



Planning & Transportation Commission Action Agenda: November 8, 2017

Council Chambers
250 Hamilton Avenue
6:00 PM

Call to Order / Roll Call

6:02pm

Chair Alcheck: Secretary will please take roll?

Yolanda Cervantes, Administrative Assistant: Chair Alcheck, Commissioner Gardias, Commissioner Lauing, Commissioner Monk, Commissioner Rosenblum, Commissioner Summa, and Vice-Chair Waldfogel.

Chair Alcheck: Thank you.

Oral Communications

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

Chair Alcheck: Ok, I have three cards here all for Oral Communications. So I will invite Heather Schultz followed by Ken Schultz followed by Jim Poppy up to share your thoughts with us during our Oral Communications. You'll have five minutes, three minutes. Ok, we'll have three minutes. Please, yeah. Come join us.

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2 Heather Schultz: Hello, I'm Heather Schultz. I'm here to speak about the construction project
3 on Ross Road. The curb bump out projecting into the road are creating what looks like a very
4 dangerous situation at numerous pinch points along the road cars and bikes are being forced
5 into very close proximity. I live on Ross and have for 14 years and my husband and I attended a
6 couple of meetings about this project. We and other residents raised concerns about this at
7 the time, but there was no evidence that our concerns were valued.

8

9 We are raising our family on Ross and as soon as our children were old enough we got them
10 onto bikes and they started biking to Palo Verde Elementary School and to Jane Lathrop
11 Stanford Middle School (JLS). My youngest son has now told me that he is scared to bike down
12 Ross, something he's never said before. He's been doing this for years. And I've spoken with
13 some parents of younger children who have said to me that they do not want their children
14 biking to school or that they would tell their children to bike on the sidewalk instead of using
15 the road.

16

17 In the past there... I bike on this road so like I use it a lot. I both bike and drive on it. Because
18 there were stretches where cars didn't need to park there were places where a biker and a
19 particularly a slow biker feeling nervous about a car behind them could move over and a car
20 could go around them and they weren't feeling pressure, but these bump outs are removing

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1 parking spaces and so the parking is more compact and then there aren't these safe spots for
2 slow bikers to pull over and let a car go by. I think that a much simpler and safer solution to car
3 speed issues could have been used if that's the main addressing here. I know it's being called a
4 bike boulevard, but I think it's less friendly to bikes than it used to be in the past so if the real
5 issue is car speed I think there are other solutions. I'd like to ask you to please come look at
6 what this project actually looks like on the ground in the neighborhood. Thank you for your
7 service and your attention. I appreciate it. Thank you.

8

9 Chair Alcheck: Ok, Ken Schultz.

10

11 Ken Schultz: Yes, hi. So I'm Ken Schultz. I'm Heather's husband so I also live on Ross Road and
12 wanted to speak to this issue of the bike boulevard that's being developed there and the
13 construction that's going on. So I understand this project is underway and there's probably no
14 stopping it so I mostly have questions about the future. There's three questions I'd love to get
15 answers to and I realize this isn't really the forum to get answers to questions so [unintelligible]
16 want to plant these questions in your mind. [There are if] like if I were on your side of the
17 podium these are questions that I would want to have good answers to. So the first one is what
18 are the goals of this project and is the construction that's currently underway likely to achieve
19 those goals? As my wife suggested it was unclear if the purpose here is to increase bike use or
20 bike safety on Ross or if the goal is to reduce cars.

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2 On car traffic I have biked on Ross, our family has biked on Ross. It does not look like an
3 attractive road to bike on with this new construction so I'm dubious about the goal. Is the goal
4 to reduce traffic and displace it onto Middlefield Road and Louis Road? Do we know how much
5 discretionary traffic there is on Ross given that there's the YMCA and the church there? How
6 many cars are we really going to take off of Ross Road with this construction?

7

8 Second big question is are there procedures and plans in place to assess whether the project
9 meets its goals? Do we have baseline figures for bike safety or bike use or car use either on
10 Ross or in that neighborhood? And more importantly is are there plans in place to assess the
11 effects of this construction going forward on bike and car use taking into account the fact that
12 some of those effects are likely to be displaced on to other roads in the neighborhood. So I
13 would very much hope that there is some kind of assessment plan in place.

14

15 And that leads to my third question which is: is there any plan to revisit, revise, reconsider the
16 construction that's going on in the event that its goals are not met? I would very much hope
17 that the community has an opportunity to revisit this project in the face of assessments that
18 might take place. I see a lot of concrete being poured right now. Frankly given the questions
19 that I have in my mind I would have maybe used a less permanent building material for this
20 construction. I want to thank you for your time attention and for your service to our City.

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2 Chair Alcheck: Ok, our last Oral Communications speaker is Jim Poppy.

3

4 Jim Poppy: Good evening, hi there; I'm Jim Poppy. I've lived at 135 Melville Avenue for 40 years
5 and thank you for taking on the difficult job of balancing competing interests and
6 environmental considerations when evaluating large projects. Residents rely on your guidance
7 to help preserve a desirable neighborhood environment while providing for managed growth.
8 We also rely on your knowledge, experience, and creativity when evaluating a large project.
9 How's that for a set up? Technology is changing so rapidly most of us can't keep up with the
10 apps on our phone. City planners have to keep up to date and current on near and near future
11 technologies that are going to change how cities get built. Self-driving cars is a popular
12 example these days of how soon big changes will be upon us.

13

14 Spending several years building an underground garage along Embarcadero Road in an R-1
15 residential neighborhood for a commercial enterprise that pays no taxes would be a great leap
16 backwards for Palo Alto. First of all the source of the issue is Castilleja's refusal to split their
17 campus or move to a different location. That's the obvious and most environmentally sound
18 choice. Also they've in their application they said some misleading statements. Neighbors do
19 not want the garage. There have been 47 individual households within a two block radius of
20 the school that have signed statements submitted to the City Council and to the school saying

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1 they do not want the garage and the school continues to tell that untruth and their feeding that
2 script to students that are coming to City Council every week with those falsehoods.

3

4 The proposed garage would force all cars to enter on Bryant which is a bike boulevard as you
5 know where children and adults who don't go to Castilleja use that for commuting to school
6 and to work. Cars would then have to queue up underground then be forced back onto
7 Embarcadero Road heading east. In other words nobody would use the garage to drop off their
8 kids because right now it takes them a couple of seconds. There are two spots, they can be on
9 their way and most drivers want to be heading west getting back to the 280 corridor because
10 there are only about 100 students from Palo Alto that go there. The garage is the school's
11 Trojan Horse to increase enrollment and host larger and larger events. We would like to live
12 next to homes not a massive underground garage exit. They should not be allowed to merge
13 lots and destroy two single family homes.

14

15 The school would like you to believe that the only impact to the neighborhood is 8:00 a.m. and
16 3:00 p.m. Monday through Friday; however they hold over 100 events during the school year.
17 That's four per week during the school year plus summer camps. Neighbors are ready to sit
18 down with the school with a talk about enrollment, but they refuse to take this out of their
19 plans. I hope that you can lend some creativity and future, a sense of future and forward
20 looking and helping guide this project to where it should be. Thank you.

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Chair Alcheck: I have here Frank Holland. Three minutes.

Frank Holland: Good evening, thank you. I'm a resident of Ross Road so I'd like to speak briefly about the project going on at Ross Road. I attended a planning meeting at Ohlone school in 2015, looked at some of the preliminary concepts that were talked about. My understanding what I walked away with at that meeting was that part of the Ross Road fix would be traffic calming features at intersections and I didn't take away that there'd be these massive bump outs, curb extensions, etcetera up and down the road. Like my neighbors before me just want to underscore that and look for ways to improve the planning process.

My frustration is I exchanged email with folks that were hosting the meeting in 2015. They knew of the concerns. I understood that the plans were preliminary or the concepts were notional, there weren't really plans, but it would be nice if people attend these planning meetings that when the plans get to final draft or near final draft that the people that attend planning meetings get direct notice not indirect notice by having to read the Palo Alto Weekly or some other communication mechanism like that. So my suggestion is for improved direct communication with the residents that are affected by these types of projects. Thank you for your consideration.

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1 Chair Alcheck: Ok, thank you. That concludes our Oral Communications.

2

3 Jonathan Lait, Assistant Director: Just Chair I know we don't typically talk about these different
4 items, but I would like to suggest to Mr. Holland and Mr. and Mrs. Schultz that we do have staff
5 available to talk about this project and there are some very specific questions that were asked
6 and I think we could provide an opportunity to answer those questions and at least create a
7 forum for that. So I would ask the speakers to just leave me their email address or phone
8 number and we can circle back with them.

9

10 [Man speaking off microphone unintelligible]

11

12 Chair Alcheck: I just to be clear I one of the issues about Oral Communications is that the
13 Commission can't respond because the items aren't agendized. And so I think what Assistant
14 Director Lait is attempting to accomplish is to coordinate an opportunity for there to be a
15 dialogue. So I think it probably wouldn't be a bad idea to at least provide him your email
16 address so that if we agendize an item related to Ross Road at least he can make you aware of
17 it and then the Commissioners up here would be able to engage with you if or maybe even the
18 staff directly. So I appreciate the comments, but again we can't respond to them because they
19 haven't been agendized. But I think this might be a good path for you three.

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1 **Agenda Changes, Additions, and Deletions**

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

3

4 Chair Alcheck: Ok, alright so we only have, we have five people here although we should have
5 only four. You're going to be recusing yourself very shortly because the Stanford item. I want
6 to highlight two things this is the last meeting before we elect our new leadership which will
7 begin at our next meeting. So I just want to encourage all of you to be here on time on the
8 29th. That's this month because the first item on the agenda will be the election of the
9 Planning and Transportation Commission (PTC) Chair and the PTC Vice-Chair.

10

11 And then I just want to highlight there are two other items on that agenda that I've worked
12 hard to sort of get on our agenda. The first is the annual report to Council which is a memo I'm
13 drafting which I will present the first draft to this Commission as a part of the packet for the
14 November 29th meeting. And my hope is that even though we will run the election as the first
15 item on the agenda at the beginning of the meeting and for those of you unfamiliar when we
16 select new leadership the leadership assumes their leadership role immediately. And so what
17 I'm hoping is that as Vice-Chair Waldfogel suggested yesterday that as in my title as Chair
18 Emeritus I could facilitate the discussion about the memo when we get to that item during the
19 meeting on behalf of the Commission as well as the fourth item that I worked with Jonathan to
20 put on our Commission's schedule which is the PTC first, I should say first annual process and
21 performance review discussion which I'm hoping to use sort of as an exit interview process

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1 essentially. Where the meeting could involve a discussion about what worked this past year,
2 what things we could consider reworking in the future in our process and our meetings. And so
3 to the extent that whoever the leader is next meeting is comfortable I'd love to have an
4 opportunity to facilitate those two agenda items which theoretically could have been on the
5 calendar tonight, but it couldn't be because of the lack of attendance if that makes any sense?
6 So we pushed them out to the 29th, but I won't be running the meeting at that time so
7 hopefully at that time you guys will whoever's in charge will be comfortable with letting me
8 facilitate some of that discussion. Ok? Ok, that's all I've got.

9

10 Commissioner Lauing: Can we continue a discussion on the agenda items?

11

12 Chair Alcheck: Yeah, is there something else you (interrupted)

13

14 Commissioner Lauing: Yeah, I just wondered the meeting after that looks fantastic content
15 wise, but really full.

16

17 Chair Alcheck: I suspect that (interrupted)

18

19 Commissioner Lauing: I don't know how long Title 18 is going to take next week, but I just was
20 going to ask if there was anything that could be moved up.

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Chair Alcheck: I think that in my preliminary discussion with staff it sounds like the first item on the December 13th agenda actually won't be ready and so what we'll be left with is an initial sort of a presentation of the Eichler design guidelines and I don't even expect that to be sort of a fully vetted process. I think that's just going to be sort of a beginning of a discussion, is that right?

Jonathan Lait, Assistant Director: Yeah, I can speak to that a little, but you are correct. I have confirmed that the first item on December 13th is in fact going to be pushed so you will not be considering that.

Chair Alcheck: And the third item, the PTC Annual Report to Council...

Mr. Lait: That's the final draft.

Chair Alcheck: That's the final draft. So my hope is that at the next meeting you will have had a chance to review it, you'll give me some feedback, I will make the edits. That item I really actually don't expect it to take...

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1 Commissioner Lauing: Yeah, I wasn't worried about that one, but when we're going to do an
2 update on 13 different housing laws that seems like that was pretty long.

3

4 Chair Alcheck: I actually don't, do you know are we going to even... is that going to be a full in-
5 depth discussion or do you think it's just going to be sort of a preview?

6

7 Mr. Lait: Well, I think it's we're providing an update and we will have provided an update to the
8 City Council and the Council recently just discussed a colleague's memo regarding housing so I
9 imagine some of that stuff will all come together in a conversation.

10

11 Chair Alcheck: It may I suspect that the last item there the update on recent state housing laws
12 and frankly Accessory Dwelling Units (ADU) and Eichler design guidelines will involve more
13 homework in terms of like reading material for you to familiarize yourself with some of these
14 changes and a presentation then it will probably an in-depth discussion, but (interrupted)

15

16 Mr. Lait: And I can just answer the first question that you asked which was can any of these
17 items move up and I would say no.

18

19 Commissioner Lauing: Ok.

20

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1 Mr. Lait: All of them are sort of set.

2

3 Commissioner Lauing: Yeah, that was the question.

4

5 Mr. Lait: Ok. So I that might be a shorter (interrupted)

6

7 Chair Alcheck: They might be able to move back so if there is a real concern let me put it to you
8 this way. Ahead of the December 13th meeting there'll be the November 29th meeting at
9 which point there will be new leadership and at that time if whoever is in charge still feels that
10 way they can... we can all work together to if we still feel like that's too much in one night. You
11 see what I'm saying?

12

13 Commissioner Lauing: Yeah, yeah. I was just given that it's now I was wondering if anything
14 could be moved up so Johnathan just answered that question.

15

16 Chair Alcheck: Ok.

17

18 Commissioner Lauing: Do we have any further visibility on the downtown parking in terms of
19 when that might come back to us?

20

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1 Chair Alcheck: The recommendation we made to City Council you mean?

2

3 Commissioner Lauing: Yeah.

4

5 Chair Alcheck: You mean the non-recommendation?

6

7 Commissioner Lauing: Sometimes called paid parking non-recommendations. Exactly.

8

9 Mr. Lait: So this is the Downtown Parking Management Study?

10

11 Commissioner Lauing: Yeah.

12

13 Mr. Lait: Yeah so I'm looking at the schedule now and it looks like that's slated to go to the
14 Finance Committee on November 28th. I don't know if that's been confirmed. Oh, you think
15 it's going to be moved? Ok, so I guess no I don't have an update for you on that.

16

17 Chair Alcheck: Yeah.

18

19 Vice-Chair Waldfogel: Just one other request on the Eichler design guideline topic something
20 that came up at some of our previous deliberations on second story in Eichler districts is the

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1 status of **CC&Rs** in the Eichler districts. I mean there is some people of the view that CC&Rs are
2 still in force and enforceable and others are of the view that they're not, that the Homeowners
3 Association (HOA) lack of HOAs means the CC&Rs aren't enforceable and I think it's important
4 as we have this discussion to understand the risks that we're exposing people to as we look at
5 the design guidelines that are relative to whether the second story restrictions in the CC&Rs
6 may or may not still be enforceable.

7

8 Mr. Lait: I know that's been an ongoing conversation and we'll consult with our Attorney's
9 Office.

10

11 Chair Alcheck: It wouldn't be a bad idea to sort of get sort of a legal perspective on that. Ok.
12 Ok, so and then the only other thing we talked about this yesterday, but I just want to sort of
13 reinforce it which is the idea of during the for the PTC annual process and performance review
14 discussion having the package include the by-laws for the Commission so that when we get to
15 that discussion it can be a part of it.

16

17 Mr. Lait: Ok, great.

18

19 Chair Alcheck: Ok, great.

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1 Mr. Lait: I just wanted to know as we're If you want to under the section consider the minutes
2 now since you have a five members?

3

4 Chair Alcheck: Oh yeah, why not? Actually that's a good idea. Alright so let's go for the
5 (interrupted)

6

7 Commissioner Gardias: Can we continue this discussion or?

8

9 Mr. Lait: Yeah, we're still in the same area so absolutely if there's... I mean if there's a
10 conversation that we want to have about future agendas I would actually suggest that we cover
11 that under Commission Questions, Comments, and Announcements. That's typically where we
12 have these future agenda conversations. If there's changes that we want to make to this
13 agenda we would address that here. We sort of expanded that concept a little bit, but we were
14 looking at the future agenda which is actually under the City Official Reports and we can have a
15 conversation about future items maybe under there too.

16

17 Commissioner Gardias: Yeah I agree, but since we're going to be in the rather minority [losing]
18 at a couple of moments, right? It would be nice to have him participating in discussion.

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1 Mr. Lait: Yeah and I'm sorry maybe I wasn't clear. If we're going to talk about items on future
2 agendas we can have that discussion under the Director's Report because that's where we have
3 a scaled calendar and schedule. I thought maybe before we get into that discussion further if
4 we wanted to just sort of follow the flow here and if you do want to consider the minutes you
5 can move those up maybe before the official report so we can get a vote on that or after the
6 official's report.

7

8 Chair Alcheck: Ok, yeah. We'll do the minutes in a second. Do you want to say something real
9 quick or not? Is there something you want to get, is there something about the Agenda
10 Additions, Changes or Deletions that you want to talk about?

11

12 Commissioner Gardias: Yes that's right, but we're going to continue, right, under Director's
13 Report? Or so are we in the Director's Report?

14

15 Chair Alcheck: This is the moment right now for Agenda Additions, Changes or Deletions. Then
16 I'm going to do the minutes, but I'll do it right after the Directors Report and before they
17 General Use Permit (GUP) letter. That's right?

18

19 Mr. Lait: Yes. So you'll have an opportunity in a moment to speak to that.

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1 Chair Alcheck: Oh, ok. Alright. Ok then so then nothing else on the Agenda then let's go the
2 Assistant Directors Report.

3

4 **City Official Reports**

5 1. Assistant Directors Report, Meeting Schedule and Assignments
6

7 Jonathan Lait, Assistant Director: Thank you. Now I've got to find my notes here. Let's see, just
8 a few announcements. One, this Commission has had conversations about the North Ventura
9 Coordinated Area Plan and I wanted to let you know that the City Council on Monday initiated
10 that effort. So we will be spending some time getting the funding arrangements worked out
11 with Santa Clara Valley Transportation Authority (VTA) and returning to the City Council with
12 the formal funding agreement. At that time we do also come back with some program goals to
13 help frame that discussion. The objectives the municipal code sets forth a very specific process
14 that to follow for the North Ventura or for coordinated area plans which we will be rolling out
15 over the next few months to Council. We'll be forming of a working group. The Council will
16 appoint this working group and we anticipate project kick off somewhere around April once we
17 get all that stuff moving forward. So that's (interrupted)

18

19 Chair Alcheck: Is the working group Council, is that are Council Members part of the working
20 group or is that like community members are going to be in the working group?

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1 Mr. Lait: Yes so it's anticipated to be community members. I don't know if there's a prohibition
2 about Council, but I'd have to take this (interrupted)

3

4 Chair Alcheck: Is this like a stakeholder, is this like a the Citizen Advisory Committee (CAC) kind
5 of the same idea?

6

7 Mr. Lait: Yeah. Yeah, well and we can define more about this, but it the code sets forth that 7
8 to 14 members are appointed by the City Council and it lists some examples of like property
9 owners, business owners, people of interest in the area to participate in that process and it's
10 Council appointed.

11

12 Just couple of other announcements there was the retail there were two retail waiver requests
13 so the City Council adopted the retail preservation ordinance to preserve ground floor retail
14 and the conversion of that to other non-retail uses. There were a couple properties that were
15 considered by the City Council this week. There was some allowance granted to these two
16 properties on 425 Portage and 999 Alma to still retain retail, require retail or at least be subject
17 to the retail preservation ordinance. On Portage there was the provision to allow it to restore
18 back to a warehouse use which it was before the pet food depot was established there. And on
19 Alma there was a provision to allow the 10,000 square foot building to be half of that building

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1 to be used for medical uses, medical office and so the front half adjacent to Alma would still
2 stay subject to retail and retail like uses.

3

4 The 101 bike/ped bridge is slated to go to the City Council on November 27th. As it is a
5 prescreening request for a zone change to allow roof decks in the downtown area so we'll keep
6 you apprised of that particular request. And that concludes the Directors Report, but I
7 understand we want to have a conversation about the future agenda.

8

9 Chair Alcheck: Commissioner Gardias would you like to...

10

11 Commissioner Gardias: Just a quick, quick, quick question before we go there. So that the
12 rooftops decks exception or in the Downtown area is because of the house request, is this
13 right? Or this is a broader initiative to allow for the rooftops?

14

15 Mr. Lait: No it was an application filed by representatives of house.

16

17 Commissioner Gardias: And this is the only applicant and the exception is only for them or any
18 other applicants?

19

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1 Mr. Lait: So there's it's a single applicant. They brought forth a the concept of allowing roof
2 decks on these nonconforming buildings Downtown. I'm sure they'd be perfectly happy if it
3 was just limited to their property, but we're looking at it from a more policy perspective as
4 opposed to just the specific property.

5

6 Commissioner Gardias: Ok. Thank you.

7

8 Chair Alcheck: Is there something?

9

10 Commissioner Gardias: If we can go now to the schedule, right?

11

12 Chair Alcheck: Go ahead.

13

14 Commissioner Gardias: So let's have a discussion on this so we Ed here so... So the reason I
15 would like to just speak about this is because I'd like to propose of swapping the a the schedule
16 and in my perception that we should look into the update of the by-laws, Planning and
17 Transportation Commission (PTC) by-laws first and then once those are clean we would
18 proceed into the election of the new leadership. And we know the reason we discussed this on
19 many occasions that pretty much there is a confusion with the with... there was a confusion and
20 contradiction in the City code in regards to election of the PTC leadership that resulted with

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1 moving forward the date of appointments towards the end of the year thus changing the
2 original ordinance from 1999 where the sequence was proper and selection of the new
3 leadership was done once appointed, newly appointed members were seated.

4

5 Chair Alcheck: So we had a discussion yesterday actually during a pre-commission meeting
6 about this and my impression was that staff felt pretty strongly that we ought to have our vote
7 at the next meeting. And one of the I think your suggestion about delving into the by-laws and
8 addressing some issues with timing or whatnot is worth the effort, but I think I noticed that it's
9 currently on the calendar for January. So my comment earlier about the by-laws being a part of
10 the performance and review discussion that I've added to I've worked with Jonathan, I've
11 worked with Assistant Director Lait to add to the agenda was because I was hoping to sort of
12 lead a discussion about my year of leadership here and what people felt worked because I
13 thought if I led that discussion it could inform the next Chair on what people felt like worked.
14 It's sort of a indirect way of communicating how people felt about things and then the next
15 leader could sort of take it or leave it. And the idea of having the by-laws present was simply in
16 case anybody wanted to reference them.

17
18 There is on our agenda right now in January this discussion for the 10th about updating the
19 rules of order and by-laws for effective meeting which I think... Let me put it this way, my
20 memo which I've been working on makes some suggestions on potential changes for our by-

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1 laws. I don't want to get into right now, but whether or not the Commission wants to consider
2 adjustments to Substantive [Note-Substitute?] Motions or whether they want to adjust the
3 election of their leadership. I still think it makes sense for those changes to happen in January.
4 I think that trying to accomplish an election and an adjustment to the by-laws in the same
5 evening is a little difficult because it doesn't we don't it doesn't give the Commissioners sort of
6 enough time to maybe study the by-laws. So I think the idea of having a meeting where people
7 get to talk about what could we do differently and then it simmer, sit on it for a month, and
8 then come back in January and say hey, now let's talk about changes we want to have. I think
9 it's sort of a better order.

10

11 And the sort of second thing is that just yesterday I mean I there was sort of staff sort of
12 demonstrated a number of reasons why they wanted to do the vote. Theoretically the vote
13 should have happened today. So our I don't know if it's our by-laws or our rules of order say
14 that has to be the first meeting of November. We've clearly not, we've missed that today and
15 so there's sort of a strong desire to get it done very soon and get it done as the first part of our
16 next meeting which I'm fine with. And so that's sort of my response to you. I still think that this
17 idea of investigating the by-laws is a good one, but I also think it shouldn't happen in the in a
18 rushed way. Like it should involve maybe a two stage discussion which maybe we can start
19 with our performance and process review and then the next and then January you guys can

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1 conclude it or whoever is a part of the Commission can conclude it with suggestions. If anybody
2 else has any comments about that, anybody?

3

4 Commissioner Summa: I have a question.

5

6 Chair Alcheck: Yeah.

7

8 [Sandra Lee, ?]: Thank you, Mr. Chair. I just wanted to clarify that it's the municipal
9 code that sets out the timing of the election and so that would supersede any conflicting
10 section in the procedures or by-laws for the Commission.

11

12 Chair Alcheck: Got it. And our, my understanding is that the municipal code says we should
13 have done it already.

14

15 [Ms. Lee?]: It says the first meeting of November.

16

17 Chair Alcheck: Right. So this is why there is a strong preference to get it done and so in with
18 sort of respect and deference to that requirement we're doing it the first item on our next
19 meeting. And I would suggest that you pursue the opportunity to review the by-laws not
20 necessarily that night because I think it would go hand in hand with the process and

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1 performance review. So I'm hoping that discussion will tee up the next discussion for this
2 Commission. Anybody else? Ok.

3

4 Commissioner Gardias: So if I may just so if you look up the meeting minutes year ago where
5 Cara Silver was in your place and she clearly made the guidance that based on the municipal
6 code we should be electing leadership in January. This was a similar timing and similar
7 recommendation and Cara was sitting here in your place. She look up the meeting minutes, she
8 said this clearly. So there is an error in the municipal code. November 1 date is an erroneous
9 date that is pretty much a left over from different changes that in the municipal code that were
10 overlooked. One certain when the selection of the Commissioner changed, Commissioners
11 changed. If you look up the ordinal ordinance that made Cara to make this statement there is a
12 proper sequence of events and then there is no contradiction in municipal cope. And we're not
13 talking about the by-laws, we're talking about the municipal code. So I recommend that you
14 look at this. I believe that and then compare your notes with Cara's recommendation. So for
15 this reason I just cannot accept this explanation because (interrupted)

16

17 Chair Alcheck: No, you're not wrong. You're not wrong. You're not wrong.

18

19 Commissioner Gardias: It puts us... so it puts us in the in this uncomfortable position again
20 (interrupted)

-
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Mr. Lait: Right.

Commissioner Gardias: That we would be that outgoing PTC would be selecting leadership for incoming...

Mr. Lait: I totally get your point, but I but this is not an agendized item. So if you want to talk about it let's put it on the agenda so we have a dialogue about it. That's what we should be doing here as opposed to debating the issue.

Chair Alcheck: And just for the record we were in the additions and agenda items [unintelligible] I know I'm just say, here's the thing. I'll just my last comment. You're not wrong about the order. Yesterday during our PTC meeting [Note pre-commission?] we had clarification from the legal which said that which acknowledged that our terms used to end in October so having an election the first week of November meant that new terms could participate. That's exactly what happened. Our terms used to end in October. Note our terms were extended sort of by City Council to December and no changes made to the municipal code. So right now while there may... well from your perspective there is this issue we're grappling with the idea of adhering to our current ordinance and...

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1 Mr. Lait: So if I may? So we have the rules of order scheduled to be discussed on January 10th.
2 Is there a majority of the Commission that would like to have that conversation sooner than
3 January 10th? I mean that's really what we need to know for scheduling purposes.

4
5 Chair Alcheck: Right. Well so my you guys have heard my suggestion is that we don't do that
6 because I think that it's multi-faceted, but I'm eager to hear from you if you have a comment.

7
8 Mr. Lait: But again this isn't so much a debate as just get something we're talking about... we're
9 not debating the merits of this discussion. It is not agendized. We're looking at your calendar.

10
11 Chair Alcheck: No, you're looking for Motion right now though.

12
13 Mr. Lait: I'm wanting to know if this one of the things that we want to change are the rules of
14 order. Staff has an interest in this too is being very clear about how items get scheduled on the
15 Commission agendas. Make that decision.

16
17 Commissioner Gardias: So if I may, right? So I'm proposing if just I'm sorry if I just may?

18
19 Mr. Lait: That's not what we're talking about though right now, right? So...

20

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1 Commissioner Gardias: No, but I'm proposing just to swap the order. Just make the election of
2 the new leadership after the by-laws are reviewed and approved.

3

4 Mr. Lait: Ok.

5

6 Commissioner Gardias: Or there is another way of doing this or just simply following the
7 municipal code as it states correctly the sequence of events and then postpone the election of
8 the new leadership to January altogether.

9

10 Mr. Lait: So I'm sorry. I don't want to go into a debate about it. It's where the code has
11 established the requirement for elections to take place in the first meeting of November. It was
12 scheduled for this day. At your last Commission meeting you pushed it to the second meeting
13 in November.

14

15 Chair Alcheck: Because we were going to be only four people on the Commission.

16

17 Mr. Lait: Ok.

18

19 Chair Alcheck: So there was the reason why we did that is because you were going to miss
20 (interrupted)

-
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Mr. Lait: I really don't want to have a debate about it. There's I want to get to the discussion item.

Chair Alcheck: I'm not. I'm just setting the record straight. I'm just setting the record straight. We moved it not in an effort to... Yeah, ok. So.

Commissioner Lauing: I just have a question. It's not a debate item. If we were to move the I'm a little confused about if we move the rules of order and by-laws up with the idea of looking at when officers are elected I don't see how that changes it if we're going off the municipal code. That's point one, right? And point two is if we did that will we just be deciding (interrupted)

Chair Alcheck: That's a good point.

Commissioner Lauing: On the officers or would we be looking at all of the by-laws? We could narrow it to just that point, but it still seems like it defaults to the municipal code. So those are my two related questions.

Chair Alcheck: So the... that's a great question. The assumption is is that we could change our by-laws or our rules of order and it would have no effect on the municipal code and we would

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1 still be required to have our vote which means that there wouldn't be a need to rush that
2 discussion.

3

4 Commissioner Lauing: That's why I'm asking.

5

6 Chair Alcheck: Do you understand the question?

7

8 Mr. Lait: I believe so. You can have that I mean we can agendize a discussion and action on the
9 rules of order for your next meeting. We can consider that first if that's how you want to do
10 that.

11

12 Chair Alcheck: I don't want to do that.

13

14 Mr. Lait: I'm just I'm trying to respond to the question now, so.

15

16 Chair Alcheck: I just want to know is... I know. The question is can we change the meeting or
17 would we still vote on our next meeting regardless because it's a municipal code thing and we
18 can't change the municipal code in an evening.

19

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1 Mr. Lait: Ok, so we're already in vio... we're already not following the municipal code. We want
2 to get as close to following the municipal code as possible. If you push it I don't know who is
3 the aggrieved party that's going to come and hold the City to the task on this, but I mean you
4 have some rules. They are set forth in the code. I think you should follow them. If you want to
5 change them we can talk about changing them.

6
7 Chair Alcheck: That's exactly what I'm trying to accomplish here and that's why I think Ed is
8 trying to ask you the question is: is it redundant? He's looking for some help from you right
9 now to respond to (interrupted)

10

11 Mr. Lait: It's staff's recommendation that the elections be held on November 29th.

12

13 Chair Alcheck: Ok. So let me put it to you this way. In order for us to keep having staff would
14 like us to end this conversation. I agree with staff. In order for us to have a conversation next
15 meeting about this item we need to demonstrate right now that there is overwhelming support
16 for that. Aside from Commissioner G does anybody want to have this discussion at the next
17 meeting or are we comfortable with the current agenda? Ok, so I'm going to take that silence
18 as sticking to our current plan. I'm sorry that took a little longer. I was trying to help you there.
19 Ok, so like I started this meeting we'll begin our next meeting with the election and then we'll
20 move on with the rest of the items on the agenda with the exception of... Oh no, with all the

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1 items on the agenda. The only item that's probably not going to be on the agenda is the first
2 bullet of this Number 13. Any other things that we can maybe we can just move on now? Are
3 we good? Anybody?

4

5 [MINUTES MOVED HERE]

6

7 MOTION

8

9 Chair Alcheck: Minutes. Ok. Let's move on to the minutes. Can I get a Motion to approve the
10 minutes for October or September 27th and October 11th? Can we do them together? Great.
11 Second?

12

13 SECOND

14

15 Commissioner Summa: Second.

16

17 VOTE

18

19 Chair Alcheck: Ok, we have a Motion from Commissioner Lauing and a second from
20 Commissioner Monk. All those in favor of oh, excuse me, from Commissioner Summa. Sorry.

-
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1 I'm so sorry. I'm so used to her sitting right [unintelligible]. All those in favor of approving the
2 minutes for those two meetings please raise your hand. Great, ok; those are unanimously
3 approved.

4

5 MOTION PASSED (5-0, Commissioners Monk and Rosenblum absent)

6

7 **Study Session**

8 Public Comment is Permitted. Five (5) minutes per speaker.^{1,3}

9 **Action Items**

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

12 2. The Planning and Transportation Commission Will Review and Provide Comments on
13 the Draft Environmental Impact Report Prepared for the Stanford General Use Permit
14 (2018) Application and Provide Input to the City's Comment Letter
15

16 Chair Alcheck: So we are now going to begin finally the Stanford General Use Permit (GUP) 2018
17 Draft Environmental Impact Report (DEIR) comment letter item tonight and with that
18 (interrupted)

19

20 Commissioner Lauing: As I recuse because my spouse is employed at Stanford.

21

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1 Chair Alcheck: Thank you, Commissioner Lauing. We will see you on the 29th on time and early
2 for our very important election. Ok, staff I invite you to present if there's a presentation and
3 sorry for the delay.

4

5 Jonathan Lait, Assistant Director: Thank you. So Meg Monroe [Note-Margaret?] from the City is
6 going to give a presentation to you and we're here to receive your comments and suggestions
7 after the presentation.

8

9 Margaret Monroe, [redacted]: Yes, way back in must have been February the Commission
10 looked at issues to respond to Stanford's Notice of Preparation of a significant amendment to
11 their use permit which is referred to as the 2018 GUP, General Use Permit. This is for
12 development and lands on lands at Stanford that are in the County, not in the City. On the 4th
13 of October the County issued a notice of availability for the environmental document. You
14 Commissioners were sent a copy of that I believe on October 6th that had a Uniform Resource
15 Locator (URL) in it to the some 2,500 pages that constitute this document. The City is now in
16 the process we have a 60 day period within which to review the document and to respond to
17 the County with any concerns. And we're in the process of preparing a response letter as we
18 speak.

19

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1 The DEIR includes those issues that relate to the environment and can be measured against
2 acceptable criteria. In addition as you look at the DEIR there are other non-California
3 Environmental Quality Act (CEQA) issues that are raised by the 2018 GUP project that affect the
4 City of Palo Alto. These the County has been referring to as policy issues and they will also be
5 identified so that in our correspondence on the DEIR so the County is aware of these issues as
6 well.

7

8 Briefly Stanford applied in 2016 for a major modification to their 2000 GUP with associated
9 amendments to the Stanford Community Plan which is a part of the Santa Clara County General
10 Plan and for some rezoning within the various districts in the core campus area. In the staff
11 report I give you a summary of the scope of this request. It's actually taken directly from their
12 DEIR and when we talk about it generally we sort of focus on the 2.275 million new square feet
13 academic and academic support space and 3,150 new dwelling units. Some of those are beds
14 for students, but 550 of them are actual dwelling units for faculty, staff, post-doctoral and
15 medical students.

16

17 As lead agency Santa Clara County is responsible for preparing the environmental document;
18 however Palo Alto is a responsible agency in this case and will be responsible for carrying out or
19 approving some of the some aspects of the project. And so your comments probably relate as
20 much to that responsibility we have as a responsible agency. City staff has the City has hired a

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1 consultant to do the technical review of this document. It's quite detailed and we hired Dudek
2 to do the environment, who is an environmental firm to look at the environmental aspect of it
3 and in addition Hexagon traffic transportation firm to assist in our review working along with
4 the City Departments and there are a variety of City Departments involved: Traffic,
5 Transportation, Planning, Department of Public Works, our Community Services, Police, Fire all
6 those departments have also been participating in this review.

7

8 This evening we have with us to capture your comments and concerns Stephanie Sterlow from
9 Dudek and Jane Clayton from Hexagon. They're here as much as anything to hear your
10 comments on the work that we've done so far and any additional comments you might have. In
11 the staff report there are two lists of items. One is the technical issues and then the next is the
12 policy issues. We've put these in here so you would have an idea of the direction we're going
13 and the kinds of things that we've identified so far. They may trigger your concerns; you may
14 also help you identify additional concerns. We also included in the staff report a copy of the
15 Notice of Preparation letter because in that your concerns and comments particularly on traffic
16 were reflected and you might look at those and see whether you feel based on what time
17 you've had to look at the document whether those have been adequately addressed or maybe
18 new ideas have come to mind. The City is going to put together with your input and the input
19 from the technical and staff we're going to put together a comment letter that will go to the

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1 Council for their review and action at a public meeting and then will be submitted to the County
2 within the required 60 days.

3

4 The next steps from the County's point of view either the Santa Clara County representatives
5 have indicated that they expect the final Environmental Impact Report (EIR) to be available for
6 review in the spring of 2018. That's a pretty big window, but that's what they're saying. And
7 that the Board of Supervisors would consider the final EIR and that would include its
8 certification and the project in mid-2018 and that might go into the fall of 2018. I would hope
9 that your discussion this evening might center on these technical issues and the policy issues
10 and any additional concerns you might have. I'm happy to take any questions you might have.

11

12 Chair Alcheck: Thank you so much. Ok, who would like to kick us off tonight? Commissioner
13 Gardias.

14

15 Commissioner Gardias: Thank you; Margaret, thank you very much for your presentation. So
16 my understanding after this was just said is that technical issues are coming from Dudek.

17

18 Ms. Monroe: They're going... yes, they're going through. They are a technical person is
19 reviewing the technical if you're talking about traffic. The traffic comes through Hexagon and
20 the other things go through Dudek.

-
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Commissioner Gardias: Have they gone through the notes, meeting minutes from our meeting, our review with Stanford.

Ms. Monroe: Yes. Yes, right.

Commissioner Gardias: Has this been included? So there was a concern that I made at the time of the hearing and I went through the through this letter. I couldn't find this so maybe I just didn't locate this in the right paragraph. Maybe it's there, but if you remember and I couldn't find because I just couldn't pull out the documents before the meeting. So I couldn't find the specific table that I was referring to, but then if you remember our meeting I pointed at a table that was showing that the rate of the decrease of the rate of the single vehicle trips or some other related measure hasn't, has stagnated throughout the last three years and then pretty much looking into the continuous improvement requirement that Stanford should have as a internal policy. It was not meeting internal objectives pretty much with the growing number of the residents and visitors and so forth. Was the meaning of this table was very clear that pretty much we would be seeing more trips, single trips because of just a simple increase in the population and it was also sending the signal that pretty much farther improvement is not possible or maybe they couldn't obtain it because of some reason. So I am I was really concerned and I would like to ask you to pretty much include in this letter a statement that

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1 pretty much that of my concern or our concern of following farther or following of continuing
2 farther improvements of the single vehicle trips.

3

4 Ms. Monroe: Yeah.

5

6 Commissioner Gardias: No there was different it was a bar. Thank you.

7

8 Ms. Monroe: Yeah, sure thing.

9

10 Chair Alcheck: Do you have any more comments? Ok. Would you like to? Ok, Commissioner
11 Summa.

12

13 Commissioner Summa: Thank you very much. I have a question and given the size of the EIR I
14 am not saying I know where this is, but there are two questions I have about changes that
15 Stanford was asking for. One is with in regards to impact fees from development and currently
16 I think that they were supposed... so I think they go into different pots. One of the pots they go
17 into is affordable housing within six that has to be built within six miles of Stanford. And I have,
18 I understand that the GUP language would like to change that to not within six miles, but near
19 transit locations (interrupted)

20

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1 Ms. Monroe: Within a mile and a half of transit.

2

3 Commissioner Summa: Benefits, but all over the Bay Area, right? No longer within six miles?

4

5 Ms. Monroe: I'll double check that.

6

7 Commissioner Summa: Because the way I understood it was transit center locations that
8 benefit Stanford and that could take the money we the impacts are felt, borne most heavily by
9 our communities that live closest to Stanford and if it goes to pay for housing very far away I
10 don't think it would have the same benefit. So that was one thing.

11

12 Ms. Monroe: Right.

13

14 Commissioner Summa: And then I think there's also a phrase somewhere about currently to
15 change to add something to the GUP or change something they need a majority of the Board of
16 Supervisors which is three of five. I also understand they're trying to reduce that to two of five
17 which I also... Is that incorrect?

18

19 Ms. Monroe: No. The issue was to extend use into the foothill area and there is presently in the
20 2000 GUP a provision that says they have to have a five-eighths, why they use that number I

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1 don't know. A five-eighths of the Board of Supervisors voting in favor of a change to allow
2 development into the foothill area. And in 2005 that requirement goes away and a simple
3 majority of the board could make that decision.

4

5 Commissioner Summa: So it would be three of five.

6

7 Ms. Monroe: Yeah.

8

9 Commissioner Summa: As opposed to?

10

11 Ms. Monroe: Four of five I think.

12

13 Commissioner Summa: Four of five.

14

15 Ms. Monroe: I don't know what five-eighths is. I don't know five-eighths either.

16

17 Commissioner Summa: Well personally I think it's the changing any use in the foothills is
18 something of such grave concern to most people that I think the more I think the stricter
19 standard is more beneficial, but I wanted to understand those things too. So in general I

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1 thought the staff report captured a lot of concerns. Do you want questions from other or
2 should I just go? Jump in? Ok.

3

4 So I still have a lot of concerns about mitigations. It seems like a massive amount of growth for
5 Stanford and so I'm concerned about the way they measure the traffic, the cordon counts, and
6 how they represent the measurement. I'm particularly concerned that they have ways that
7 they can actually by making improvements to say like bike parking in San Carlos they reduce
8 their numbers of parked drivers to Stanford. I'm concerned that those traffic counting
9 measures should be tightened up to more accurately reflect the real number of drivers coming
10 to Sanford. I'm concerned that the school impacts that will be shared by growth in Palo Alto
11 and Stanford growth have not been looked at carefully enough.

12

13 I think if we want to give I think if Stanford if the we want to as the City recommend the Board
14 of Supervisors approve this GUP I think that Stanford should be participating financially and in
15 terms of efforts to huge issues that face the City and the region such as grade separations. I
16 think and that could include looking at platform lengths and all sorts of things going on with
17 Caltrain. Their no net new trips depends so heavily on Caltrain that and I just don't know where
18 all this capacity is coming from on Caltrain. One thing that I have tried really hard to look for
19 and have never found is an understanding of the capacity and ridership along the whole
20 corridor of Caltrains and the claims made against it. For instance my husband has a what's it

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1 called? Not a Go Pass a Clipper Card which I think is used twice in nine months just because a
2 company issues a Clipper Card does not mean people are using it. So I think we need to see
3 some real numbers particularly more accurate and informative and complete numbers
4 particularly around Caltrain capacity and ridership and Stanford's claims of people using Go
5 Passes and Clipper Cards and such things.

6
7 And the parking issues that I mentioned, transportation issues I would... I also am very
8 concerned I was on the Comp Plan group, the Citizen Advisory Committee (CAC) and I'm on the
9 Planning and Transportation (PTC) now and I'm very concerned that our own environmental
10 review of our Comprehensive Plan did not take into consideration the growth at Stanford. I
11 also think that in for the 2000 GUP I understand that Stanford was required to provide
12 something that's called like the total all time Stanford build out which was never done and
13 they've that various bodies have suggested, have asked for it again. It's never been done. I
14 would say that should definitely be done as a condition required as a condition of any GUP
15 being approved.

16
17 Another important step might be for Stanford to and the City of Palo Alto to come to an
18 understanding about whether the approximately 1,000,000 square feet left in the Research
19 Park whether the best use of that is still at this point office. The [chain] the original purpose of
20 the Research Park was laboratories and Research and Development (R&D). It has really

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1 changed from that to mostly be large law firms and software companies that don't provide the
2 same scientific and technological good for everybody and I think that we should look very
3 seriously at using that space for housing and that Stanford should be designating Stanford
4 owned lands whether it's in the Research Park or elsewhere for the increase in schools that
5 we're going to need. I don't know what that mix is exactly whether it's elementary, middle
6 school or high school. I don't have that information, but I think we should be looking at that.
7 They're the biggest land owner, Stanford has a lot of land, Palo Alto doesn't have much left at
8 all. And I do think that the protections for the open spaces that run out in I believe 2025 should
9 definitely be extended for a reasonable period of time or even maybe perpetuity, but 50 years,
10 something like that. Those are some of my first thoughts. Thank you.

11

12 Chair Alcheck: Thank you, Commissioner Summa. Commissioner [Note Vice-Chair] Waldfogel.

13

14 Vice-Chair Waldfogel: Thank you. Do we have any public comment tonight?

15

16 Chair Alcheck: I did not get any speaker cards.

17

18 Vice-Chair Waldfogel: No speaker cards, ok. Great. So I agree with Commissioner Summa's
19 comments on several fronts, but I do have two questions for Legal. So echoing Commissioner
20 Summa the Stanford GUP EIR process and the City's Comp Plan EIR process have been running

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1 concurrently and the two agencies haven't coordinated their numbers and analyses. And both
2 plans are still in draft. I mean neither EIR is complete or final. So is there any way at this point
3 to compel coordination between the two plans? I mean for the City's plan to look at Stanford's
4 plan for in the baseline analysis or vice versa.

5
6 [Sandra Lee, _____?]: So I'll respond briefly on this because the City's EIR is not
7 agendized, but we do have a final EIR for the Comp Plan and while the Stanford GUP application
8 was submitted after the (NOP) was issued for the Comp Plan EIR. The growth at Stanford is
9 assumed in the cumulative analysis in the final EIR. So the cumulative analysis was broad
10 enough to encompass the Sanford development which came after the issuance of the NOP;
11 however, we based our analysis, the City based its analysis on regional projections.

12
13 Vice-Chair Waldfogel: Ok, so they are not coordinated. Is there any way to compel the Stanford
14 EIR to coordinate with the City's EIR?

15
16 [Ms. Lee?]: I'm not sure what you mean about coordinate with.

17
18 Vice-Chair Waldfogel: Well [unintelligible] so to use the baseline numbers from this from the
19 City's new EIR rather than using old baseline numbers for their analysis.

20

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1 Ms. Monroe: We can ask for that in their cumulative analysis.

2

3 Vice-Chair Waldfogel: I think that I think it's important to do that. It's important that the
4 numbers be consistent. The other question is could you speak a little bit about the thresholds
5 for significant unavoidable impacts? I mean this is a category that I think confuses people and
6 the argument that nothing should or that growth should be allowed with no mitigation if the
7 impacts are unavoidable does not seem right. So I just wonder if you can explain to us what
8 where the thresholds are for that.

9

10 Ms. Monroe: I think Stephanie who's an environmental expert can help with that a little bit at
11 least from our current analysis.

12

13 Stephanie Sterlow, Dudek: So under CEQA if there's a significant impact identified the agency
14 has to look for either a mitigation measure or an alternative to reduce that impact to less than
15 significant level. Sometimes there is not a mitigation or alternative [unintelligible]. In that case
16 they conclude that it's a significant and unavoidable impact and then an agency in approving a
17 project has to make a what's called statement of overriding considerations and that's where
18 they would weigh other considerations that there is other either economical, feasibility issues,
19 social issues or other considerations that allow them to approve a project with a significant

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1 unavoidable impact. So there's not a specific threshold per se, but that's the process when a
2 significant impact is identified.

3

4 Vice-Chair Waldfogel: So now I'm pretty confused about how some of the traffic impacts would
5 fall into that category. So I mean some of the intersections are classified as already at such a
6 low levels of service that we're calling it, we're calling further impacts unavoidable?

7

8 Ms. Monroe: Well, I think we'd have to we usually go through the thresholds and for traffic
9 they're usually very specific. So they'll refer to Level of Service (LOS) for intersections and if an
10 intersection is operating at an existing deficit then there sometime soon increments of traffic
11 would be allowed that would be within it and if not then it would be significant unavoidable. If
12 there's other proven measures to reduce the traffic and Transportation Demand Management
13 (TDM) so it gets there's a lot of different layers to look at especially with traffic and that's
14 something we can look at in the letter and go through those thresholds and (interrupted)

15

16 Vice-Chair Waldfogel: [Unintelligible] do that because our experience on the ground is that the
17 cumulative impacts that have from project after project have led to degradation in network
18 performance and this is something that I think has the potential to make it even worse. So I
19 think we really have to sharpen our pencils on whether anything meets that criteria of
20 unavoidable. So I would just strongly recommend that we be very thoughtful about that.

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Chair Alcheck: Ok, I see lights from Commissioner Gardias.

Commissioner Gardias: Thank you. So Margaret I have when I'm just I have an impression I would like to convey to you.

Ms. Monroe: Sure.

Commissioner Gardias: And I this is regarding the language that's being used throughout this letter. I have some concerns by reading this and I'm just going to pretty much advocate (interrupted)

Ms. Monroe: This is not the language it's going to be in the letter. This is just a summary.

Commissioner Gardias: Oh, I see. Ok.

Ms. Monroe: But if you have concerns about language in the letter please let us know.

Commissioner Gardias: Yeah, that's right. So it may be adequate, but so the reason is that when I scanned through this I noticed that the technical issues they pretty much they have a

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1 boiler plate ending which says either it's not adequately addressed, should be reviewed, may
2 not be accurate, needs to be more thoroughly addressed, it's not adequate, needs to be
3 revisited, and are not properly addressed. So when I'm reading things like this this means
4 nothing to me.

5

6 Ms. Monroe: I understand.

7

8 Commissioner Gardias: So I mean we can write for the sake of writing because some people
9 maybe just may need to be paid for writing, but we need to just provide the substance. I think
10 that Stanford is a serious neighbor or part of our City and then I believe that we were
11 impressed or at least I was impressed with the level, with the quality of the materials that they
12 provided to us with the responses and the way that they look into their environmental impact.
13 And then if we address this letter to Stanford it should be really professional. Statements like
14 this that it's not may need to be thoroughly addressed we need to provide thoroughly a reason
15 why we think that this should be done this way.

16

17 Ms. Monroe: I absolutely agree.

18

19 Commissioner Gardias: Otherwise if it's just an empty statement it just looks not very
20 professional.

-
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Ms. Monroe: I agree.

Commissioner Gardias: So I would like to just take your attention to this how the sentences were structured and I hope that the final letter would be really pointing Stanford to provide the reason. When we always discuss things like this in the commercial world we always provide the reason. If there is no reason why we don't even say it? There must be a reason. So thank you.

Ms. Monroe: I agree.

Chair Alcheck: Ok, I don't see any additional lights. I can ask a couple questions. I noticed that on Packet Page 11 the second bullet says Stanford should to meet more of it housing demand on campus, is it attempt to meet more of its housing? Is that what?

Ms. Monroe: Well, actually (interrupted)

Chair Alcheck: No, hold on before... I think I understand what this bullet is. My question was is there any desire from the City to sort of be more specific about what kind of housing? I imagine that Stanford actually is probably dedicated to develop as much housing as it possibly can on their campus to accommodate their employees in an effort to attract top talent because

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1 of the cost of housing here. And so I imagine that that effort that they make is part of their sort
2 of recruitment or benefits process. Really that's that for them that's that kind of discussion, but
3 I also wonder if the City is interested or if the City has specific interest in making the suggestion
4 because we're talking here about a Regional Housing Needs Allocation (RHNA) allocation which
5 spans the spectrum of housing, right? It's not just housing like for professors and students, but
6 it could also be housing for lower income earners and I imagine that there is some and I would
7 imagine that there are some employees although this is just an assumption of Stanford that
8 may fall into categories of lower income that could theoretically qualify for that strata of
9 housing. And I'm curious to know if we want to be a little bit more specific not just to attempt
10 to meet more of its housing demand on campus, but to satisfy all the...

11

12 Ms. Monroe: The range of incomes.

13

14 Chair Alcheck: The ranges.

15

16 Ms. Monroe: Sure.

17

18 Chair Alcheck: Not just the range of incomes, sort of all the ranges of housing that our RHNA
19 allocation requires. So to be specific to state probably what's obvious for you, but just for the
20 benefit of this conversation our RHNA allocation requires, puts forth that we provide the

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1 opportunity for the development of several different types of housing. And I guess I do I'm
2 unaware of whether Stanford has ever participate, I know that you make a point here that in
3 the 2007 to 2014 cycle they accepted some of our RHNA allocation.

4

5 Ms. Monroe: Yeah, in the past. Yes.

6

7 Chair Alcheck: Yeah.

8

9 Ms. Monroe: Yeah.

10

11 Chair Alcheck: But to what extent was that in all of the... was it just (interrupted)

12

13 Ms. Monroe: That they make a contribution to affordable housing and they'd provide
14 affordable housing. Of the 3,100 units they're talking about a significant number of them are
15 for graduate students, post-doctoral students, medical students, people who and I don't know
16 how many of their faculty meet the income, but they provide a substantial amount of
17 affordable housing. And that the City negotiates with the County about how that will be
18 distributed in terms of RHNA. Now if they were to provide more housing on campus for
19 example like the Escondido Village project that they've got that's principally for graduate
20 students and post-doctoral students and those are among their lower income people.

-
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1

2 Chair Alcheck: Right. No, I get it.

3

4 Ms. Monroe: So (interrupted)

5

6 Chair Alcheck: I guess what I'm trying to say is there and I don't mean this I'm just sort of
7 curious to sort of appreciate if there is a distinction from their perspective between housing
8 their students which is sort of akin to housing their customers, right? Subsidizing the housing of
9 the individuals that are paying them in some regard probably for tuition and housing maybe
10 individuals who work in their hospitals or in their cafeterias, their employees essentially who
11 are not necessarily higher income professors or educational staff; you see I don't even really
12 have enough information to sort of appreciate the to create articulate question, but the idea is
13 one of the things that we've grappled with on the Commission a lot is that our retail just for
14 example, our retail establishments have a very difficult time hiring staff and the lower wage
15 levels.

16

17 Ms. Monroe: Sure.

18

19 Chair Alcheck: Because they can't seem to find housing anywhere nearby and the commute
20 doesn't make sense. I think that Stanford also has probably grapples with that same problem

-
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1 that when they have everything from custodial to landscaping to hospital staff that may occupy
2 certain income levels that aren't high enough to find housing in the immediate vicinity. They...
3 so the question is whether or not they provide that housing sort of to all members of their all
4 stakeholders in their community or just their students and staff of the institution.

5

6 Ms. Monroe: No. In the document itself it talks about housing for undergraduates, graduate
7 students, post-doctoral students, faculty, and staff.

8

9 Chair Alcheck: Ok.

10

11 Ms. Monroe: And that would include...

12

13 Chair Alcheck: Anybody.

14

15 Ms. Monroe: Yeah, anybody. Yeah.

16

17 Chair Alcheck: Yeah. No, I get it. Ok. So any other comments? I can come back to me. I have
18 Commissioner Summa and then Commissioner Gardias, sorry, [unintelligible] wrong lights on.

19

-
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1 Commissioner Summa: Couple other questions and comments. On the staff report on Page 9
2 you mention the Draper District and I just wasn't familiar I couldn't quite picture what that I had
3 never heard that term. Is that the area along El Camino that has to remain as open space?

4
5 Ms. Monroe: The Arbore... the Draper District is between the Arboretum and the Stanford
6 housing to the to the at the very south corner that's on Stanford Avenue.

7
8 Commissioner Summa: Ok.

9
10 Ms. Monroe: It's that area where the fields are, the rugby stadium, and that kind of thing.
11 That's the Draper District and the Arboretum is classified as open space and (interrupted)

12
13 Commissioner Summa: Right.

14
15 Ms. Monroe: That would be preserved separately, but they're talking about 200,000 square feet
16 in the Draper District and that would be in that area between the existing housing development
17 and the edge of the Arboretum.

18
19 Commissioner Summa: Ok.

20

-
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1 Ms. Monroe: And backed from El Camino toward the campus, the main campus.

2

3 Commissioner Summa: And so the issue is that they weren't previously they weren't going to
4 build in that and now they are, is that the issue or?

5

6 Ms. Monroe: I don't know that they were going to build anything in the 2000 GUP. I didn't
7 check that. They are now proposing to build 200,000 square feet of academic and academic
8 support space.

9

10 Commissioner Summa: Ok.

11

12 Ms. Monroe: In that area.

13

14 Commissioner Summa: But it's not Arbor... it's not the unbuilt open space area along
15 (interrupted)

16

17 Ms. Monroe: It's where the green fields are.

18

19 Commissioner Summa: Ok.

20

-
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1 Ms. Monroe: It's where the sports activity fields are.

2

3 Commissioner Summa: Ok.

4

5 Ms. Monroe: The open space.

6

7 Commissioner Summa: Ok.

8

9 Ms. Monroe: And there's a eucalyptus grove down along the south end.

10

11 Commissioner Summa: Ok. Couple other questions. I think that some of the mitigations if

12 Stanford doesn't meet its new net trips one of the things that will happen is that they will be

13 charged a fee per vehicle and that seems very a very inadequate thing when it doesn't reduce,

14 it doesn't take a vehicle away. It just says oh, you have to pay a little fee. So I don't understand

15 why that would be desirable from anyone's point of view. And then Table 5 15-30 I mean there

16 are that is the table of intersection with significant impacts. I mean that's a pretty daunting

17 table right there.

18

19 So and then something else I thought of is that I understand that Stanford because of their

20 expansion and needs and desire to have people live closer to campus who work there that

-
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1 they've bought a lot of houses all around Palo Alto. And they I live in College Terrace. They've
2 certainly recently bought a lot of houses in College Terrace and in a discussion at a residence
3 association with senior Stanford people they said oh no, it's not just College Terrace, it's all over
4 town. So one thing that I also think could be, should be a part of this is that I think Stanford
5 does a wonderful job with the Marguerite system, but I think it could should be expanded to
6 serve the whole town and residents can use it also. It's actually sort of disappointing how
7 limited it is in various directions at various times. So I think that would be another thing that
8 should be asked of Stanford if we're going to consider giving them a GUP because my
9 understanding is that an alternative to the GUP is that Stanford would just have to apply project
10 by project which I think is I think that's a very different kind of process for them. Oh, I had a
11 question for you. Was the 2000 GUP the first time they had a GUP or do those go back
12 historically?

13

14 Ms. Monroe: I think the first one was in 1985.

15

16 Commissioner Summa: 95?

17

18 Ms. Monroe: 85.

19

20 Commissioner Summa: 85, ok. Ok. And then let me just look...

-
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Ms. Monroe: I'm not sure it was called a GUP at that time. I don't know quite what it was called, but that was their first.

Commissioner Summa: The first time they ok. And I think... yeah so at this time I actually I find that the impacts in the growth and the traffic and the claim of train ridership and versus train capacity and the... I just think there's way at this point the impacts are way too many and that I would just encourage that the Council send a letter that is strong about some of these things because it's very hard once you get this ball rolling down hill to stop it so and I will leave it at that. Thank you.

Ms. Monroe: Thank you.

Chair Alcheck: Commissioner Gardias.

Commissioner Gardias: Thank you. So first I have to give kudos to my colleague Commissioner Summa who after a first round of series after 10 minutes of substantial comments she with a smile she said this is what I just want to say in the first round. So I knew that more would be coming back then.

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1 So a couple of minor comments. So I agree with the suggestion about expanding Marguerite
2 because and I will give you a story. A couple of weeks ago I was coming back from work to
3 home and then I was cutting through Professorville and then I noticed a man that should not be
4 there so I asked him if I may help him somehow and he said yes. So it's after a couple of
5 moments he ended up sitting in my car and me driving him toward Emerson because somebody
6 had a Bed and Breakfast over there or Airbnb farther away from the campus. He was a visiting
7 professor from Argentina and then pretty much he found himself renting a space for a couple of
8 days on Emerson where somebody had a Airbnb location, but this pretty much it just leads me
9 to the substantive comment that pretty much that growth of Stanford has impact on our town.

10

11 And then one of the it is because it just a it extracts or it uses our infrastructure, it uses our
12 housing capacity. And a good example could be that part of this Commission is not present
13 because they have some relationship with Stanford. And I think there was a saying that that 50
14 percent of Stanford graduates they never lose sight of Hoover's Tower. I'm not sure about 50
15 percent. I think that maybe it's higher, but then it just it's if it's serious then probably growth of
16 Stanford would mean a higher demand for housing at the higher and their and higher prices of
17 the housing stock of Palo Alto. So it creates immediate impact on our town not only because of
18 their students or faculty members, but because of the graduates that because of different
19 reasons just want to live in Palo Alto. So this has to be also stated clearly and then for this

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1 reason if there is any infrastructure expansion that would help the City to accommodate those
2 Stanford graduates living here that should be somehow addressed.

3
4 So that was the comment about relationship of the City and Stanford. And I had also one item
5 here that was related to known traffic and known housing paragraph. In the letter when it says
6 about hydrology and water quality I think that just looking at the volatile weather patterns that
7 we were observing recently and although I'm not a scientist, but I heard a number of comments
8 that because of the climate warning that volatility may continue. What I'm saying is that the
9 paragraph about hydrology/water quality should also include comments that about potential
10 flood control that should go beyond the current capacity as it's currently required. Thank you.

11

12 Ms. Monroe: Thank you.

13

14 Chair Alcheck: Commissioner [Note Vice-Chair] Waldfogel.

15

16 Vice-Chair Waldfogel: Just a quick follow up on one of Commissioner Summa's, just a question
17 for staff. When Stanford buys a parcel outside the campus and say in a neighborhood what
18 happens to it from a property tax perspective?

19

20 Ms. Monroe: I don't know.

-
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Mr. Lait: No. We don't know. We'll have to look into that.

Vice-Chair Waldfogel: Yeah, I mean if it falls off the tax rolls we should be tracking this in some fashion.

Chair Alcheck: Ok, does anybody else wish to make more comments? Please, Commissioner Summa.

Commissioner Summa: I also wanted to thank staff for the technical issues and the assumptions at the baseline and I thought many of those comments were very good that you've included. And so I just wanted to thank you for that and that's it.

Ms. Monroe: Thank you.

Chair Alcheck: Ok, seeing no more lights I think we've come to the conclusion of this agenda item. I am looking forward to seeing how this final letter comes together. I know this is now our second meeting on the topic so I think that means that we won't actually see a draft.

Ms. Monroe: No, not the draft of the actual letter. It will be in the Council packet.

-
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Chair Alcheck: Ok, so hopefully the content from the two meetings we've had will serve as a good basis for the draft letter.

Ms. Monroe: We'll do our best.

Chair Alcheck: And we'll look forward to seeing it at the Council although I think it's on November 27th?

Ms. Monroe: Before December 4th. We're not quite sure yet.

Chair Alcheck: Ok. Fantastic, alright.

Ms. Monroe: We'll let you know.

Chair Alcheck: I think with that we conclude this item.

Commission Action: There was no action taken by the Commission.

Approval of Minutes
Public Comment is Permitted. Five (5) minutes per speaker.^{1,3}

3. September 27, 2017 Draft Planning & Transportation Commission Meeting Minutes

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1 **Commission Action:** Motion to approve the minutes made by Commissioner Lauing
2 **Seconded by Commissioner Summa, motion passed (5-0) (Monk, Rosenblum absent)**

3 **4. October 11, 2017 Draft Planning & Transportation Commission Meeting Minutes**

4 **Commission Action:** Motion to approve the minutes made by Commissioner Lauing
5 **Seconded by Commissioner Summa, motion passed (5-0) (Monk, Rosenblum absent)**

6
7 **Committee Items**

8 **Commissioner Questions, Comments or Announcements**

9 **Adjournment**
10

11 Chair Alcheck: I'm just going to lump it together, are there any Committee Items, Commissioner
12 questions, comments or announcements before adjourn the meeting tonight? I have a
13 Commissioner, a light from Commissioner Gardias.

14
15 Commissioner Gardias: One change I would like to propose to the meeting agendas. I'd like to
16 propose that we include planning for two thousand, for the next planning year 2018 in the
17 agenda of this Commission and also newly appointed Commission. So concretely I would like to
18 see topics about a plan for 2018 discuss under this Commission and the newly elected or the
19 Commission with the new members.

20
21 Chair Alcheck: Ok, so I thank you for making that recommendation. In an effort to be
22 responsive to you I think the one of the things I heard tonight was that our upcoming review of

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1 the by-laws will include a discussion as Assistant Director Lait suggested on how we propose
2 items for agendas. Is that, did I hear that right? And so if what I'm at this point it's not entirely
3 clear to me how we can add items to agendas. And so I suspect that during that discussion
4 maybe we'll be able to shed some more light on it. I'm not sure what else to say; hopefully
5 maybe at the next meeting (interrupted)

6

7 Commissioner Gardias: Well so let me respond. I think that we have the authority to add items
8 or requests so the reason that I'm proposing this because and I think that I already spoke about
9 this.

10

11 Chair Alcheck: Yeah.

12

13 Commissioner Gardias: It would be proper to reach out to the Council at the beginning of the
14 new calendar year with the number of the items that Planning Commission wishes to take on
15 and work on.

16

17 Chair Alcheck: Actually I'm really happy to have the discussion. I guess my question Jonathan
18 would it be appropriate to add to our agenda for the next meeting just a quick item to discuss
19 adding items to the agenda? I understand that you're a little frustrated because you don't want
20 us to have a discussion right now about something that hasn't been agendized so I'm trying to

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1 be very sensitive to that feeling that I'm getting from you. So I'm trying to accommodate his
2 request in a way that makes sense.

3

4 Jonathan Lait, Assistant Director: Yes and we could schedule that. It was my intention to have
5 that specific conversation when we did the Planning and Transportation Commission (PTC) rules
6 of order.

7

8 Chair Alcheck: In January?

9

10 Mr. Lait: In January. I think that's a different statement than the request to have a 2018
11 discussion about topics that are going to be discussed.

12

13 Chair Alcheck: Yeah. What I would suggest is that if we put it on the if we put a discussion
14 about having that take place that gives Commissioners a chance to decide if they want to make
15 those choices and then maybe creates an opportunity for the Commissioners to think about it.
16 What how do you want to make the decision on what could... you know I mean? Like is do we
17 want to create a process so hopefully again, we don't want to have a discussion tonight. So
18 we're going to calendar the opportunity to have a discussion.

19

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1 Commissioner Gardias: Well yeah, but it's just I mean it's just pretty much it's just I think all of
2 this it just falls perfectly under the discussion about the by-laws or I mean I'm not even sure this
3 is the matter of the by-laws because we can just pretty much number of the topics were
4 proposed or discussed probably between you and Mike at some other meeting, right? So
5 (interrupted)

6

7 Mr. Lait: So if I'm hearing you correctly you want to have a conversation about the year ahead?
8 Right?

9

10 Commissioner Gardias: That's correct.

11

12 Mr. Lait: With the incoming Commissioners when they're seated?

13

14 Commissioner Gardias: I'm sorry, what did you say about what?

15

16 Mr. Lait: It's about timing. When did you want to have that discussion?

17

18 Commissioner Gardias: No, no. So the discussion would be about the plan for 2018.

19

20 Mr. Lait: Sure.

-
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Commissioner Gardias: With the old or the current Commission and with the new. It's going to probably take a couple of sessions just to go around the table, understand what items they would like to discuss or they would like to see agendized for the next calendar year and then pretty much [unintelligible] discuss it with staff what's feasible from different proposals.

Mr. Lait: Ok, so I would offer that when you consider the Annual Report that you also have a conversation about the year ahead; a look forward.

Chair Alcheck: You know what? I'm going to try to work on a agenda, like a sub-agenda for that item with Assistant Director Lait and we can add a discussion about priorities or whatever. And then you (Interrupted)

Commissioner Gardias: That's fine. That's fine.

Chair Alcheck: And then in theory in January they could continue that discussion with the new Commission because the new people and the old people will never be on the same night so...

Commissioner Gardias: Sure, sure, sure, but there was a I think that the Commission may be even the same next calendar year, right? Because (interrupted)

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Chair Alcheck: We'll know by (interrupted)

Commissioner Gardias: We'll know very soon, right? But yes, maybe yes, maybe no, but there is of course value that you and (interrupted)

Chair Alcheck: If for some reason that meeting doesn't take place in the right time or we don't get to it I will, we will can we also encourage Eric to send his opinions. No need to send opinions to you, you know.

Commissioner Gardias: hold on a second, Eric will still be attending the meetings I believe, right?

Chair Alcheck: Until December (interrupted)

Commissioner Gardias: Yes, ok. So yes that's what I meant that pretty much that you and Eric would still provide the value about this what topics should be on the agenda next year.

Chair Alcheck: I think we can accommodate a discussion in our in that agenda item. Ok, alright with that we are we are adjourned. Thank you everyone, see you on the 29th.

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2 7:31pm

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Palo Alto Planning & Transportation Commission

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Chair Michael Alcheck
Vice Chair Asher Waldfogel
Commissioner Przemek Gardias
Commissioner Ed Lauing
Commissioner Susan Monk
Commissioner Eric Rosenblum
Commissioner Doria Summa

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