that 8-years from now we're going to have to deal with this issue and what I want to
8 avoid is 8-years from now being totally unprepared to deal with this issue. So, I'm going to
9 make a motion to see if there's interest on the Commission to encourage the Council to start a
10 process. So, let me make the motion and we'll see if it gets a second and if not, it will be over. If
11 does, maybe we'll have a little discussion.

12
13 So, the motion is this, to recommend that the City Council consider a study to investigate
14 increasing density for low-density residentially zoned property within a quarter-mile of the
15 California Avenue Caltrain Station to be completed by 2029, so that its findings can be
16 considered in site selection for the 7th RHNA Cycle.

17
18 Chair Lauing: So, I guess, first of all, it's a procedural question. That is not agendized and it
19 doesn't have anything to do with approving the Housing Element that came from the Working

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1 Group. So, it strikes me as something that we should agendize and take up at another meeting.

2 Counsel want to comment on that?

3

4 Mr. Yang: Yeah, I think that's a fair point and I think it is similar to the comment earlier about
5 the Research Park and getting to work on the Research Park. It's perhaps something that would
6 make sense as part of the discussion of programs and policies which will be coming back to the
7 Commission shortly.

8

9 Commissioner Hechtman: So, just to... if I could follow up on that and just clarify. We had two
10 companion motions tonight that encourage the investigation related to the start of a process
11 for was it the ROLM Zone site and the GM Zone sites. And I thought that the nature of my
12 motion was similar to that. We did have a motion, the number two Caltrain Stations, which
13 would include this area. And so, I'm not really understanding the... I'm okay putting this off to
14 another time, but I'm not understanding the difference between the... this motion and the
15 motions that we approved, the companion motions we already approved tonight on those two
16 other areas.

17

18 Chair Lauing: Well, my judgment which counsel is supporting is that ROLM was something that
19 we are approving a certain number now and suggesting changes there. And that's for... that is
20 in context with the current site, not something that starts 8-years from now. So, I mean if you

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1 want to agendize it. I think we can agendize it and bring it up but particularly at 10:30 starting
2 something that's not on the agenda doesn't seem appropriate to me.

3

4 MOTION #17 WITHDRAWN

5 '

6 Commissioner Hechtman: Okay, alright well then, I'd be interested in agendizing that issue and
7 I will withdraw the motion.

8

9 Chair Lauing: Okay, we can find a time to get that one on the plate. Okay, we don't have time
10 for another break so let's press on with the other item and get to a Staff report on that which is
11 review and authorize transmittal of the 2021 Comprehensive Plan Annual Progress Report to
12 Planning and Research and the 2021 Housing Element Annual Progress Report to the
13 Department of Housing and Community Development.

14 **Commission Action**: Motion by Chang, seconded by Summa. Motion Passed 7-0.

15 **Commission Action**: Motion by Chang, seconded by Summa. Motion Passed 7-0.

16 **Commission Action**: Motion by Summa, seconded by Reckdahl. Motion Passed 7-0.

17 **Commission Action**: Motion by Hechtman, seconded by Reckdahl. Motion Passed 7-0.

18 **Commission Action**: Motion by Summa, seconded by Chang. Motion Failed 2- 5(Hechtman,
19 Lauing, Reckdahl, Roohparvar, Templeton no)

20 **Commission Action**: Motion by Summa, seconded by Chang. Motion Passed 6-1 (Templeton no)

21 **Commission Action**: Motion by Hechtman, seconded by Reckdahl. Motion Passed 7-0.

22 **Commission Action**: Motion by Reckdahl, seconded by Hechtman. Motion Passed 6-1 (Summa
23 no).

24 **Commission Action**: Motion by Reckdahl, seconded by Chang. Motion Passed 7-0.

25 **Commission Action**: Motion by Hechtman, seconded by **Templeton/Reckdahl**. Motion Passed 7-
26 0.

27 **Commission Action**: Motion by Reckdahl, seconded by Hechtman. Motion Passed 7-0.

-
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- 1 **Commission Action:** Motion by Reckdahl, seconded by Chang. Motion Passed 7-0.
2 **Commission Action:** Motion by Roohparvar, seconded by Chang. Motion Passed 7-0.
3 **Commission Action:** Motion by Hechtman, seconded by Roohparvar. Motion Passed 7-0.
4 **Commission Action:** Motion by Summa, seconded by Chang. Motion Passed 7-0.
5 **Commission Action:** Motion by Reckdahl, seconded by Chang. Motion Passed 7-0.
6 **Commission Action:** Motion by Reckdahl, seconded by Hechtman. Motion Passed 6-1
7 (Templeton no)
8 **Commission Action:** Motion by Hechtman, seconded by Templeton. Motion Failed 3 -4 (Chang,
9 Lauing, Reckdahl, Summa no)
10 **Commission Action:** Motion by Reckdahl, seconded by Chang. Motion Failed 3-4 (Hechtman,
11 Lauing, Roohparvar, Templeton no)
12 **Commission Action:** Motion by Hechtman, seconded by Lauing. Motion Passed 4-3 (Chang,
13 Reckdahl, Summa no)
14 **Commission Action:** Motion by Reckdahl, seconded by Summa. Motion Passed 4-3 (Hechtman,
15 Roohparvar, Templeton no)
16 **Commission Action:** Motion by Hechtman, seconded by Chang. Motion Passed 7-0.
17 **Commission Action:** Motion by Chang, seconded by Hechtman. Motion Passed 7-0.

- 18 4. Review and Authorize Transmittal of the 2021 Comprehensive Plan Annual Progress
19 Report to the Office of Planning and Research and the 2021 Housing Element Annual
20 Progress Report to the Department of Housing and Community Development

21 Chair Lauing: So, I just want to emphasize those two verbs at the beginning are review and
22 authorize transmittal. That is not debating the things that are in here and this is a continued
23 hearing but there is new information here. So, I'm told by counsel that if there is anyone that
24 wants to speak to this item from the public that they're authorized to do so and I don't see any
25 hands. So, Staff report on the Comp Plan '21 progress and (interrupted)

26
27 Rachael Tanner, Assistant Director: Great, thank you. We have Chitra Moitra here to give the
28 Staff presentation.

29

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1 Chitra Moitra, Planner: Good evening, Commissioners. I know I am trying to be fast here
2 because we have already had a very long night. Tonight, PTC will be reviewing two annual
3 progress reports and these are the Comp Plan Annual Progress Report and the Housing Element
4 Annual Progress Report along with the numbers, our [unintelligible] numbers. So, Staff is
5 requesting PTC recommend to City Council authorize transmission of these two reports to the
6 Office of Planning and Research and Department of Housing and Community Development
7 respectively by April 1, 2022. I'm going to the Comprehensive part... presentation of the
8 Comprehensive part and Tim would be doing the Housing Element part.

9
10 So, about... with the... on the Comprehensive Element Implementation part, we had already
11 met in December 8 of last year and PTC gave... reviewed the achievement or the
12 implementation of the Comprehensive Plan programs. And Staff has addressed PTC feedback
13 and comments in Attachment D and explained some of the questions asked by the Commission.
14 Next slide, please.

15
16 So, these are required reportings and the Government Code 6540, as well as our own Municipal
17 Code, has recommended filing these reports. So, that's why we are... we come back annually
18 and do it and this is our fourth report. Next slide, please.

19

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1 So, this slide shows the distribution of the programs by the elements of the Comprehensive
2 Plan and as we can see that the Natural Environment Element has the highest number of
3 implemented programs. Next slide, please.

4
5 This slides shows the format of the implementation table and these are the headings. The lead
6 department is responsible for implementing the program. The timing of the programs, if it's a
7 short-term, medium-term, or long-term program. And the level of effort required to accomplish
8 the program and what Staff has added is the last bullet here, the status of the program. So,
9 every year we review... the departments review the status of the program based on whether
10 it's complete, partially complete, ongoing or pending. Next slide.

11
12 So, the snapshot of 2021 is that we have completed 10 programs in 2021 and we 277 of them
13 are ongoing which is quite a lot and partially completed is 28 and we have 95 programs
14 pending. And this is just a snapshot and not an accumulative number.

15
16
17 So, base... because of PTC's request, what I have done is that I went back and I saw for the last
18 4-years how many programs we have reported to be complete. And based on that, we have
19 completed about 74 programs so far. And some of the programs, which where... we designate
20 complete is 100 percent concluded and no further actions were required for it. But there are

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1 some programs which have been moved from completed status to ongoing status; which
2 means that basically the work in the program has been completed but focus is now shifting on
3 monitoring of the programs or other similar work [unintelligible]. So, that's how we have done
4 over the last 4-years and next slide.

5
6 So, this is another information PTC requested in December that we need to show the changes.
7 What has happened from 2020 and these are the seven programs which went through changes
8 from 2020 to 2021. And most of them had gone from complete to ongoing stage or from
9 pending to ongoing stage. So, this is a brief presentation of the Comp Plan. I can end. Tim would
10 be following now with the Housing Element program. Thank you.

11
12 Tim Wong, Planner: Thank you, next slide, please. So, we're in year seven of the 8-years cycle
13 which is 88 percent of the way through. Our RHNA is 1, 988-units, 212 new units were added,
14 95 being net new and we were able to include 117-units or count the Bona Vista Mobile Home
15 Park with its 117-units at... for this year's RHNA also. That equates and you'll see the math in a
16 next slide but a little less than 48 percent of the total RHNA achieved. Including 108 of our...
17 108 percent of our above moderate and 77 percent of our Housing Element programs have
18 been implemented.

19

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1 Next slide and so you can see this is our RHNA breakdown by income category with our final
2 RHNA, excuse me, of 1,988-units. Next slide and so this our progress towards our RHNA and as
3 basically with 117-units for our very-low pretty much doubled that count. Now it's up to 32
4 percent but as you can see, 108 percent of above mod [note – moderate] which leads to a 47
5 percent total towards our RHNA.

6
7 Next slide and so we have 72 programs and just to let you know for our update we plan on at
8 least significantly reducing the number of programs. And so, as you can see on the bottom
9 right-hand side, we have accomplished 77 percent and you can see the percentage breakdown
10 of those four categories.

11
12 Next slide, therefore, you can see our Staff recommendation. Review the 2021 Comp Plan
13 Annual Progress Report and also the 2021 Housing Element Annual Progress Report and to
14 authorize... recommend City Council authorize transmittal of the reports to OPR and HCD by
15 April 1st, 2022. And I think that concludes Staff's presentation.

16
17 Chair Lauing: Thank you. Commissioner comments? Commissioner Chang.

18
19 Commissioner Chang: Thanks. So, first I just wanted to thank Ms. Moitra and Mr. Wong so
20 much for providing all this information. And in particular, for the Comp Plan overall because I

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1 was really appreciative that you followed through and asked... and recut the data in all the ways
2 that you did because it made it so much easier for me to understand and zero in on what at
3 least I was curious about.

4
5 I had a question about the Housing Element progress. So, I wondered... I was wondering if there
6 was any consequences or what are the consequences for not meeting our RHNA goals for the
7 very-low, low and moderate buckets? Or any consequences imposed by the State or whatever?

8
9 Mr. Wong: There are no consequences for not building up to that RHNA amount.

10
11 Commissioner Chang: Thank you and then also similarly for the programs and those that aren't
12 implemented. Is there something... are there any teeth in that either from the State?

13
14 Mr. Wong: No.

15
16 Commissioner Chang: Okay, thank you and then I guess my one quick comment would be that I
17 noticed that one of the things that is not completed is the Pedestrian and Transit Oriented
18 Overlay. And I mean that's why I felt it's so important in our earlier agenda item to make
19 secondary or companion motion about the planning process because I feel like without real
20 direction from Council. Those... some of these things are the things that fall to the sidelines

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1 because Staff is resourced constrained. And we as a City need to prioritize it in order to give
2 Staff the resources to be able to do that type of thing both in terms of money and people and
3 time. And if we don't do them then we end up with the situation that we had or kind of
4 currently have but had before the pandemic, where we had just incredible problems with traffic
5 and pedestrian safety and stuff. So, that's my comment, thank you.

6

7 Chair Lauing: Commissioner Reckdahl.

8

9 Commissioner Reckdahl: I was eating an apple. I didn't want to get in on video. I had question
10 about the below-market performance. You know we have 32, 15 and 9 percent. I... do we know
11 what other Cities are doing? Are Mountain View and Sunnyvale and stuff, are they in the same
12 ballpark?

13

14 Mr. Wong: Off of the top of my head I would think it would be around those... yeah, for
15 example, I don't know any jurisdiction who have met their very-low-income... have actually
16 built out their very-low income. There might be examples out there. I'm just not aware of it but
17 I think it's pretty consistent with other jurisdictions.

18

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1 Commissioner Reckdahl: And also, then on a different note, one of the points was... one of the
2 programs was the Business Registry and that the status for the Business Registry was ongoing
3 and I thought that that was kind of shelved. Is it still ongoing?

4
5 Ms. Tanner: The Business Registry still continues. I think there were some different changes
6 during the pandemic in the early days of it in terms of some relief that was provided. But it still
7 exists and still operates and still collects the data from the various businesses in Palo Alto.

8
9 Commissioner Reckdahl: And are we using that data or is that just being collected and not
10 used?

11
12 Ms. Tanner: It's used time to time. I don't know that our department necessarily uses it pretty
13 routinely but I know with economic development become much more to the forefront. Folks
14 are using it for that and there's going to be a new economic development Staff person in the
15 City Manager's Office. So, I imagine they will also be able to make more active use of it.

16
17 Commissioner Reckdahl: Okay, that would be useful. Another question, there was one about
18 senior citizen volunteers. Do we have a status of that? How many people actually are... how
19 many senior citizens are in that program? So, I'm not asking for the number but my point is that

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1 we have all these programs and do we have that data stored somewhere? That if we wanted to
2 see how many senior citizens are doing this program that we could look it up.

3

4 Ms. Moitra: I think for... this is something with the Community Services Department. I can find it
5 out for you if (interrupted)

6

7 Commissioner Reckdahl: I don't really care for that specific one I just looked at it and thought I
8 wonder how many senior citizens actually volunteer for that? And it wasn't in the chart and I'm
9 wondering... I wonder is there some central location where the results of all these programs are
10 tabulated? Or do you have to actually find the person who's running that program, call them up
11 and ask them? That's what... is there some central repository of all the data?

12

13 Clare Campbell, Planning Manager: Not at this time. You would need... we would have to
14 contact the individual departments running the programs and to get that information because
15 each department would be maintaining their own statuses of programs.

16

17 Commissioner Reckdahl: Okay and these programs are part of the Comp Plan. How many of
18 them would have been done without the Comp Plan telling the City do this? Is it... does the
19 Comp Plan just telling you to do things you would have done anyway, or is this actually getting
20 stuff done?

-
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Ms. Campbell: I think that's a great question. I don't think we've looked at it from that perspective typically. I'm sure there are things that are listed that we probably the City would just be doing anyway. And we've listed it just to kind of show that we're moving towards this direction and that type of thing but it's not something that we're tracking from that angle.

Commissioner Reckdahl: Thank you, that's all.

Chair Lauing: Commissioner Hechtman.

Commissioner Hechtman: Thank you. Question for Mr. Wong, Bona Vista Park was purchased maybe 5-years ago. I'm wondering what happened recently that made it eligible to be included in our tally?

Mr. Wong: The housing legislation changed. Previously it was much more difficult to include certain pre-existing sites but the requirements changed to make it a little more liberal to include different types of housing.

Commissioner Hechtman: So, thank you for that and for the work you've done on the Housing Element. Both what we're dealing with now and what we just dealt with, and Ms. Moitra, thank

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1 you for the Comprehensive Plan work. And particularly, thank you for Table Two from the Staff
2 report which is the listing of the programs with the status change. I... you know that was one of
3 the things that I struggled with in the prior versions of the report and here it's laid out
4 beautifully. And so, I'm hoping that we'll see this in your future annual reports, some version of
5 this.

6

7 The only comment I have, I think Ms. Moitra you mentioned that this is, was maybe the fourth
8 year that we've... that you've been doing this. Of course, I've been on the Commission, this is
9 the start of my third, but it's... so it's pretty early in its life but I think this is a process that is
10 going to potentially go on for decades. Maybe we'll always do it from here on out. I don't know
11 why we won't have to annual review the Comp Plan and so because we're still in sort of a
12 young stage, I think we have an opportunity to work on the terminology to make it a little
13 clearer. I still get confused between pending and ongoing for example and in one of Mr. Wong's
14 slides, he used the term for the Housing Element under way which sounds to me like maybe
15 that's the same as pending? It gives me the impression of forward motion and in fact when I
16 look at that Table Seven, some of the things that... you know things that were complete...
17 there's a... actually when I look just above Table Two, you're talking about some of this
18 terminology with uses of complete and ongoing and pending. And I kind of like the term under
19 way because it seems like some of our projects, that's what happens is they have kind of a
20 ramp-up and you complete the ramp-up and then it's in a maintenance mode. And so, what I

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1 would just encourage Staff to think about in the next year, rather than get comfortable with
2 this group of four or five words, start... kind of take a fresh look and see if there's a better way
3 that might serve us well for the next 20- or 30-years. Just to fine-tune the collection of words.
4 Thanks.

5

6 Chair Lauing: Vice-Chair Summa.

7

8 Vice-Chair Summa: Thank you. Thank you to Staff for this great report and thank you especially
9 for answering some questions that we posed specifically at the end on Packet Page 157. I had a
10 question and I know there's a... I know there was something in the Comp Plan about cottage
11 clusters and protecting them. I can't find it right now but I know it was there since I was on the
12 Comp Plan group. But I'm wondering if... and that was to have no net loss... not to let cottage
13 clusters of 2- or 3-units or more, sometimes there's as many as 8, to be redeveloped as larger
14 homes. And I think there's State Law that now requires us have no net loss of units but I can't
15 recall which one it is and I'm just trying to confirm that. So, I think that would cover the cottage
16 clusters and of course, other issues.

17

18 Mr. Wong: Correct, that would be SB330, the Housing Accountability Act.

19

20 Vice-Chair Summa: Oh, okay.

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Mr. Wong: If you redevelop for residential, you must replace the existing residential units.

Vice-Chair Summa: Okay, thank you very much because I just couldn't remember which one that was and I'm... another one... a couple other things. I'm still a big fan of promoting bird-safe building and thank you for saying that you have guidelines that you give to developers but I think it becoming law would be stronger than guidelines.

And then also, I know there's a program to look at transferring... transfer development rights downtown being just for residential which I think is an interesting idea too in our pursuit of all things residential. So, those are just a few I wanted to touch on and thanks for the great Staff report on this.

Chair Lauing: Commissioner Templeton.

MOTION

Commissioner Templeton: Thank you, Chair. I wanted to make a motion that we recommend City Council authorize transmittal of the reports to the Office of Planning and Research and Department of Housing and Community Development by April 1st.

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Chair Lauing: Thank you. Is there a second?

SECOND

Commissioner Roohparvar: I'll second that.

Chair Lauing: Who was that?

Commissioner Roohparvar: Commissioner... I could do it or Vice-Chair Summa doesn't matter.

Chair Lauing: Okay.

Vice-Chair Summa: Doesn't matter to me, go ahead.

Chair Lauing: Yeah, I think you were in first, go ahead Ms. Roohparvar [note – Commissioner Roohparvar].

Commissioner Roohparvar: I'll second that.

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1 VOTE

2

3 Chair Lauing: Any other discussion? I just want to make one comment which is actually a repeat
4 but I was really please at how quickly you responded. So, you got answers to our questions by
5 this time that we posed last time. So, I really appreciate the promptness of that and the
6 enclosure in the appendix there. Any other comments on that? Then let's take a roll call vote.

7

8 Madina Klicheva, Administrative Assistant: Commissioner Chang?

9

10 Commissioner Chang: Yes.

11

12 Ms. Klicheva: Commissioner Hechtman?

13

14 Commissioner Hechtman: Yes.

15

16 Ms. Klicheva: Chair Lauing?

17

18 Chair Lauing: Yes.

19

20 Ms. Klicheva: Commissioner Reckdahl?

-
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2 Commissioner Reckdahl: Yes.

3

4 Ms. Klicheva: Commissioner Roohparvar?

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6 Commissioner Roohparvar: Yes.

7

8 Ms. Klicheva: Vice-Chair Summa?

9

10 Vice-Chair Summa: Yes.

11

12 Ms. Klicheva: Commissioner Templeton?

13

14 Commissioner Templeton: Yes.

15

16 Ms. Klicheva: Motion carries 7-0.

17

18 MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

19

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1 Chair Lauing: Thank you and thanks to Staff. That was a lot of work, a lot of work. Okay, our
2 next agenda item is Number Five which is the approval of the December 15th, 2021 draft
3 summary minutes.

4

5 **Commission Action**: Motion by Templeton, seconded by Roohparvar. Motion Passed 7-0.

6 **Approval of Minutes**

7 Public Comment is Permitted. Five (5) minutes per speaker.^{1,3}

8 5. December 15, 2021 Draft Summary Meeting Minutes

9 Chair Lauing: That's all we still have back from the transcriber so Mr. Hechtman [**note –**
10 **Commissioner Hechtman**]?

11

12 MOTION

13

14 Commissioner Hechtman: I will move approval of the summary minutes as revised by myself
15 and by Commissioner Chang.

16

17 SECOND

18

19 Commissioner Chang: I'll second that.

20

21 FRIENDLY AMENDMENT

-
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Chair Lauing: I'm happy to report that I have an amendment. That I finally found something that Commissioner Hechtman didn't find. So, on Page 20, line 15, Mr. Lait was actually responding to me as it turned out and Mr. Lait appreciated Chairmen Lauing or Chair Lauing's, that was it. There was no answer there so I think he was saying appreciated the idea that I came up with or the suggestion I came up with. So, just thought we should put a word in there for anybody that ever reads these minutes again so.

Commissioner Templeton: Are you Chair yet?

Chair Lauing: I don't think I was... I don't know. What day was that? It was the 15th, maybe so. I don't recall. No, okay. Maybe... I didn't write... I put down in my notes C. Lauing so that was either Chair or Commissioner or my wife's first initial. I don't know which one that was but anyway.

Commissioner Hechtman: You sure he wasn't appreciating your Zoom background?

Chair Lauing: No, no, I'm not but (interrupted)

Commissioner Hechtman: Those aren't the missing words.

-
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Chair Lauing: But it came up when we had those ideas about how to move forward on the Casti plan. So, if you would accept that amendment then we can go ahead with the vote.

Commissioner Hechtman: As maker of the motion, I will accept that amendment.

Chair Lauing: Okay, can we just do a hand vote for the minutes? All in favor of hand votes? No, okay we're going to do... nobody likes that idea.

Commissioner Templeton: Sorry Chair, I don't think that they were permitted on Zoom.

VOTE

Chair Lauing: Yeah, let's go ahead with a roll call.

Madina Klicheva, Administrative Assistant: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

-
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2 Commissioner Hechtman: Yes.

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4 Ms. Klicheva: Chair Lauing?

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6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Reckdahl?

9

10 Commissioner Reckdahl: Abstain.

11

12 Ms. Klicheva: Okay. Commissioner Roohparvar?

13

14 Commissioner Roohparvar: Yes.

15

16 Ms. Klicheva: Vice-Chair Summa?

17

18 Vice-Chair Summa: Yes.

19

20 Ms. Klicheva: Commissioner Templeton?

-
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Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 6-0-1 with Commissioner Reckdahl abstaining.

MOTION PASSED 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton) -0-1 (Reckdahl abstain)

Chair Lauing: Thank you.

Commission Action: Motion by Hechtman, seconded by Lauing. Motion Passed 6-0-1 (Reckdahl Abstain)

Committee Items

Chair Lauing: So, not we have any Committee items? I don't think there are any Committee items right now.

Commissioner Questions, Comments or Announcements

Chair Lauing: So, any questions, comments or announcements? If not, we'll just go to Assistant Director Tanner with any future agenda that haven't been discussed yet.

Rachael Tanner, Assistant Director: I think the most important one is just the upcoming retreat which will be on March 9th. That will be in the Council Chambers. For those of you who are

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1 going may be participating on Zoom. We can... it will be very similar... [unintelligible] similar... it
2 will be identical to the format the City Council has using. So, I would encourage you to just even
3 watch a clip of the City Council meeting just to get a sense at least of what you may experience,
4 what you'll see by watching that video. The video that plays is essentially the Zoom screen that
5 someone would see on YouTube or that you'll see if you're logged in through that... on that
6 Zoom, you'll have the similar Zoom interface that you have right now. So, if any folks have
7 changed their mind about being comfortable or are no longer comfortable being in person.
8 Please do let us know just so that we can kind of prepare for the in-person meeting. And yeah,
9 we look forward to seeing... I will look forward to seeing those of you in person who will be
10 there. So, it's a pretty kind of exciting momentous day I think for many of us and the Chairs
11 have met and put together an agenda that I think helps to think about a couple key items.
12 Thank you, Commissioner Chang, for submitting a suggestion around traffic safety. If others
13 have ideas that they had wanted to submit. Please do get those to me and I can make sure that
14 the Chair and Vice-Chair also receive those ideas. They include the traffic safety, looking at our
15 retail areas, looking at California Avenue specifically and there's always one thing I forget if
16 there's a group of things. And we will send that agenda out though ahead of time so you'll see
17 that and of course, those items will feed into our proposed Workplan that will then submit to
18 City Council and I believe they'll be taking those up in April. So, that's just an overview and I
19 won't go into future agenda items just given the lateness of the hour right now.

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1 Chair Lauing: Okay, any questions? Alright, thanks for your worth ethic and persistence tonight
2 and we got through two hefty items that had to be done so appreciate that. With that, I think
3 we can just stand adjourned. Good night.

4 **Adjournment**

5 11:00 pm

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