



PLANNING & TRANSPORTATION COMMISSION MINUTES

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3 *Wednesday, March 30, 2005*
4 *REGULAR MEETING at 7:00 PM*
5 *Council Chambers*
6 *Civic Center, 1st Floor*
7 *250 Hamilton Avenue*
8 *Palo Alto, California 94301*

9 **ROLL CALL: 7:00 PM**

10
11 **Commissioners:**

12 *Phyllis Cassel – Chair*
13 *Bonnie Packer – V-Chair – absent*
14 *Lee I. Lippert – late in at 7:50 PM*
15 *Karen Holman*
16 *Patrick Burt*
17 *Michael Griffin*
18 *Annette Bialson*

11 **Staff:**

12 *Lisa Grote, Chief Planning Official*
13 *Don Larkin, Senior Deputy City Attorney*
14 *Julie Caporgno, Advance Planning Manager*
15 *Chris Riordan, Planner*
16 *Zariah Betten, Executive Secretary*

19
20 **AGENDIZED ITEMS:**

- 21 1. 1129-1137 San Antonio Road
22 2. a. Discussion of Comp. Plan Implementation Plan Status Report.
23 b. CIP Items for submittal to Sub-Committee for Discussion with Department Heads.

24 **APPROVAL OF MINUTES:** Minutes of February 23 and March 9, 2005.

25
26 Chair Cassel: Good evening. I would like to call the meeting for the Planning Commission for
27 the City of Palo Alto to order. Will the Secretary please call the roll? Thank you.

28
29 The first item on our agenda is Oral Communications.

30
31 **ORAL COMMUNICATIONS.** Members of the public may speak to any item not on the agenda
32 with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a
33 speaker request card available from the secretary of the Commission. The Planning and
34 Transportation Commission reserves the right to limit the oral communications period to 15
35 minutes.

36
37 Chair Cassel: I have no cards so I will close that item.

38
39 **CONSENT CALENDAR.** Items will be voted on in one motion unless removed from the
40 calendar by a Commission Member.

1
2 Chair Cassel: We have no items on the Consent Calendar.

3
4 **AGENDA CHANGES, ADDITIONS AND DELETIONS.** The agenda may have additional
5 items added to it up until 72 hours prior to meeting time.

6
7 Chair Cassel: I have no Agenda Changes, Additions or Deletions.

8
9 The first item under New Business for us tonight is a public hearing on 1129-1137 San Antonio
10 Road. Would Staff like to make a presentation?

11
12 **NEW BUSINESS:**

13 **Public Hearings.**

- 14
15 1. **1129-1137 San Antonio Road [04IPT-02305]: Request** by Chris Beach of Kier &
16 Wright on behalf of CBC Bay View Partners LLC for a Tentative Map for commercial
17 condominiums within three existing buildings. This map is required in order to create 10
18 commercial condominium units. Environmental Assessment: Categorically exempt from
19 the California Environmental Quality Act per Section 15301(k)-Subdivision of existing
20 commercial or industrial buildings. Zone District: LM(D).

21 **SR Weblink:** <http://199.33.43.1/portal/cityagenda/publish/planning-transportation-meetings/183.pdf>

22
23 Mr. Chris Riordan, Planner: Yes, thank you. Good evening Chair Cassel and fellow
24 Commissioners. The project before you this evening is a Tentative Map to create ten
25 commercial condominiums within three existing single story commercial buildings totaling
26 67,400 square feet located at 1129 through 1137 San Antonio Road.

27
28 It is important to note that the project would not include any physical changes to the site other
29 than the creation of the condominium air space units. The building was constructed in 1978, the
30 site setback requirement was ten feet and the allowable lot coverage was 40%. The project
31 conforms to these requirements as shown in the Zoning Table left at your places. Later changes
32 to the zoning code increased the required site setbacks to 20 feet and the allowable lot coverage
33 was reduced to 30%. These two development standards for the project are now legal and
34 noncompliant. As mentioned in the Staff Report commercial condominiums allow businesses
35 the opportunity of purchasing their office or research and development space instead of leasing
36 it. The condominiums would range in size from 5,000 to 8,800 square feet. Staff requests the
37 Planning and Transportation Commission recommend approval of the Tentative Map to create
38 ten commercial condominium units to the City Council based on the findings and conditions
39 contained in Attachment A. Thank you.

40
41 Chair Cassel: Are there any questions for the Staff at this time or should I go to the applicant?
42 Let me go to the applicant. I have one person who would like to speak tonight. His name is
43 Mark Mordell. This is the applicant. You have a total of 15 minutes to speak and you don't
44 have to use all the time if you don't need to.

45
46 Mr. Mark Mordell, Applicant, 120 Hawthorne Avenue, #102, Palo Alto: Thank you for having
47 me tonight. I am president of California Bavarian Corporation, which is the manager of the
48 ownership of the property in question. I think Staff has really done the job of explaining what

1 we are trying to do here. I am really here just to answer any questions that I can from the
2 Commission.

3
4 Chair Cassel: Michael.

5
6 Commissioner Griffin: Good evening. I do have a question regarding the possible eviction of
7 current tenants. I did visit the site the other day and was surprised actually to see a rather large
8 adult daycare facility for Russian language people. I am wondering what your forecast might be
9 for the eventual situation there with the Russian group as well as your other current tenants.

10
11 Mr. Mordell: Well, each one of those tenants do have leases and options and they are all
12 different. The plan for this Tentative Map in this condominium conversion is really to give us
13 more flexibility as well as those tenants. They will have the option if we choose to sell to buy
14 their units to stabilize their tenancy as well. In particular the Russian daycare they have another
15 three years to go on the first term of their lease I believe and they have two options to go for
16 another ten years. So they have all the right in the world to stay there. We have no right to evict
17 them if in fact they wish to stay. So we are really going to manage the tenants to the market as
18 we always do but we are not going to evict anybody. We are just not going to do that. So the
19 Russian daycare center has the right to be there for the next 13 years.

20
21 Chair Cassel: Are there any other questions of the applicant? Annette.

22
23 Commissioner Bialson: I have one question. I noticed on the Map and when I was out at the
24 location that there is a footpath, which is described in the Map as being through weeds and
25 brush. Does that I believe connect to the City's path through the Baylands park, is that correct?

26
27 Mr. Mordell: There is a path that goes out towards the Baylands park, yes.

28
29 Commissioner Bialson: And is that something that is going to remain or not?

30
31 Mr. Mordell: That path has kind of evolved over time. I don't know if it is going to stay or not
32 it really depends on what the City would require us to do. It is a nonconforming use and I think
33 the Russian daycare has just rolled something out in order to have access to that land.

34
35 Commissioner Bialson: There does seem to be use by both them and other tenants when I out
36 there at lunchtime. It seemed quite a benefit to the tenants to have. I was just curious.

37
38 Mr. Mordell: We are not going to change anything to do with the site, we have no plans to
39 change anything to do with the structure or the site or the infrastructure only depending on what
40 the City may require us to do.

41
42 Commissioner Bialson: Okay, thank you.

43
44 Chair Cassel: Pat.

45
46 Commissioner Burt: Just a follow on to that subject. Would you have a problem with that path
47 being made into a more proper permanent path access to that area?

1 Mr. Mordell: I wouldn't have a problem with that, no.
2
3 Chair Cassel: Any other questions of the applicant? Thank you very much.
4
5 Mr. Mordell: Thank you.
6
7 Chair Cassel: Do we have any questions of Staff? Annette.
8
9 Commissioner Bialson: Following the question that I had and that Pat also had with regard to
10 that path, is that something that is shown on any of the maps other than this as built map that we
11 got?
12
13 Mr. Riordan: It is just shown on this map. I have researched this project from 1978 when it was
14 created and there is no mention of that path. I think just over time it has been created. The
15 Commission can condition the map to include that and we can include that when it goes to
16 Council.
17
18 Commissioner Bialson: How would we do that? Just by mentioning it tonight?
19
20 Mr. Riordan: Just make it a condition of approval of the Tentative Map that that path remain
21 when it is approved by Council. We will go ahead and include that in the Record of Land Use
22 Action.
23
24 Commissioner Bialson: Okay, thank you.
25
26 Chair Cassel: Karen.
27
28 Commissioner Holman: Yes, I raised a question about maintenance of this as is typical with
29 residential condominiums there is like a homeowner's association that takes care of the common
30 space and common exteriors so that they are all maintained. So I was wondering if we could I
31 guess the appropriate place to address this would be in the CC&Rs that there be as a part of the
32 CC&Rs that there be a mechanism or a provision that would require appropriate maintenance.
33
34 Ms. Lisa Grote, Chief Planning Official: That is correct and that would be an amendment to the
35 wording in condition two where it says a preliminary copy of restricted covenants shall be
36 submitted for review and approval by the Office of the City Attorney including a provision
37 requiring exterior maintenance of the building and site.
38
39 Chair Cassel: Thank you. Are there any other questions? Shall I bring this back for discussion
40 of the Commission? I will close the public hearing. Would anyone like to make a comment?
41 Annette.
42
43 Commissioner Bialson: I think that the request by applicant is a good one and is understandable
44 in light of market conditions. The only additional item I would want addressed is the one I have
45 asked questions directed to that is the path and its maintenance.
46
47 Chair Cassel: Go ahead.
48

1 Commissioner Burt: That was not a motion?

2

3 Chair Cassel: No. Any other comments? Anyone want to make a motion?

4

5 MOTION

6

7 Commissioner Bialson: I move that we support the Staff's recommendation with the addition of
8 language with respect to the maintenance and creation of the path to show on the subdivision
9 map. I think I have explained why already.

10

11 SECOND

12

13 Commissioner Burt: Second.

14

15 Chair Cassel: Karen wanted to put in a friendly amendment. I think she already talked to the
16 attorney about that.

17

18 Commissioner Holman: Yes, the friendly amendment having to do with maintenance of the
19 building and the site as a part of the CC&Rs as Lisa stated. Would the maker of the motion
20 accept that?

21

22 Commissioner Bialson: Fine.

23

24 Chair Cassel: Thank you. Do you want to speak to the item? Is that okay with you?

25

26 Commissioner Burt: We sort of went out of order.

27

28 Chair Cassel: Well I did it so we could speak to the whole thing because she had already talked
29 to the attorney about that. Annette, do you want to speak to the motion?

30

31 Commissioner Bialson: Not necessarily, no, I think I have already spoken to it. Pat?

32

33 Commissioner Burt: I would just like to concur that the footpath is not merely maintained as its
34 current access but is essentially upgraded into a permanent access. Then I would like to ask Staff
35 to do what I couldn't do just now which is find appropriate reference in the Comp Plan I think
36 that talks about establishing pedestrian access where possible. I was hunting for appropriate
37 language and if you can locate that and add it to the Staff Report when it goes to Council that
38 would be great.

39

40 Chair Cassel: Any other comments? Then we are going to vote on a motion to support the Staff
41 recommendation with two additional conditions to that. One is to include the path on the Map
42 and the maintenance of that and the other is to include the maintenance of the condominium as
43 per either Lisa or the attorney had recommended.

44

45 Commissioner Holman: It is of the building and site.

46

47 MOTION PASSED (5-0-0-2, Commissioners Lippert and Packer absent).

48

1 Chair Cassel: The buildings and site. All those in favor please say aye. (ayes) All those
2 opposed? Motion passes five to nothing with two absences, Lee Lippert and Bonnie Packer.
3 Thank you. Thank you very much we appreciate your coming. When does this go to City
4 Council, do we know?
5

6 Ms. Grote: It will be within 30 days but we don't have a date certain set yet.
7

8 Chair Cassel: Thank you. Pat.
9

10 Commissioner Burt: I would just like to comment that this is a model of the Palo Alto process
11 and how expeditiously we work.
12

13 Chair Cassel: The next item on our agenda is a discussion of the Comp Plan Implementation
14 Plan Status Report and CIP item for submittal to the Subcommittee for Discussion with
15 Department Heads. Would Staff like to make a presentation on this?
16

17 2. a. Discussion of Comp. Plan Implementation Plan Status Report.

18 **SR Weblink:** [http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-](http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-meetings/182.pdf)
19 [meetings/182.pdf](http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-meetings/182.pdf)
20

21 b. CIP Items for submittal to Sub-Committee for Discussion with Department Heads.

22 **SR Weblink:** [http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-](http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-meetings/181.pdf)
23 [meetings/181.pdf](http://www.cityofpaloalto.org/cityagenda/publish/planning-transportation-meetings/181.pdf)
24

25 Ms. Caporgno: Thank you Chair Cassel and good evening Commissioners. This item before
26 you is the annual status report on the Comp Plan Implementation Program. As you recall each
27 year we bring this report to you that identifies the progress being made on each of the programs
28 that were identified in the Comprehensive Plan that was adopted in 1998. Each department that
29 is responsible for implementing these programs has provided Planning with the updated status
30 included in this report. The report provides the Commission information that may be helpful in
31 evaluating the CIP, which you are also going to discuss tonight.
32

33 The status report is in draft form and can be modified before it goes to Council if there are any
34 inaccuracies that the Commission identifies or if there are comments regarding a program's
35 status that need clarification. If there are questions that the Commission has regarding any of
36 these programs the Commissioners may want to direct the CIP Subcommittee which consists of
37 Commissioners Lippert, Holman and Burt to raise these during the CIP study session next week
38 with the department heads. After this evening the status report will be finalized and sent to
39 Council as an information item.
40

41 The CIP is required to be reviewed by Commission for consistency with the Comprehensive
42 Plan. Each project has already been reviewed by Staff for conformity with the Comprehensive
43 Plan and that information should be confirmed by the Commission at its April 27th meeting with
44 a recommendation on the CIP to the City Council. The full Commission tonight should direct
45 any questions or comments on any technical aspects of the CIP project to the Subcommittee and
46 the Subcommittee will report back to the full Commission at its April 27th meeting. Thank you.
47

48 Chair Cassel: All right, this is a little more like a study session. I don't have anyone here to
49 speak from the public. It is a public hearing so I will open the public hearing. I have no cards. I

1 will close the public hearing. If someone comes in to speak to that in a little bit we can
2 accommodate them.

3
4 Does anyone have any questions or any comments that they would like make? We may wish to
5 start with the status report on the Comprehensive Plan and then move into the CIP. Pat.

6
7 Commissioner Burt: I don't know if you will know the answer to this but within Program B2 the
8 Status Report on implementation of the City's Economic Resources Plan I have read and heard
9 that the second phase of the Mayor's Ad-Hoc Retail Attraction Committee is also addressing a
10 couple of the issues that have been raised by the Commission over the last year or more one
11 being the Staff identifying incentives to encourage businesses to locate their sales office or their
12 point-of-sale within Palo Alto and the second is consideration of increasing the transient
13 occupancy tax to parity for neighboring communities. I read that it is intended to include if it
14 goes forward prospective funding for a visitor's bureau sort of promotion of Palo Alto as a place
15 for visitors to reside. Does Staff have any information to confirm that those are now parts of this
16 second phase of the Retail Committee?

17
18 Ms. Caporgno: Lisa may want to add to this but it is my understanding that both of those are
19 being considered as part of the second phase. In fact the point-of-sale issue I think is going to be
20 raised or pursued further after the Mayfield Agreement has been completed and there will be
21 additional Staff to work on that component. Lisa, I don't know if you have anything further.

22
23 Commissioner Burt: And, is it the intention of Staff to bring back to the Commission any set
24 of prospective incentives for b-to-b tax location within Palo Alto given that first it involves land
25 use potentially and second that this was an initiative that the Commission had requested be taken
26 to Council about a year ago?

27
28 Ms. Grote: Yes, we would be bringing back the entire package of recommendations regarding
29 that item to the Commission.

30
31 Commissioner Burt: Would that only follow completion of the Ad-Hoc Committee's work or
32 would it be concurrent to it?

33
34 Ms. Grote: It will probably follow completion of the Ad-Hoc Committee work but I don't know
35 the exact timing of that so I can look into that.

36
37 Commissioner Burt: As one Commissioner, and as the one who had been pushing this concept, I
38 would value if Staff is taking recommendations to the Ad-Hoc Committee that concurrently the
39 Commission perhaps receive a report on that and have the opportunity to give their input given
40 that many of those issues may involve land use incentives which is within our purview and not
41 necessarily the expertise or the purview of the Retail Advisory Committee.

42
43 Chair Cassel: Michael.

44
45 Commissioner Griffin: I don't know if we are just going to work our way through the Business
46 and Economic section here but I had a question about B8 that had to do with evaluating methods
47 to lessen the development limitations currently imposed by floor area ratios. Have we already

1 dealt with this? Has the Commission already seen this or is this B8 item going to be coming to
2 us at some stage, Lisa?

3
4 Ms. Grote: This is something that you will be seeing in Mixed Use zones, the Pedestrian and
5 Transit Oriented Development zone and certain aspects of Village Residential and commercial
6 zones. What we will be looking at is this flexibility of building envelope built to lines rather
7 than setback lines. So this follows the form code approach and the flexibility that we have talked
8 about and will be talking about further in a lot of those new zoning districts.

9
10 Chair Cassel: Annette. Karen.

11
12 Commissioner Holman: Yes, a follow up on that one is just a quick caveat that as we are looking
13 at, I don't know what our recommendation is going to be when it comes to us but as we are
14 looking at this B8 remember that we do have TDR programs for seismic and historic and we
15 don't want to loosen things enough that there is no longer any TDR market. So that is just a
16 comment on that.

17
18 Going back to B2 this idea has been rattling around in my head for some years now and hasn't
19 caught hold anywhere but we do have a train that stops both at University Avenue and at
20 California Avenue. It would seem to me as part of this Economic Resources Plan that there
21 could be investigation of utilizing to a much greater degree advertising the train and its
22 availability to retail. Even at the holidays Stanford Shopping Center and it seems to me that
23 there could be some joint efforts and promotion to promote both train usage but also to get
24 people coming to Palo Alto by train to shop and dine without the worry of having to park their
25 cars. So I want to throw that out there and see where it goes.

26
27 Chair Cassel: Any other comments? Anyone else want to make comments or questions about
28 this plan? I had a whole lot of questions. Do we have someone who would like to speak to this
29 item? Oh, the CIP, okay.

30
31 I had a question about the public garages. It is now talking about putting in some meters for all
32 day parking in those and some three-hour sessions. Are the parking garages in the color zone?

33
34 Ms. Grote: Yes they are and our Transportation Division manages those garages along with the
35 other surface lots and Downtown parking. So there has been discussion about different
36 allocation of hourly versus permit parking to better utilize the new spaces. I don't know what the
37 conclusions are. I don't think there are conclusions yet but it is under discussion.

38
39 Chair Cassel: Let me run through these. I was looking at the Comprehensive Plan items and
40 saying we have done this, we have done a little of that, how effective is it? So most of the
41 questions I came up with were questions of we have done this, it's gone so far or it has gone
42 partway and wondering how effective these are and how we are doing. Are we accomplishing
43 the points? There are so many of them in here that that doesn't work I would be asking
44 questions all night on every little one and that isn't the point. How do we know how some of
45 these different items in this Comp Plan ...how effective are the implementation items that we are
46 recommending and are being implemented? Do we know? Do we have some of them in
47 reports?
48

1 Ms. Caporgno: I think when we have received the information from the different departments
2 because obviously all of these aren't from Planning they are saying we are implementing ... the
3 Council directed us to implement certain programs and we are doing that. As to their
4 effectiveness that hasn't been ... we have not requested that information and that hasn't been
5 transmitted. I assume that in some of the status you can discern that but that is not one of the
6 things that they have actually been asked to provide.

7
8 Chair Cassel: Go ahead.

9
10 Commissioner Burt: I think Phyllis raises a very good and interesting point. We monitor the
11 completion timeframe, the status, the financing but to really look at what may be somewhat or
12 more often a subjective judgment sometimes it may be able to be a more quantifiable analysis
13 depending on the particular program. In the end I think that is what is the measurement of
14 whether we have done a good job or not not whether we can simply say we checked it off. So I
15 would certainly support a Commission recommendation to Council that in the future this sort of
16 evaluation of accomplishment be done. I am sure more thought needs to be given to what would
17 be the best form. I am not sure it would be program by program it may be more summary of
18 elements of the Comp Plan as opposed to by specific program. But it certainly seems that this
19 many years into the Comp Plan we ought to stop and reflect and say are we accomplishing the
20 overall objectives and do we still feel that given the things we've done are we pointed in the right
21 direction? Do we still think it is the right direction? Are we in general moving as rapidly as we
22 think is reasonable? And, are there midpoint corrections that we might want to consider because
23 part of what we do is look at perspective changes to the Comp Plan? I think it is only through
24 that sort of reflection that we might get a different viewpoint. I don't have specific ones that I
25 am championing at this moment.

26
27 Ms. Caporgno: I might add that you might want to direct, if you have specific issues now, to the
28 subcommittee because the subcommittee will have access to the department heads. One of the
29 things when we send out this Implementation Report it goes to Staff to provide the information
30 but they are not making policy decisions. It doesn't go to the department heads to kind of give
31 you that bigger picture viewpoint as to how effective the programs are. So the opportunity for
32 the Commission is going to occur next week when you do have the department heads at the
33 meeting that you can ask them those questions.

34
35 Ms. Grote: To add to what Julie was saying I think a lot of that evaluation occurs a project-by-
36 project basis as the Comp Plan policies are addressed and wrapped into the analysis of the
37 project itself and into the conditions of approval such as you did this evening with drawing the
38 parallel between the appropriate Comprehensive Plan and the pedestrian path that was on the
39 site. So I think that kind of effectiveness occurs on a project-by-project basis. I think some of it
40 also occurs during the Zoning Ordinance Update as we try to wrap those Comp Plan concepts
41 and policies into the new zoning districts or into modified existing zoning districts and kind of a
42 almost a mini evaluation goes on during that of the Comp Plan policy and how best to effectively
43 implement it through zoning.

44
45 Commissioner Burt: It strikes me that this sort of analysis maybe should be done two times in
46 the life of a Comp Plan once somewhere toward the midpoint and once toward the end of the life
47 of the Comp Plan and that the bodies that might participate in that might be Boards and
48 Commissions in their respective arenas. The HRB would prospectively look at historic elements

1 and we would have land use and transportation, etc., Parks and Recreation on other ones. If the
2 Council were to agree with this concept then perhaps next year those would be study session
3 works of the different Boards and Commissions to have a midpoint report with appropriate Staff
4 liaisons.

5
6 Chair Cassel: That is an interesting concept, Pat. Do we have any other comments on this? I
7 was delighted to get it. I am glad we are getting this report. Karen, I'm sorry.

8
9 Commissioner Holman: I had one, which is maybe walking on thin ice here, but it has come up
10 before. N5 on page 43, work to maintain Williamson Act agricultural preserves within the City.
11 It says this is an ongoing task and funds in approved operating budget. It has come up before
12 that we really don't have Williamson Act properties that conform very well to the intention of
13 the Williamson Act. As a result of that the City is actually not collecting some property taxes
14 that could otherwise be collected. The development standards on the properties that are covered
15 by the Williamson Act are no different than other Open Space properties. The Williamson Act
16 was intended, as I've understood it, to cover much larger parcels that really were dedicated to
17 agricultural use. Most of our Williamson Act properties in the Open Space District are very
18 much residential projects. I can think of a couple of exceptions to that but where is the City in
19 looking at this? I know this has been brought up before, but where is the City in looking at this
20 status?

21
22 Ms. Grote: First the Williamson Act does allow single-family use so it is not necessarily
23 inconsistent with the Williamson Act to allow a single-family use in the Open Space District or
24 elsewhere. We did commit to doing an analysis of this as part of our Open Space Special
25 District Provisions as part of the Zoning Ordinance Update. We have about 23 Williamson Act
26 properties and we did commit to looking at the provisions of each of those contracts and
27 comparing it to the intent and the purposes of the Williamson Act. So you should be seeing that
28 from us as part of your discussion of Open Space Special Provisions.

29
30 Commissioner Holman: Okay. Then another one just right below that, N6 has to do with Open
31 Space District and the use of story poles and tape outlining a project. It says that funds in
32 approved operating budget and I am a little confused as to why funds are necessary for that
33 because wouldn't that be the burden of an applicant to implement story poles and the taping?

34
35 Ms. Grote: That is correct it is the applicant's responsibility to fund the use of story poles. So
36 we are going to need to clarify that and correct that language in there.

37
38 Commissioner Holman: Thank you.

39
40 Chair Cassel: Thank you. My other comment in this is that without knowing how effective
41 these programs are that we have been working on, ignoring that part of it, we have done a lot of
42 work on a lot of items. We had a lot to start with and budgets have been tight and we certainly
43 have begun work and I am aware of work that we have done on so many of these items that I
44 think we should compliment the Staff for having worked so hard at it. We now make everyone
45 in this review process be aware that when they do their projects they had to be aware of how that
46 fits into the Comprehensive Plan and we now have a CIP budget that reflects that. So I think that
47 we made good progress and have been using this plan effectively and I appreciate your giving us
48 this report every year so that we can discuss it and review it.

1
2 Karen.

3
4 Commissioner Holman: What we have done the last couple of years when I have been on this is
5 the members of the committee have not raised a lot of questions at this meeting but have listened
6 to the concerns and questions and comments of the other Commissioners and then provided our
7 own comments and questions to Staff via email incorporated all of the Commission's concerns
8 when we go to Staff and we come back and address them as a full Commission. I notice that you
9 had said you had several things noted so I just want to make sure we have all your concerns and
10 questions.

11
12 Chair Cassel: I haven't got to the CIP yet.

13
14 Commissioner Holman: Okay, on the CIP not the status report.

15
16 Chair Cassel: Right.

17
18 Commissioner Holman: Okay, and also Staff would know that you would be getting more
19 questions from me than you are hearing tonight.

20
21 Chair Cassel: So the next discussion we should have is on the CIP and I think I have a card from
22 someone who would like to speak. This is Jeff Traum and you have five minutes to speak.

23
24 Mr. Jeff Traum, Palo Alto: I won't take five minutes. I am here to speak today on behalf of
25 myself as a neighbor in the South of Forest neighborhood area and also as Board Member of
26 Friends of the Palo Alto Parks. I am here to ask that in the CIP there be some evaluation and
27 consideration of providing some funds for the completion of Heritage Park in terms of providing
28 a play structure. We appreciate all the progress that has been made throughout the City in the
29 recent years in upgrading the play structures in various parks especially those that needed some
30 safety enhancements but we think it is worth considering providing a brand new play structure
31 that does not exist rather than simply replacing other play structures that may already be safe.
32 Heritage Park is a park that was built on a very low budget last year. We appreciate the City's
33 support with the community and believe me the community has supported this park not only in
34 their efforts but also with funds. The neighbors include local businesses that have done the
35 same. So we think that actually putting a line item in the CIP that includes a play structure will
36 help the neighbors raise other funds both from individuals and from local businesses and perhaps
37 even grants. So this funding from outside sources no doubt will reduce the overall budget that
38 comes from the City so I think there are a lot of people again that will help the City. Again, we
39 really think it is important to provide a new play structure to especially a community area that
40 has been so supportive in providing private funds to the City. So please evaluate and consider
41 creating a line item for the Heritage Park play structure.

42
43 Chair Cassel: Jeff, would you please give us your address.

44
45 Mr. Traum: 1040 Ramona Street.
46

1 Chair Cassel: Thank you. Anyone have any questions of Jeff? Thank you very much for
2 coming and giving us your opinion. We appreciate that. Having no other cards let me close the
3 discussion. Go ahead Don.

4
5 Mr. Don Larkin, Senior Deputy City Attorney: I just wanted to remind the Commission and for
6 the benefit of any members of the public that might be watching that typically the scope of the
7 Planning and Transportation Commission's review of the CIP budget is limited to consistency
8 with the Comprehensive Plan and that other factors are not normally part of the discussion at this
9 level.

10
11 Chair Cassel: Thank you. Do people have questions or comments they would like to make at
12 this time? Pat.

13
14 Commissioner Burt: First question, I was looking for an item that was in last year's CIP that I
15 think has been removed and I just want to make sure. It was the renovation of the maintenance
16 facility at the golf course. Does anybody know whether that? I couldn't find it and I am not
17 opposing that I was just looking for clarification. So if you don't have an answer at the moment
18 Staff maybe can clarify the thinking behind that and it may have to do with the study that is
19 being initiated on prospective additional uses of that land.

20
21 Chair Cassel: You could of course ask that question at that committee meeting.

22
23 Commissioner Burt: One of the things we like to do here is to give Staff forewarning so they can
24 have looked into things before.

25
26 Chair Cassel: That was your intent? Okay. Other questions? Go ahead, I have some too.

27
28 Commissioner Burt: I was going to let people go around. In response to Mr. Traum's issues first
29 I think that the neighborhood parks are part of what are a Comprehensive Plan mandate and that
30 was part of the basis for the creation of the Heritage Park was consistency with the Comp Plan
31 and that is why it was included in the SOFA area specific plan. Given that we basically have an
32 incomplete park. We have partially fulfilled that Comp Plan objective. I would like to ask Staff
33 even though it is only a week or less than a week before we have our meeting to see if the Parks
34 and Recreation Department could look into the feasibility of what was proposed tonight by Mr.
35 Traum. My observation also has been that we have gone and renovated some of the playgrounds
36 that were in the greatest state of disrepair and that we certainly had a condition of many of the
37 playgrounds of the City were in dire need of renovation. My sense is from where we have gotten
38 now on the next playgrounds that are scheduled to be renovated is we are now moving into
39 playgrounds that are in pretty good shape that are clearly better after we put a \$500,000 in to
40 renovate them, there is no doubt about that but I am not sure that there is a great urgency to do
41 that. What might be a valid consideration is is it more important to put a playground where non
42 exists than one year sooner renovating a playground that is in pretty good shape already. I think
43 that gets to the crux of the matter. I would like to ask if Staff could be prepared to discuss that
44 one in moderate detail at our meeting.

45
46 Chair Cassel: I had some questions relating to parks. I notice that there are a number of
47 different programs being planned in parks and maybe this is project that he is talking about is
48 going to come under one of these other programs. There seem to be a lot of overlap and I was

1 trying to understand what is maintenance and benches here and there and other stuff and then
2 other times they mention a whole park and talking the renovation in that park. I didn't
3 understand why they didn't either do all parks or whether this was different kinds of funding for
4 different kinds of things. I know it is not quite to the CIP but that is how we understand what
5 goes on and this is how we got our sidewalk program working better. So again it is the
6 effectiveness question and an understanding question. Go ahead Karen, because maybe this
7 work in that park would be coming under some more general maintenance funds, I don't know.
8

9 Commissioner Holman: I was going to go one step further than Commissioner Burt's comments
10 about the play structure. I am not quite sure if this is the time to have the conversation on either
11 one of these but since we have kind of gone down this path. To look at actually having a park
12 designed for Heritage Park and it could follow the same path as what Commissioner Burt was
13 talking about. The neighbors have worked very hard for this neighborhood park. It has been
14 dedicated as Heritage Park. There are situations as Commissioner Burt pointed out we don't
15 want to do anything that is going to disenfranchise any other parks in town or in any other parts
16 of town. That certainly would not be an intention and that is a sensitivity at the same time
17 Friends of Palo Alto Parks is working for parks around town to raise money for various
18 improvements. I think everybody would be best served if there were a master plan for the park
19 before money is spent either of the City's or of this great non-profit for implementing things. So
20 I know a few years ago there was a park designer already chosen so there wouldn't even be an
21 RFP needed to be sent out. So perhaps that could be incorporated.
22

23 One other thing having to do with not only just park improvements but improvements in projects
24 in general. I feel like I am stepping on people's toes maybe some thing evening on various
25 things but how are...and you don't need to answer this it is just a question to put out there.
26 There sometimes are appearances at least of a vendor pool for projects that is a higher level of
27 vendor than is appropriately scaled to the project. That is a very expensive proposition. I am
28 aware of at least a couple of situations where that exists. So I think that is something to be
29 considered when we are looking at the CIP and when various departments are making their
30 evaluations. I am not trying to tell anybody how to do their job although that is certainly how it
31 sounds I am sure. But, having been somebody who has been in the purchasing of printing for
32 some time I know there was a wide range of facilities you would look to and vendors you would
33 look to depending on what the job was or what the task was. Various members of the public and
34 something I have noticed on my own is that sometimes it seems like the pool of vendors is
35 maybe not as broad a spectrum as it could be to make better use of CIP funds.
36

37 Ms. Grote: So is part of the comment and question how we select, how we as a City select
38 vendors to do certain improvements or projects within a park area, is that it?
39

40 Commissioner Holman: Well, it is not just parks it is projects in general. It is a general question
41 and it isn't my business to know how they are selected I am just wondering if that is evaluated
42 periodically so that the vendor pools can match up to the size of the project. If we have a very
43 small project are there smaller firms that are recipients of RFQs for instance.
44

45 Chair Cassel: That sounds like a basic funding question.
46

47 Commissioner Holman: It is indeed.
48

1 Chair Cassel: A City budget issue.
2
3 Commissioner Holman: It is indeed.
4
5 Chair Cassel: Are we saving money or using money appropriately to save money.
6
7 Commissioner Holman: Exactly.
8
9 Chair Cassel: Okay, you have a question, Michael?
10
11 Commissioner Griffin: Well, I am just going to continue on I guess with our comments on the
12 various programs and the one that I am referring to here is C27 which has to do with Americans
13 with Disabilities Act and the requirements that City facilities be enhanced.
14
15 Chair Cassel: What page, Michael?
16
17 Commissioner Griffin: It is on page 23 of the CIP. I am wondering if Staff could explain
18 whether or not we are now equipped in this room for example or in other meeting rooms in City
19 facilities to provide hearing aids for hearing impaired. One of the things that strikes me is I went
20 to a performance in Mountain View at their Performing Art Center last week and the hearing
21 aids, I guess that's what you call them, the devices that are hooked up to the RF system were
22 readily available. People could avail themselves of these hearing devices readily. I do not
23 recollect seeing that sort of a situation being the case here in Palo Alto and maybe that is the next
24 phase. This particular item in the CIP does not seem to specifically say what it is that they are
25 going to do this year with these funds although on Attachment B that we got with the Staff
26 Report for this item it talks about "hearing adjuncts." Would you like to elaborate on that?
27
28 Ms. Grote: I can give you some information about that. It is administered, our whole
29 American's with Disabilities Act administration comes through the Public Works Department as
30 well as our Chief Building Official who works in conjunction with Public Works out of the
31 Planning Department to make sure City facilities are updated and meet the Act requirements as
32 well as private facilities. So yes, this room is fitted for hearing assistance devices, varying
33 reports on the effectiveness of those, sometimes they work better than others but yes this room is
34 outfitted for that as are other City facilities and we will continually upgrade them as newer
35 improvements come out.
36
37 Chair Cassel: Lisa, maybe the problem is you have to request those in advance and what
38 Michael is saying is it was available. You walk in and they are sitting there with someone so that
39 you don't walk off with them and you can sign them out or whatever and they are easily
40 available and they are easily seen. Lots and lots of people have hearing problems and you can't
41 see it most of the time and they may just need a boost at that point and they aren't ready for a
42 hearing aid all the time or maybe their hearing aids need a boost. But if you don't see it easily
43 accessible it isn't really accessible.
44
45 Commissioner Griffin: I agree exactly with your description of the situation and I am not sure
46 that we have signs or other indications of how people are to access these hearing adjuncts with
47 any certainty without actually calling ahead like I have done on occasion in order to reserve

1 them. It seems to me like we ought to be ready now for the next phase where that is not required
2 where it would be easily understood how to obtain these devices.

3
4 Ms. Grote: We will have an answer for you on April 5.

5
6 Chair Cassel: I have a question in the same general lines. On page 90 we have 16 ALS
7 monitored defibrillators and they are going to be buying them this year but we have it funded for
8 2006-2007, 2007-2008, 2008-2009 for a total funding of \$480. This is page 90. The total
9 funding is \$480. It is \$120 each time. Am I missing something? At any rate, is it going to be a
10 one-time purchase? It says a one-time purchase. Or is it going to be an ongoing purchase? It
11 says it has to be implemented by August 1, 2006.

12
13 Ms. Grote: We will ask that question of the Fire Department and report back.

14
15 Chair Cassel: Does someone else have a question? Go ahead.

16
17 Commissioner Burt: This is a question of the Commission. Normally we I think have a couple
18 of weeks from when we do this review until when we have the meeting with Staff. In this case,
19 it is only six days so it necessitates that fellow Commissioners will have to get their questions
20 submitted more quickly than normal, questions that you want the subcommittee to raise if you.
21 Often we raise certain ones tonight and then we have ones that get submitted in writing as a
22 follow up to this meeting. So I just wanted to make sure Commissioners were aware that you
23 don't have many days to do that.

24
25 Chair Cassel: In addition to that tonight we have some time where usually we are running this
26 item at 10:30 at night and this time we have at least a chance to open our mouths and have a
27 discussion.

28
29 Lee, welcome, glad you came. We are in the middle of the discussion on the CIP. We have
30 done our first item and reviewed the Comp Plan in case you have any comments on that we will
31 have time to honor those. We are asking some of the questions we have related to the CIP. The
32 committee is going to be meeting next week and so we need the questions either tonight or
33 tomorrow.

34
35 Commissioner Lippert: I am on that committee.

36
37 Chair Cassel: I know. Staff likes to have as many questions as possible ahead of time so they
38 can review them and have some opportunity to prepare an answer.

39
40 Does anyone else have a question now? Karen.

41
42 Commissioner Holman: I am having a hard time finding it right at the moment but having to do
43 with street maintenance and funding for that. I think a lot of people probably noticed I believe it
44 was Atherton is imposing fees on applicants because construction is taking quite a toll on the
45 streets. Has the City considered when that could be a part of a CIP consideration? You don't
46 need to answer it tonight.

1 Chair Cassel: I actually wanted to make a comment rather than a question. We have put in the
2 CIP the installation of some bathrooms in parks. I think that is wonderful and I am glad they are
3 doing that. The one in Hoover Park is really useful. I saw one out at the end of San Antonio
4 Road at the entrance to the Baylands out there that I hadn't seen before. These are very useful in
5 parks and I notice you are putting one in every year and congratulations. That is something
6 actually I have been pushing for for some time. It is a basic health requirement and need for all
7 of the community and so it is a good use of CIP funds in my opinion. It is more basic than some
8 other things we are doing. Michael.

9
10 Commissioner Griffin: I have another item here, L80 which talks about the continuation of the
11 Citywide undergrounding of utility wires, minimizing the impact of undergrounding on street
12 tree root systems, etc. This is on page 134 of the CIP and there are a couple of different
13 underground districts that are written up. I am wondering if we have somewhere a discussion on
14 the criteria that is used in choosing which one of these zones or which zones are worked on next.
15 Presumably there is some sort of criteria, perhaps they choose the cheapest area to work on to
16 impact their budget the least or perhaps there are some other criteria. I am saying that would be
17 interesting to understand a little bit about how those undergrounding choices are made on the
18 part of the Utility Department.

19
20 Chair Cassel: My question has to do with what has been eliminated? In this new CIP did we
21 eliminate things that we were trying to do? We have a budget crunch so are there things we were
22 going to do last year and decided not to do them or have only items been taken out of this that
23 have actually been completed? I know there are some new items. Go ahead, Pat.

24
25 Commissioner Burt: Well, just on that same vein not only what's been eliminated but what has
26 been added so any changes from the 2004 plan for the years that are effected in this 2005 to 2010
27 timeframe.

28
29 Chair Cassel: The new CIP items are actually listed as new on top of them.

30
31 Commissioner Burt: There might be both new items and changes to items that existed before.
32 So deletions, changes or additions if those could be pointed out to us. Then I wanted to forewarn
33 Staff that I hope to raise an issue that I have been raising in consecutive years and that is how is
34 Staff doing at coordinating some of the Public Works efforts such as the prioritization of street
35 repaving, the tree trimming and lighting fixture installation with pedestrian safety? I notice that
36 from the minutes of the City School Liaison Committee that the next traffic calming projects are
37 all going to be focused on Safe Routes to School corridors. When we had discussed our
38 Citywide bicycle plan one of the things that the Commission had managed to get into the plan is
39 a greater consideration of not only school trips but basically pedestrian and bicycle transportation
40 for subpopulations that are particularly sensitive to it whether that be youth or seniors. Then
41 second to try to identify what I have called pedestrian arterials not just bike paths but routes that
42 pedestrian walkers tend to take within the City preferentially over other pedestrian routes and
43 that we make sure that that be included in sidewalk repair prioritization considerations, that when
44 we trim trees we have some consideration that we don't have trees blocking the lighting over a
45 crosswalk for instance or that we don't have repaving of a bike route being one of the last streets
46 that gets repaved and some other street that doesn't have bicycles gets a brand new repavement
47 ahead of schedule without what is to many of us a clear sense of how that priority is set. So it
48 involves coordination and I assume ongoing discussion between different departments and so I

1 would hope that we could have a constructive report on how that is going. It has been something
2 in the past CIP discussions that Staff has said yes we will attempt to do that more and I would
3 like to know specifically how that is going and whether we are really getting to the point that we
4 need to get to.
5

6 Chair Cassel: I noticed that there is a conflict between the Comp Plan update and the CIP on
7 what is going on in the South of Forest Area related to Channing and Homer and the two-way
8 roads. One of them says this is done and won't be done and the other says we are studying it.
9 The CIP says it is allocating some funding in the future to restudy and to look at some other
10 issues related to that like safety and traffic calming. I think you may want to look at that for
11 consistency. Any other questions at this time? Lee? Otherwise be sure you get them in. When
12 do you want them in, in the next two days? You want them in by Friday because they are going
13 to be working on this next week. So please email them to who?
14

15 Ms. Grote: If you could email them to Julie and then she and I will make sure they get to the
16 committee.
17

18 Chair Cassel: Okay, at the end will you give us your email address? Okay. Lee.
19

20 Commissioner Lippert: These are very large budgetary items that we are looking at and it
21 doesn't really break it down any finer than what is in this document here but there are City
22 Standards. One thing that I have noticed is in some cases especially in Public Works projects or
23 Parks projects they don't necessarily follow City Standards. I just want to know either how that
24 is monitored or regulated or watched. I can bring up a specific instance where for instance in
25 sidewalk repair what they do is rather than have any plans they go and they actually mark off the
26 areas of sidewalk that are to be repaired or replaced. With that there are usually curbs and
27 aprons to driveways for instance and there is a City Standard in certain neighborhoods for how
28 driveways are dealt with, say the historical curb cut versus a rolled curb cut at the throat of the
29 driveway. Well that is not in any plans or documentation yet how does the contractor know to
30 follow those standards? I am just using that as an example.
31

32 Ms. Grote: We will certainly get more detail on this but Public Works does have what are called
33 Public Works Standards, which deal with that very issue. So those are given to contractors as
34 needed when they are making those kinds of improvements. We will need to check into
35 community services for Parks.
36

37 Chair Cassel: Pat.
38

39 Commissioner Burt: I would just like to make an overall comment. Phyllis had mentioned
40 earlier that often this gets thrown in the last five or ten minutes of a late night meeting. I am
41 finding this discussion to be a lot more substantive and beneficial for us as committee members
42 and so I would just like to encourage us in subsequent years to really schedule ample time to take
43 our time and go through it like we are doing tonight. I think it is time well spent.
44

45 Chair Cassel: Thank you, Pat. Last year the Commission asked that you change the format of
46 the presentation and that you try to make it a little easier to understand. I notice that you did that
47 and that you have these CIP facts in the corner, which indicate whether it is going on, what is
48 happening, the length of it, who manages it, what Comp Plan policies follow under, and some

1 impact analysis. You add different things sometimes depending on the need of the project and
2 that has been very helpful. The layout is helpful in understanding what is going on. So thank
3 you for making that change.

4
5 Do we have other questions? I think I have through mine. All right then we will call this to an
6 end and please forward your email addresses and can you give us the email for you?

7
8 Ms. Caporgno: Julie.Caporgno@cityofpaloalto.org.

9
10 Commissioner Bialson: Can I ask that Julie perhaps send us each an email so that we can just
11 reply to it?

12
13 Ms. Caporgno: I will be glad to do that.

14
15 Commissioner Bialson: And request that we forward any questions. That will act as both a
16 reminder and give us the address.

17
18 Chair Cassel: Zariah is nodding her head and that will help us. Thank you very much and it
19 looks like that is the end of this discussion. I will call this to a close and we will send this off to
20 committee next week.

21
22 We have two more items of business tonight. We have two minutes to approve and let me see if
23 we have anything else in between that. Any Reports from Officials? Michael.

24
25 ***REPORTS FROM OFFICIALS.***

26
27 Commissioner Griffin: I was personally very pleased to see this document at places this evening
28 and I am wondering if any Staff members are prepared to discuss it, if not, I will weigh in with
29 some of my comments. Has everyone received a copy of this?

30
31 Commissioner Lippert: I received it as an email attachment.

32
33 Commissioner Griffin: It illustrates what I think is a very real problem with out pedestrian/bike
34 tunnel under the railroad tracks at the end of Homer Street. There has been some discussion in
35 the newspaper on this item and it addresses what I consider to be a dangerous situation. I am
36 glad that someone is apparently investigating this because we got this at places this evening so
37 someone on Staff is thinking about it. Who knows who that person might be.

38
39 Ms. Grote: It isn't identified as a Staff generated document so I will check with our
40 Transportation Division to see if in fact they did generate this.

41
42 Commissioner Lippert: It is from a private citizen.

43
44 Chair Cassel: It doesn't have anything to identify who left that with us?

45
46 Ms. Grote: No, it doesn't have any identification so I don't know who submitted this.

47
48 Chair Cassel: Just a second, who submitted it?

1
2 Commissioner Holman: There was an email that came to us and it was sent from David
3 Bubenik.

4
5 Chair Cassel: Thank you. Any other comments from Commissioners? Karen.

6
7 Commissioner Holman: I just wanted to request and I apologize for having to go back to the
8 previous item, just as Commissioners are sending their comments in if they could send them to
9 or copy the subcommittee on those questions it would be nice for us to have those ahead of time
10 too.

11
12 Chair Cassel: Thank you.

13
14 ***COMMISSION MEMBER QUESTIONS, COMMENTS, AND/OR ANNOUNCEMENTS.***

15
16 Chair Cassel: Okay, Minutes of the meeting of February 23rd. Karen.

17
18 ***APPROVAL OF MINUTES***: Minutes of February 23 and March 9, 2005.

19
20 Commissioner Holman: Yes, on page 15 of 48 there is in Curtis Williams' comments, line 20, I
21 don't know if this is important or not because I don't know what it says. It says, "then there is a
22 little tiny parry out towards," and I don't know what that is or what it intends or if it is important
23 or not but I couldn't for the life of me figure out what the conversation was. So if somebody
24 could ask Mr. Williams and get a clarification on that.

25
26 Ms. Grote: What was the line number again?

27
28 Commissioner Holman: Line 20, the middle of the line starts, "then there was a little tiny parry"
29 and he is talking about substandard lots but I don't what his intention is or what his point is.

30
31 Ms. Grote: I will check with him. I think given the context it may mean then there is a little tiny
32 part out towards East Bayshore.

33
34 Commissioner Holman: That could be.

35
36 Ms. Grote: I will double check with him.

37
38 Chair Cassel: Then the minutes will reflect that comment. Will someone please move those
39 minutes or are there other corrections? Go ahead, Pat.

40
41 Commissioner Burt: This is on the February 23 on page 46 I had given a report on the Council
42 meeting regarding the Variance at 705 Ellsworth and on line 3 it says, "at the time we considered
43 the Variance at 705 Ellsworth it was the first Variance that fell within..." and I don't recall my
44 exact wording but I think it was something in the sense of fell within the new process
45 streamlining program and consequently there was no discussion at the Commission, etc. So if
46 that language could be added I think it would help clarify what was being reported.

1 Commissioner Holman: For the record, I am sorry Chair Cassel I apologize, I think for the
2 record if anybody needs to go back to it that is line 14.
3
4 Chair Cassel: Thank you. Annette.
5
6 MOTION
7
8 Commissioner Bialson: I would move that we accept the minutes of February 23 with the two
9 corrections being made.
10
11 SECOND
12
13 Commissioner Lippert: Second.
14
15 MOTION PASSED (6-0-0-1, Commissioner Packer absent)
16
17 Chair Cassel: Any other comments? All those in favor please say aye. (ayes) That motion
18 carries six to nothing.
19
20 We have minutes for the meeting of March 9, are there any corrections to this? Is there a
21 motion?
22
23 MOTION
24
25 Commissioner Holman: So moved.
26
27 Chair Cassel: Karen is moving those minutes. Is there a second?
28
29 SECOND
30
31 Commissioner Griffin: Second.
32
33 MOTION PASSED (5-0-1-1, Bialson abstained due to her absence at this meeting and
34 Commissioner Packer absent)
35
36 Chair Cassel: Who said second? Michael. All those in favor please say aye.
37
38 Commissioner Bialson: I will abstain.
39
40 Chair Cassel: Annette is abstaining from that. Lee?
41
42 Commissioner Lippert: I just want to report I went to the APA Convention up in the City. I
43 don't know if anyone else made it to that. It was really great. I had an opportunity to network
44 with some other California Commissioners and it was very exciting and I learned some things
45 about Planning Commission that I have never known before.
46
47 Chair Cassel: Good, I am glad you went.
48

1 Commissioner Lippert: In addition to that next week, next I think it is the sixth of April, the
2 Forum is meeting in Redwood City and they are going to talk about the true cost of parking. It is
3 going to be a very exciting presentation and that happens from six to eight at the Little Fox
4 Theater in Redwood City.

5
6 Chair Cassel: And the date?

7
8 Commissioner Lippert: It is April 6. If we all decide to go we should probably ignore each
9 other.

10
11 Chair Cassel: We would, of course. We are allowed to go to such events as long as we don't
12 discuss Planning Commission business and we should be very careful about that.

13
14 Okay, if there is no other business then I will call this meeting adjourned. Thank you very much.

15
16 ***NEXT MEETING:*** April 13, 2005.

17
18 Chair Cassel: Our next meeting will be on April 13 and we will be discussing our Bylaws,
19 procedures and protocols. Thank you.

20
21 ***ADJOURNED: 8:10 PM***
22