



Planning & Transportation Commission Action Agenda: May 25, 2022

Meeting
6:00 PM

Call to Order / Roll Call

6:02 pm

Chair Lauing: Okay, thank you. Good evening, I'd like to call to order the May 25th, 22 Regular Planning and Transportation Commission meeting and we will get to a Resolution here on the audio and visual and speaking and so on but can we call the roll please?

Madina Klicheva, Administrative Assistant: Yes. Chair Lauing?

Chair Lauing: Present.

Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Present.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Here.

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2 Ms. Klicheva: Commissioner Hechtman?

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4 Commissioner Hechtman: Here.

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6 Ms. Klicheva: Commissioner Reckdahl?

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8 Commissioner Reckdahl: Here.

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10 Ms. Klicheva: Commissioner Roohparvar?

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12 Commissioner Roohparvar: Here.

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14 Ms. Klicheva: Commissioner Templeton?

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16 Commissioner Templeton: Here.

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18 Ms. Klicheva: We have a quorum.

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20 Chair Lauing: Excellent. Thank you. Assistant Director Tanner would you like ...

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Ms. Tanner: I would and unfortunately my computer is restarting itself with all my notes on it.

Ms. Klicheva do you have the meeting ID handy and I can just pass it to you to say that.

Ms. Klicheva: Yes.

Ms. Tanner: I just want to say good evening to all the folks who are joining us in the chamber as well as those who may be online. We are having a hybrid hearing tonight and so you can participate if you are here at City Hall, or you can participate online. If you would like to participate you can join us at <https://zoom.us/join> with meeting ID 916 4155 9499, again that's ID number 916 4155 9499, and when it's time to speak on an agenda item or general public comment you can raise your hand and you'll be unmuted and you'll be allowed to speak. If you're calling in by phone you can call 1-669-900-6833, again 1-669-900-6833 and again enter the Meeting ID: 916 4155 9499 and to speak if you're on the phone you can use star 9 and you'll hand will be raised here and we'll unmute you so you can share your comments. If you are in the Chamber and you'd like to speak on an item on the agenda or an item not on the agenda during Oral Communications please submit a speaker card to Ms. Klicheva who is here on my right. And that is all for this evening. Thank you.

Oral Communications

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

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1 Chair Lauing: Okay, thank you very much. The next item is Oral Communications if there is
2 anyone in Chambers or online that would like to speak on an item that is not on tonight's
3 agenda, now would be the time to raise your hand and we'll call and allow you to speak on that
4 item.

5
6 Ms. Klicheva: I haven't received any speaker cards, we have online one online attendee but I
7 don't see that he raised his hand, he hasn't raised his hand.

8
9 Chair Lauing: Okay. I'm just going to give him another minute. I don't either so. That's the end
10 of Oral Communications.

12 **Agenda Changes, Additions and Deletions**

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

14 Chair Lauing: Are there any Agenda Changes, Additions and Deletions?

15
16 Ms. Tanner: There are no changes from Staff.

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18 Chair Lauing: None from staff, none from Commissioners.

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20 Ms. Tanner: Did we do the Roll Call, sorry if I missed that.

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1 Chair Lauing: Yes we did.

2

3 Ms. Tanner: Okay, and I think that Commissioner Templeton if it just for the benefit of all the
4 Commissioners, may be leaving and then rejoining the Hearing later on. Is that correct
5 Commissioner Templeton?

6

7 Commissioner Templeton: I am just wanting to let you guys know, so that you for giving me the
8 opportunity, I will have to step out and be back and I'll let Ms. Tanner know when I'm on so
9 that everyone knows when I'm back. Thank you.

10

11 **City Official Reports**

12

13 Chair Lauing: Great. Thank you. So now it's time for the Assistant Director's report.

14

15 1. Directors Report, Meeting Schedule and Assignments

16

17 Ms. Tanner: Good evening everyone thank you again for being here and sorry my computer is
18 restarting which is great, it's on but my notes are not before me so I'll do a little bit from
19 memory this evening. Not a ton of updates, the Council is heading into it's last month of
20 meetings before the summer recess. Castilleja was heard this past Monday but was continued
21 until June 6th, and so that will be another meeting of the City Council on Castilleja. June 1st,

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1 which is a Wednesday is also going to be a Council meeting, there's no Council meeting next
2 Monday due to the holiday, so they scheduled a meeting on the 1st of June and that will be
3 when the PTC Workplan is considered, along with the Architectural Review Board and the
4 Historical Resources Board workplans for the coming year. So, that will be happening on
5 Wednesday, and then the following week I believe is going to be Objective Standards will be
6 also taken up that was continued from a couple hearings ago of City Council, and then not
7 related specifically to work of this body but I think important for the work towards helping
8 house all Palo Altoans, the City will be taking up a Home Key Project that's a project to build a
9 non-congregate shelter in the City of Palo Alto and that should be coming up in June, making
10 great progress and we're very hopeful that we will be getting a Grant award soon, so keep your
11 fingers crossed that will continue to go forward. Those are the items that are coming up. In
12 other news in the department, we are going to be hiring a few new planners so those
13 interviews have happened and we're hopeful to have a few new planners, you might see some
14 new faces here at the PTC, we're very very excited about those opportunities and of course in
15 June the City Council will be taking up the Budget, which may give us more opportunity for
16 some additional positions if those are all approved. So, work continues, and I don't know if Mr.
17 Rius is on the line, from Transportation, if he had anything he wanted to add updates from
18 Office of Transportation.

19

20 Chair Lauing: He is.

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Rafael Rius, Senior Engineer Office of Transportation: Hello Chair and Commissioners, Rafael Rius, Senior Transportation Engineer. I don't have an official update right now, I'll just announce I'll be participating in most/all of the PTC meetings coming up and welcome to take any questions you have and I'll also be updating you on all ongoing Transportation efforts. Thank you.

Chair Lauing: Thank you. Do any commissioners have questions for the assistant director? There's one light on but it must be a ghost light. No. Okay.

Study Session

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

Chair Lauing: Alright, we'll move to our first item of the evening which is a study session on the parking program update, and we'll go to a staff report on that.

2. Receive and Provide Feedback on Parking Program Update

Ms. Tanner: Thank you. We have Mr. Baird with the office of Transportation who'll be giving that presentation.

Mr. Baird, Parking Program Manager: Good evening Commissioners. I am just going to share my screen, I want to make sure I share the right screen. Alright, are folks looking at my screen now?

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2 Ms. Tanner: I don't think it's showing yet.

3

4 Mr. Baird: Okay, I'll try again. Alright, how's that?

5

6 Chair Lauing: That works.

7

8 Mr. Baird: Alright. So, good evening, tonight's presentation is largely supplemental to the
9 report that you received. We.. you're welcome to have discussion and feedback on any of the
10 items or information in both. This is kind of a brief kind of overview of the last several years of
11 parking planning efforts. We had a couple downtown studies, specifically 2016 and 2017 some
12 of the recommendations that came out of that really recommended some residential parking
13 program improvements as well. So we've been utilizing permits and citations management
14 contract to advance many of the efforts that we planned for from those original studies. So that
15 .. our fee was going out in 2018/2019 we brought on Duncan Solutions and we've been
16 transitioning to the Duncan Solutions portals since resuming our programs following the initial
17 phases of the pandemic. Last year we really made significant progress on advancing many of
18 the changes that were originally set out in those studies, we're really using automated license
19 plate recognition for both cost efficiencies and data collection automation that we're looking to
20 set up. We'll also be publishing to our website some more permit sales data and parking

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1 occupancy data once we have those established. The permit sales data is coming in now from
2 all of programs, but we're still using the LPR to establish the parking occupancy data so we
3 don't that much data on that yet. The next kind of big effort coming up are some additional
4 Muni-code (Municipal Code) updates. Last time we brought Muni-code updates to the PTC, you
5 all recommended that we really focus in on the virtual permitting part of that update but there
6 are additional updates that we're looking to do related to commercial parking and some
7 additional residential improvements we want to accomplish. Virtual permitting, while in many
8 ways advantageous, 7/8's of our permits in downtown are now on digital. It's been a little bit
9 difficult for some of our users. Over there on the right is a screenshot of what kind of that
10 portal looks like, so we've been working closely to try and improve that experience for so many
11 of our customers. The other big kind of question that we'll continue to try to undertake is how
12 to fully transition away from the physical Guest/Visitor hangtag. For efficiency, it's just not
13 really efficient for our vendors to have to check that visually so right now, but right now we
14 have kind of a hybrid system where we have both virtual permits and physical hangtags for
15 guests and visitors. On the commercial side in both our downtown and Cal Ave areas one of the
16 major pain points that we could potentially hope to relieve is the fact that after 2 or 3 hour
17 parking stay it costs \$25 dollars to visit or spend a day in downtown so we'll be looking at the
18 Muni-Code update to give some options for paying hourly and potentially in our garages and
19 lots as those are a little bit easier for us to deal with. But we're also potentially looking at doing
20 an RFI to get a technology [Urban Dirt] to do some on-street options or have some options for

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1 us to move forward there. With our Parking Action Plan what we're really doing is advancing
2 these key strategies to improve the experience for both visitors and residents, improving our
3 data management and then also improving our customer experience is our key parts of that.
4 Here's some of the sales data that we recently got, since resuming in late 2021 for some of our
5 smaller programs and then also our 2022 program at the start of this year, including downtown.
6 So we've sold over, nearly 2000 parking permits in the downtown area. Both the University
7 Avenue and California Avenue area garages and lot permit sales are significantly down
8 compared to previous years. So, in previous years both the University Avenue and the California
9 Avenue parking garages and lots have sold out the permit availability, so while we did increase
10 our permit availability to help kind of prioritize or steer customers that way those permits have
11 not sold out just yet. So, you can see California down at the bottom the CA Employee, that's
12 California Avenue employees, that's about 30% of permits available have been sold out, and
13 then University Avenue roughly have the permits available in the garages and lots have been
14 sold out. Again, major parking initiatives, we're going to continue to launch digital purchase
15 options, we're looking to add the California Avenue to the portals early this fall, and we're
16 going to continue to have... engage state corridors in some conversations about some of the
17 previous work plan items that kind of smooth out our residential programs and also offer some
18 different... additional permit types in the commercial zones. In terms of process, we'll be
19 coming to the PTC a lot more frequently now as a program to kind of continue to make
20 progress and continue to review with you all progress in our parking data portal and just kind of

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1 public... better public understanding of our parking initiatives. Most of our major changes that
2 we'll have to do, we'll also have to do finance because there are some budget considerations as
3 well, we're thinking about commercial pilots, but we'll get to some of that next time when we
4 bring some more developed options. Again, we're really having the study session today just to
5 kind of give you guys a chance to kind of review progress made so far, talk to us about who we
6 might need to work with moving forward. I do want to schedule an in-person parking facilities
7 walking tour pretty soon and would be interested in having some PTC members participate in
8 that if interested, and we'll also be developing a customer survey that will eventually have PTC
9 review as well. That kind of concludes this kind of brief update, I'm happy ask... have
10 conversation or answer any questions or have further discussions on any of the points in either
11 the packet or in the presentation. Thank you.

12

13 Chair Lauing: Thanks very much. We can have a general round of questions for the staff report
14 before we go to any public comment. So, whoever would like to comment, please light up. I
15 have screens and lights as usual, so I'll do my best not to ignore anyone. Commissioner
16 Hechtman.

17

18 Commissioner Hechtman: Thank you Chair and thank you Mr. Baird for the report and the
19 written report as well. I just had a quick question on packet page 9, one of the recent
20 accomplishments was to launch the online permit portals for all 6 residential preferred permit

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1 sale cycles and I just want a little better understanding on the sale cycles, are these staggered
2 through the year and are they annual? What is a sale cycle.

3

4 Mr. Baird: Yeah, so for the residential permits in particular, those are all annual permits and
5 they are staggered throughout the whole year. So, we've been watching the permit portals as
6 we've been bringing the programs back online following the brief period during the pandemic
7 when they were shut down.

8

9 Commissioner Hechtman: Thank you.

10

11 Chair Lauing: Commissioner Chang.

12

13 Commissioner Chang: Thank you Mr. Baird for your part. I've got three questions. We'll do the
14 shortest easiest one first. Some on packet page 10, where there's a listing of the strategies
15 currently underway for Fiscal 2022...

16

17 Mr. Baird: Yes.

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1 Commissioner Chang: Is it expected that everything above future policy and action items are
2 things that are going to be completed in 2022 or are these just things that are being thought
3 about and started.

4

5 Mr. Baird: So, these are all things that are being thought about, started, and in progress. Not
6 necessarily completed by the following year. Some of the efforts will continue into future years.
7 Particularly thinking about adding APGS systems, some of the garages ... public works will have
8 a project that will do one or two garages in the downtown and then we've got the micro transit
9 pilot project coming online, we'll adopt some tie ins as we can. Yes, many of these we can
10 continue to be working on into the future.

11

12 Commissioner Chang: Okay so then a follow-up question on that specifically around the APGS
13 systems, we do anticipate that sometime in Fiscal 2022 there would be completion of at least
14 one or ... so we'll see something actually installed this year? Is that correct?

15

16 Mr. Baird: Not the completion or necessarily even the installation but we are working with
17 public works right now on getting the RFP out so the request for proposals for additional
18 options.

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1 Commissioner Chang: Okay, got it thank you. And then, I had a couple bigger picture questions.
2 So, on packet page 9 you listed a whole bunch of actions that have been completed since the
3 last PTC update, and so I wanted to get a sense from you, do you feel like you're ahead of
4 schedule, on schedule, or behind schedule in terms of what you've managed... or what has
5 been done relative to what was planned.

6

7 Mr. Baird: Yeah, so I think we've made a lot of progress on addressing some of the original
8 residential concerns about our parking permit programs (RPP), so there had... in the beginning
9 there was some consternation in particular that the on-street residential permits were in fact
10 cheaper than the garage and lot permits and so that was kind of a residential consternation
11 that the garage and lots appeared to be not as good a deal so we've adjusted that kind of
12 imbalance. There was also some consternation that you could get a low-income permit in the
13 RPP zones but you could not get that in the garages and the lots so that has been addressed.
14 So, we've kind of tackled some of these major issues that were causing some consternation
15 amongst our most important advocates. Next step is really doing some improvements for the
16 customer service experience. There's been a little bit of trouble with some of our customers
17 transitioning to the new virtual system so we will really be looking for ways to improve that
18 experience for them. And then, where we're a little behind, is just implementing the... getting
19 the automated occupancy account set up, it's taking us a little bit of time to kind of figure that
20 out, coordinating amongst all the vendors involved to get that set up and automated, but we do

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1 expect that to get going pretty soon. The... getting just the enforcement set up and getting our
2 hybrid system set up has taken a little bit longer than we'd anticipated, but we are now doing
3 LPR enforcement, our contract vendors are utilizing the License Plate Reader (LPR) devices that
4 we purchased to enforce and check against our customer list and then where there are
5 particular overstays on particular vehicles that don't have that on file, then they will visually
6 check for whether there's a physical hangtag or not.

7

8 Commissioner Chang: Got it. Thanks. And then my last question is sort of what have you
9 learned with all thi... you know when you came to speak to us last, you talked about .. we're
10 going to start rolling out the automated license plate reader, we're kind of starting it here, so
11 I'm wondering with all the new stuff that has happened... online sales, automated license plate
12 readers, anything else that has been done, what have you learned from the pilots that you've
13 taken away that you're going to implement for the future?

14

15 Mr. Baird: So, I think certainly there's still more for us to learn as we keep going through but
16 thus far, you know we have 8 different programs and it's been a little bit of a learning curve for
17 me to learn the ins and outs of all those different 8 programs that have been set up individually
18 over time, you know our Crescent Park, College Terrace programs are the oldest and so over
19 time, ways of approaching some of these problems that we're trying to adjust for these
20 programs can change or new best practices can take place, so we really .. the thing that I've

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1 learned most now is that, you know, there's certain real advantages and disadvantages to the
2 fact that we have so many programs. So we've been making some progress toward
3 consolidating at least the options available so it's just easier for our staff and our vendors to
4 communicate with the public about what the options are in terms of what permits are
5 available but there's also some real benefit in being able to have ... you know we've been going
6 through each of the districts kind of a couple at a time so there's been some benefit in terms of
7 approaching it a little bit a time incrementally in terms of being able to learn program as we've
8 kind of upgraded and tried to improve things.

9

10 Commissioner Chang: Okay. Can you just ... you mentioned a couple times that some people
11 are having trouble migrating to the online system, what types of challenges are you finding? I'm
12 just trying to get a little bit more specific just to get a sense... I do not need an exhaustive list,
13 just some examples to give some color to what that is.

14

15 Mr. Baird: Yeah, so some of it pretty basic stuff in terms of you know ... you have to get an
16 online account set up with an email, so if you're not too email savvy that can be a little bit
17 difficult in terms of needing to check your spam account sometimes for something, or you
18 know, sometimes there's a captia that may not have been interacted with appropriately, and
19 the other kind of issues that some folks have is just with uploading the documentation that's
20 required. So, we require a drivers license for every single permit and then we also require if

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1 that If your address on your driver's license doesn't match you have to [crosstalk] so it helps
2 and so sometimes the uploading requirements can be a little bit difficult for people, so we're
3 trying to figure out to make that a little bit more obvious for folks.

4

5 Commissioner Chang: Okay thanks, that definitely helps provide some color. Thanks.

6

7 Chair Lauing: Before we get too deep there's only two attendees, let's just see if either one of
8 those want to speak to this issue in public comment. Mr. Montague or Miss Van Doran, who are
9 attendees. Oh, okay fine. No one wants to speak on this topic ... that's just. I want to make sure
10 that we were hearing any public comment as we are having our study session so... there aren't
11 so let's continue. Can you... Commissioner Reckdah!

12

13 Commissioner Reckdah!: Real basic question, you mentioned you have 8 different areas, do
14 they all have the same rules, are they all 24 hours a day, and how long can visitors park without
15 a permit in each of the areas, does that differ?

16

17 Mr. Baird: That for the most part differs, we have one no overnight parking program in
18 Crescent Park, so that's a no overnight restriction. All the other six residential programs are 2
19 hour restrictions in neighborhoods where there have been commercial impacts in the past and
20 studied commercial impacts, and then we have the two kind of commercial public garage and

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1 lot programs. So those are the major differences. The garage and lot programs, the no
2 overnight programs, and then the residential programs.

3

4 Commissioner Reckdahl: And how do they come up with the rules? Do you have public
5 outreach and then you just kind of guess then on what the public wants?

6

7 Mr. Baird: So, each of the previous programs, particularly the older ones had a really thorough
8 public process for each of them. The most recent one, well actually all the programs are set up
9 by a similar process now. But we are trying to stream that a little bit with the Muni-code update
10 that we bring in the future but yeah the old Palo Alto one is the newest one, so each of them
11 has... is addressing slightly different impacts in terms of the commercial encroachment that
12 they would have seen in the past but also we know that much of that data was collected
13 originally probably has likely changed, the impacts have likely changed, what the impacts will be
14 in the future could likely change and so that's why we've really been prioritizing the...
15 automating the parking occupancy count so we can have an ongoing measure of the impact on
16 parking availability our efforts are having. But I really want to ground any future conversation
17 about adjustments needed or what further changes might be needed based on that data that
18 we'll be [inaudible].

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1 Commissioner Reckdahl: And do we go through and do surveys and see how people... how
2 satisfied they are with parking programs?

3

4 Mr. Baird: So that's been one of the key kind of recommendations that was in the previous
5 workplan is that we develop something like that. There was a previous suggestion to use this
6 national survey tool that was potentially available to us we've still got some other options and
7 we haven't... we've been trying to make progress just in getting the data reported out first, we
8 do hope to have that customer feedback tool in place as well soon too.

9

10 Commissioner Reckdahl: And do you think we can implement... there's one thing about
11 outreach is it can be very time consuming, and (interrupted)

12

13 Mr. Baird: Yeah, and we've been really trying to be strategized and be kind of focused about it
14 and we've been also kind of adaptive to what's going on. It's been a really difficult time for local
15 businesses, so we've tried to make our parking outreaches, with businesses in particular, very
16 targeted and when there is actually something to talk about, and converse about. So, we'll be
17 re-engaging on that front soon, as things start to ramp up again in the economy.

18

19 Commissioner Reckdahl: And in the packet you mentioned a couple times "data driven policy",
20 what does that mean? What data do you use to develop a policy?

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1

2 Mr. Baird: Yeah, so, I think that value has always been with our programs, because we really
3 wanted to understand that our permit programs are really designed to mitigate commercial
4 impacts on parking availability for many of our residents, that's kind of the main part, we're
5 also in the downtown areas kind of managing the demand from different types of users that
6 have different types of impacts so that's why we've got employee permits available but we also
7 have the daily visitor permits available. And really those are all designed with pretty thorough
8 engagement strategies from the beginning. What we're now planning for and figuring out how
9 to do is have some continued metrics that we're monitoring over time and then also facilitate
10 an ongoing discussion about the success of the programs, and so, that's where we're really...
11 previously you know, it was always a planning process, and then a program was instituted, now
12 we kind of need to do ongoing monitoring and adjustments as needed and establish some
13 processes and some metrics for that.

14

15 Commissioner Reckdahl: So, when we look at a neighborhood, do we know how many live in
16 that neighborhood and how many cars are registered in that neighborhood? And how many
17 parking spots are in that neighborhood?

18

19 Mr. Baird: So, you know, we don't know those exactly, but we have some estimates and you
20 know, and you know sometimes the different number of cars can park on a block base on you

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1 know, who parks closer together or not, different days. But we do... the automated license
2 plate reading technology will allow us to have a count of all the vehicles in a particular
3 geographic area for an a.m. or a p.m. count, and that's ... we'll be using those for the basis of
4 establishing our ongoing estimates of the parking occupancy and parking availability. And then
5 it will involve some visual checks of, you know, if we count this many cars on a street, we will
6 also need to have someone visually check in that car the parking spots available and get some
7 estimates of that, but we're basically going to estimate, get an estimate of a total availability so
8 we can kind of automate those ongoing counts.

9

10 Commissioner Reckdahl: Okay, very good. I have some more questions, but I'll let other people
11 get a first shot. Thanks.

12

13 Chair Lauing: Commissioner Roohparvar I saw your hand up before, did somebody cover your
14 question or... ?

15

16 Commissioner Roohparvar: I can go, I just had a quick question. Thank you Chair Lauing. Thank
17 you, Mr. Baird, for your presentation. Could you provide a little bit more color into what you
18 envision for the shared parking program, a little more specific on how it would work?
19 (crosstalk).

20

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1 Mr. Baird: Again, the shared parking is something that you know, is kind of a best practice for
2 just maximizing the efficiency and the uses of the spaces that we have. And there's ways that
3 the city can encourage that with helping folks... helping private players kind of understand what
4 purpose agreements they could make to share parking, to shave some parking. But again that's
5 not something that we have immediately planned to do any outreach on or do any
6 advancement on, we're kind of... that's kind of pushed off a little bit still.

7

8 Commissioner Roohparvar: Yeah it's for midterm, I'm just curious... I'm just having trouble
9 envisioning how does that work; do you have a tag and you share it or do you have a space and
10 you share it? Like some people use it during the day, some use it at night?

11

12 Mr. Baird: Yeah, so there's different arrangements that can be had. One of the big ways that
13 the city can participate, or help is by having better and more frequently updated pricing of our
14 own and that helps create a market for other spaces to be utilized more efficiently or shared
15 more efficiently. But yeah, the way that folks would use it shared parking that I'm familiar with
16 is different time base needs or if different folks have more parking than they currently utilize.
17 Many times, a building will be built with X parking identified but the use changes over time and
18 so sometime the parking that's set aside is too much or too little and having a way for people to
19 get to know about that can be useful. But basically there's just different programmatic

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1 approaches to it, involving agreements with the different players involved and conversation
2 about what the various needs are, so it is kind of hand on process sometimes.

3

4 Commissioner Roohparvar: Would it, are you even envisioning, would it entail a public / private
5 partnership for example if there's office space and more hybrid work, less people are going to
6 the office space, office space now has more parking and they'll what work with the city? Is that
7 what your... (interrupted).

8

9 Mr. Baird: Well I don't know that we want... I don't know that we necessarily need to have
10 them work with the city or have the city have a program, it's just something that we're
11 interested in trying to figure out how it can move forward. I guess I don't have those kind of
12 details for you.

13

14 Commissioner Roohparvar: We're just in the idea phase. (crosstalk).

15

16 Mr. Baird: That's not really the planner's line item right now.

17

18 Commissioner Roohparvar: Got it. Thank you.

19

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1 Chair Lauing: I had one question. Are you hearing from neighbors or any other sources for your
2 own data that there's other neighborhoods that need attention with regard to RPP or do we
3 think that's there's not right now?

4
5 Mr. Baird: From my understanding the need is pretty low right now . There's plenty of parking
6 availability you know, with the slide that we showed previously with the permit sales, permit
7 sales are down in all of the neighborhoods despite all the changes that we've made. So yeah,
8 there's plenty of parking availability right now. I will say though, our downtown's do generate
9 parking demand and trip demand, we do see that slowly building. We have a zone, our Zone 6
10 in the downtown is our busiest zone, that zone is already sold out of the employee permits that
11 we made available in that zone, and so on street parking is in the highest demand compared to
12 other employment availability throughout the city. But generally demand is way down right
13 now.

14
15 Chair Lauing: Okay, and when you're coming up with these new programs, you're always in
16 dialogue with active members of the community who have been active before and somewhat
17 expert on RPP stuff right?

18
19 Mr. Baird: So when we added the new OPA of the old Palo Alto district recently we followed
20 the same processes that we had previously, trying to think... and yeah it goes through the same

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1 process in terms of going through a public engagement period, you know residents really drive
2 the process to add an area or add a block to an existing district or add a new district both of
3 those processes require signature gathering and similar processes of how folks can have their,
4 have a block removed or have their neighborhood removed from a current district as well.

5

6 Chair Lauing: Yup. Okay. Other questions. Commissioner Reckdahl you had some more I know.
7 Nope? Sorry. Vice-Chair Summa.

8

9 Vice-Chair Summa: Thank you. Thank you Mr. Baird for the report. Some of my questions have
10 been answered. But I did have a question about the VTA Micro Transit Pilot Project, can you
11 remind us all, or at least me, what that is?

12

13 Mr. Baird: Sure, so we received a small grants from VTA Operative micro-transit shuttle we
14 will be putting that out via an RPP... RFP pretty soon to advertise and eventually bring on a
15 vendor to provide that service and we're hoping there will be some opportunities for us to
16 collaborate with them with some of our parking permit programs that we're still not sure what
17 that will look like but the RFP will be kind of the next big step on finding that... clearly looking at
18 what the options are.

19

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1 Vice-Chair Summa: Okay, so would that kind of be like our old shuttle system with regular
2 routes or would it be more of optimized dynamic.

3

4 Mr. Baird: Yeah, So currently the goal would be to provide more of an optimized kind of
5 dynamic service, still meant to serve as a link between Caltrain and El Camino Real to other job
6 locations in the city and to other kind of places that were served by the previous shuttle but
7 micro-transit is a fundamentally different type of service that doesn't have fixed routes and
8 provides more point to point trips.

9

10 Vice-Chair Summa: Okay. Thank you. And then could you just briefly define curb management,
11 what you mean by that.

12

13 Mr. Baird: Yeah, so curb management is kind of the term that we use to talk about how we
14 allocate curb space in downtown or commercial areas. There are many different needs and
15 types of trips that are facilitated by the curb in a downtown or urban environment and so curb
16 management is used... is the term we use for having public engagement, public processes, but
17 also potentially technology is available in the future to help decide how the curb is used,
18 whether is would be used a loading zone, whether it would be used for a parking space,
19 whether it would be used for a parklet, bike coral, so there's many different ways we use our
20 curb. The future, some of the innovative things that people are looking at in some of our larger

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1 cities are looking at ways of programming the curb space at different times of the day
2 potentially having you know, a loading zone be available in the morning but go away in the
3 afternoon. At it's most basic level though, curb management is sometimes just having 20
4 minutes green spaces or, charging small amounts so people could stay longer in a particular
5 location or not, so it's kind of the whole, summarizes the whole approach to parking in terms of
6 using pricing or different regulations to provide for trip types.

7

8 Vice-Chair Summa: Okay. Thank you. And then to follow... to the Chair's questions a little bit,
9 since I know that the downtown residential parking program had always had kind of built into it
10 the zones that were closest to University Avenue were the most desirable and it sounds like
11 that's the case with Zone 6, is there an opportunity now, maybe we'd have to adjust this later,
12 but to spread that out a little... so Zone 6 is now carrying too much of the burden now and
13 maybe spread it out, understanding that we don't know the Covid long term... what's going to
14 happen long term with working from home and those things, but is there an opportunity there
15 that might give some relief and spread it a little more evenly.

16

17 Mr. Baird: I don't know if we're able to spread the demand more evenly, I think Zone 6 is
18 probably going to continue to be one that is highly desired in terms of a place to park because
19 there are businesses over in that area that don't have near... don't have as near access to the
20 garages and lots that are available, but the zone system does in fact help spread around that

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1 demand by having a limit on the availability on the spot that's most desired, and then there are
2 zones that are a little further away that are providing some relief for folks who don't... can't
3 now park in Zone 6, you know, but would be willing to walk a little bit longer than the other
4 zones. The zones do... the intention of the zone is to help spread around some of that demand
5 and make sure that we're not over parking one particular spot.

6

7 Vice-Chair Summa: Okay. Thank you. And then let's see, oh I was wondering if the shared use...
8 I don't think you answered this, is that also shared use for one site with different uses, are you
9 thinking of that, or more the other kind of shared used which would be site A, doesn't use their
10 parking at night so they could loan it out to others, or both?

11

12 Mr. Baird: Yeah, I would say we're not going to constrict ourselves on what the shared parking
13 initiative might mean just yet so I certainly would think all optio... we'd want to keep open as
14 many options as possible as we move forward depending on what local needs are.

15

16 Vice-Chair Summa: Okay. Okay, that's it, thank you very much.

17

18 Chair Lauing: Commissioner Reckdahl do you want follow up?

19

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1 Commissioner Reckdahl: Yeah, I've got some more if other people don't want to cut in. License
2 Plate Readers (LPR) the automation seems very good. Is it just going to be used for data...
3 parking enforcement or are we going to be able to collect data and make policy decisions based
4 on that?

5
6 Mr. Baird: Well the idea will be to do the enforcement but also collect the regular data so that
7 we can utilize that data as an input on our decision making, certainly.

8
9 Commissioner Reckdahl: Okay. So when we take the license plate readers can we access where
10 that car is registered? (crosstalk) I mean if I go across the Golden Gate Bridge they know where
11 I live, right? So there's some way that the state allows DMV data to be shared. Is it possible that
12 at least for short periods of time we could do that to understand, for example, if you knew
13 where the owner lived for each of these cars, you could see how far do they have to walk in
14 order to park their car, that would be very good for policy decisions. It also could say... how
15 many for this complex, how many cars is it generating, how much parking demand is it
16 generating, those would be really good things that conceivably could be done without that
17 much labor with license plate readers.

18
19 Mr. Baird: Right now we are currently setting it up just to get that parking occupancy data
20 that's kind of the narrowly defined job that we're trying to do, we're not interested in trying to

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1 keep much of that data so that the processes that we're setting up now will purposely
2 epitomize much of the stuff that you're talking about and I also think that much of the
3 transportation trip data is potentially available from other data sources other than the LPR data
4 and potentially more accurate from those other sources, but again, transportation planning
5 data is not... setting those things up for the types of decisions that you're talking about our
6 basics is not exactly no trivial for us, and so that's (interrupted) that hasn't been our goal of the
7 LPR data.

8

9 Commissioner Reckdahl: Okay. Can street light be used parking data?

10

11 Mr. Baird: Street Light is an example of a company that provides, you know, anonymized cell
12 data to address some of these factors and I think when I previously worked at Mountain View I
13 was in collaboration with some Palo Alto folks that looking at that but that's one example.

14

15 Commissioner Reckdahl: And so just going forward as you're looking at data you'll try to
16 different things and see... it seems like right now we're just going to, starting on this license
17 plate readers and seeing how they can be used, is it ... it'll just evolve over time you said?

18

19 Mr. Baird: I think it will evolve over time, particularly the collection of data piece the major
20 justification for the LPRs has just been the efficiency added for our parking enforcement teams.

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1 So, that's been a major factor and a major reason we wanted to do that, just to help our
2 programs be a bit more efficient.

3

4 Commissioner Reckdah! Right now we can't chalk cars anymore can we? Chalk tire?

5

6 Mr. Baird: I'm not really sure if we're still chalking tires I think PD might still be chalking tires.

7

8 Commissioner Reckdah! okay.

9

10 Mr. Baird: The LPR is only being utilized for our residential programs. So the commercial areas
11 are being still being enforced by Police Department and visual overstay checks.

12

13 Commissioner Reckdah! I mean, okay, we have... so these residential permits they would not
14 be enforced by the Police Department?

15

16 Mr. Baird: No, our residential programs are enforced by LAZ Parking. LAZ Parking are the... we
17 have two LAZ vehicles that run the routes and all the RPPs, those are where the devices that
18 the city purchased have been installed.

19

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1 Commissioner Reckdahl: Okay. That's interesting. It seems redundant but anyway, I have some
2 more questions, these are smaller questions, they just show my ignorance so, on packet page
3 11, there's a lot of terminology that I'm not really familiar with. One of them says "Utilizes Gap
4 Management". What is gap management?

5
6 Mr. Baird: That is something I'll actually have to double check with one of our with our
7 consultant, what they meant, but I believe this is about a technique for establishing the data
8 collection.

9
10 Commissioner Reckdahl: Okay. It says to monitor officer effectiveness, I'm not sure exactly
11 what that means. That's fine. Then there's another phrase... "Develop a parking ambassador
12 approach to parking" What does that mean?

13
14 Mr. Baird: Sure, so there's some other examples of some other cities that have really taken a
15 customer service approach to their parking programs and utilizing parking offices themselves as
16 both kind of educators about our parking rules as well in addition to just doing the
17 enforcement, so that's something that we'd be looking forward to advancing in the future once
18 we get a little bit more bandwidth, but we've seen that approach be really useful especially as
19 cities transition toward paid parking opportunities.

20

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1 Commissioner Reckdahl: So, the parking ambassador is just that the City is what are they
2 called, a Parking Ambassador?

3

4 Mr. Baird: It's considered a parking ambassador approach, because it takes both end... and
5 plus approach to the enforcement efforts in saying, you know, part of the enforcement effort,
6 you know, should include education but also providing as high a quality of customer service as
7 we can with are parking permit programs, in putting in potentially diversion programs, you
8 know, you don't want to just, you know, we enforce that the rules are followed, but we also
9 want to make sure we're providing good customer services and treating people well.

10

11 Commissioner Reckdahl: Yeah, that makes sense, you're not the bad guy, we're here to make
12 your parking better. Yeah. There's another phrase, adopt a Park Once Motto for parking
13 management. What is Park Once mean?

14

15 Mr. Baird: So as we kind of continue to kind of develop what our commercial pilot options
16 could look like, you know Park Once is a strategy where you're also thinking about economic
17 development at the same time and we'll have an economic development person added soon to
18 the team, they will attend many of the same meetings that I attend so there will be some
19 opportunity potentially to you know, strategize about using parking permit types to really serve
20 our businesses better than we have been.

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Commissioner Reckdahl: Okay. This is by clustering them in areas so that if you parked in one area, you could repark or?

Mr. Baird: No, it's kind of a suggestion to say this is where ... there are the different ways of getting to Palo Alto for a particular event, these are the locations, we want people to choose the best way to get to town for them, but if they do park, we want to be able to encourage them to come park once and spend the whole day, you know, maybe use the micro-transit shuttle to go somewhere else and come back but yeah, encouraging them to... visitors to spend time in Palo Alto, it's good for our businesses and you know the Park Once approach really helps with that.

Commissioner Reckdahl: Okay. And that's it. Thank you. Those are helpful.

Chair Lauing: Mr. , you want to put up your final slide that you wanted some input on?

Ms. Tanner: Madina, does he need help putting his slide up? Oh, there he goes.

Mr. Baird: Sorry about that, it just took me a minute.

Chair Lauing: Yeah, that's the one. So why don't you speak to the second one there so we understand what that is (crosstalk)

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1

2 Mr. Baird: There's additional kind of parts to our program that's continuing to work with City
3 Planning on the in-lieu options that we're developing for CalAve in particular, so there's
4 additional work that will have to be done. I don't have on the top of my head right now what
5 that all entails, but we did present on that at City Council I think last year, so we'll be needing to
6 continue to revisit that item. And then the other thing that we were really hoping to do more ...
7 the transit shuttle, the micro-transit shuttle project might help us start making progress on that
8 it's just more coordination with the TMA and with TDM efforts, but parking can be a really key
9 component of TDM and TMA collaboration and so we will definitely be looking forward to
10 that... doing more of that in the future.

11

12 Chair Lauing: Yeah, Item 2 is the one I wanted you to speak to "In person parking facilities
13 walk". You articulate there what you'd like us to do?

14

15 Mr. Baird: Sure, as a means of kind of engaging with our local businesses around some of the
16 commercial pilot options we've been thinking about, we'll be scheduling an in person walk on a
17 weekday or a Saturday or so, just to look at the parking situation, actually I'll take some input
18 too on what day we could do that. Maybe the businesses would like a day that you know, is
19 typical for them or suggest something to them that could be improved, but yeah, it helps

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1 sometimes just to get people together to kind of take a look at things in person to see, to just
2 kind of come to solid ground what needs to happen next.

3

4 Chair Lauing: Yeah, but in a pre-meeting we discussed the fact that, that would be open to
5 Commissioners to go on this walk and see some parking areas we haven't seen before, parking
6 lots, parking situations, so, we'll leave that in your court to take the initiative but I'm sure
7 there'll be Commissioners who are interested in that. Vice-Chair Summa.

8

9 Vice-Chair Summa: I would be interested in going on that walk. I always like to look at sites in
10 person, and I was thinking about your "Develop and administer customer survey", I don't think
11 it's needed right now because we still aren't having parking problems much in the city because
12 of change in parking patterns which we hope will be temporary to some extent, but another
13 really good way to get impact from a neighborhood... most neighborhoods have neighborhood
14 associations and to reach out, you know, whatever seems convenient, maybe once a year, and
15 go to one of their meetings so you can go on a walk in their neighborhood, you know, but that's
16 totally for the future when things are kind of filling up again. I thought I'd just offer that idea.
17 So, thank you, very much.

18

19 Mr. Baird: Thank you, that's a great suggestion.

20

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1 Chair Lauing: Okay. I think that does it, thank you very much. Oh, did you have a comment?

2 Commissioner Hechtman go ahead, sorry I didn't see that.

3

4 Commissioner Hechtman: Thank you Chair Lauing, so I just actually wanted to take a moment
5 to appreciate our planning department... our planning staff, from time to time we here at the
6 commission get these program level concepts that are brought to us and we're asked to
7 provide feedback, and I heard a lot of good questions from the Commissioners, but you know,
8 in these situations we're all trying to value add, brainstorm with the staff and help fill in gaps
9 that maybe we see that staff didn't. So that's the way I approach these things and approached
10 this one. And then I got to the portion of the Staff Report entitled Future Policy and Action
11 Items and there's two pages of forward thinking here by staff and as I read through it, I just...
12 kind of my jaw dropped a little bit, because it's so comprehensive, and I recognize as some
13 point it started with a blank page, what are we going to do to move this forward, and these are
14 all the things that staff came up with. Apparently Mr. Baird had mentioned working with a
15 consultant and I'm sure other members of the planning staff, but it's really impressive and it
16 left me in sort of a quandary because I couldn't find any value to add because it's so thorough,
17 so I thought I would just share that. It's not the only example of staff doing a terrific job but it is
18 the most recent example that I've seen so I wanted to say this is clearly an important issue for
19 the City, you've got the Commissioners engaged asking questions to make sure we understand

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1 the parameters of it but this is the kind of forward thinking that we're looking for to help us
2 shape this and eliminate problems as we move forward. So, thank you.

3

4 Chair Lauing: Thank you for that Commissioner Hechtman.

5

6 Ms. Tanner: I think staff certainly thank you and appreciate the comment as well.

7

8 Chair Lauing: Okay, thank you Mr. Baird and we'll conclude that item.

9

10 Mr. Baird: Thank you.

11

12 **Action Items**

13

14 Chair Lauing: Next item is Action Item comparison to a study session on a 2850 West Bayshore
15 Road Public Hearing Quasi-Judicial for applicants request for vesting tentative map for single lot
16 subdivision for condominium purposes for 48 townhomes.

17 3. PUBLIC HEARING / QUASI-JUDICIAL. 2850 West Bayshore [21PLN-00178]:
18 Recommendation on Applicant's Request for Approval of a Vesting Tentative Map
19 for a single-lot subdivision for condominium purposes for 48 attached townhomes.
20 Environmental Assessment: Exempt per CEQA Guidelines Section 15332. Zoning
21 District: ROLM (Research, Office, and Manufacturing). For More Information
22 Contact the Project Planner Garrett Mr. at Garrett.Mr. @cityofpaloalto.org.

23

24 Ms. Tanner: Okay, Thank you. You'll have staff presentation by Mr. Garrett Sauls and then the
25 applicant will have a presentation afterwards.

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Mr. Garrett Sauls, Project Planner: Good evening Commissioners, please let me know when you can see my screen.

Chair Lauing: Yes.

Ms. Tanner: We can see it Garret. Did you want to put it presentation mode?

Mr. Sauls: Yes, I will.

Ms. Tanner: Okay, thanks.

Mr. Sauls: As Chair Lauing had noted this is a vesting kind of map application for 2850 West Bayshore Road. It is the subdivision application associated with the concurrent architectural review application that is being reviewed... that it was reviewed by the Architectural Review Board on April 21st and is pending a review by City Council tentatively on either June 20th, or June 21st. So, in general this subdivision application doesn't address or doesn't tend to get towards any of the site design, building design aspects of the development of the site but it does identify site design characteristics such as private streets or other sort of break points between the units that are identified on the attached plans to the staff report. The site area

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1 over all, is about a 101,000 square feet. The proposed floor area which was a sub-note in the
2 staff report has been confirmed to be 1.147:1 ratio which is about an 89,608 square foot
3 building. The zoned district is a ROLM property that's a Research/Office and Limited
4 Manufacturing. The current existing development onsite is an existing office building which is
5 just... which is not a historic structure. From a process standpoint the vesting tentative map
6 intends to subdivide an existing parcel into new parcel, or into new parcels, or create
7 condominium parcels, which is dependent upon the subject... subject to the Bay zoning
8 requirements of someone who is trying to subdivide a parcel into smaller parcels. For the City's
9 process the vesting tentative map is required to be reviewed by the Planning and
10 Transportation Commission, who provides a recommendation to City Council. City Council will
11 then review that recommendation from PTC and either approve, conditionally approval or deny
12 the application. Under the City's current ordinance, vesting tentative maps would technically be
13 required to be filed after all the discretionary applications have been approved. The **perpetis**
14 behind this is such... is in order to vest and apply for... lock in per say, development standards
15 that are associated with the project that had been submitted through the architectural review
16 process for approval. However, changes to State Law have complicated the relationship
17 between vesting tentative map application and architectural review applications, mainly
18 through SB 330 and Housing Accountability Act which has limited jurisdictions to 5 Hearings in
19 total which is inclusive of any subdivision application. In order for us to be able to process this
20 application in conformance with State Law, Staff elected to vet to process the vesting tentative

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1 map and the architectural review concurrently. And as I noted before, these applications are
2 intended or scheduled to be heard on June 20th or 21st at the City Council. Related to the
3 project compliance the site, as I noted before is a ROLM district, that zone comprehensive plan
4 land use designation is a Research Office Park. As identified in the staff report the property will
5 conform with the zoning code requirements related to size of the parcel, related to the Bay
6 zoning code. The applicant isn't intending to modify the parcel in any manner other than just to
7 create private streets as well as then create their parcels to provide for the units to be sold or
8 conveyed separately. The residential... research office park designation allows for primarily
9 office research and manufacturing operations however it does provide for residential uses
10 through a conditional use permit process, which is also being reviewed through the
11 architectural review application and has been directed towards City Council in order for that
12 decision to be made on that application. The net density based on the total lot size of the parcel
13 is 30 units per acre based on the research office and limited manufacturing zone district
14 requirements. Whenever a property is developed as a residential project within these zone
15 districts 30 units per acre are the RM 30 standards are the requirements that the project would
16 be held to. The maximum number of units that could be developed on this site is 70. From this
17 table you see here is a table from the Staff Report which identifies again the minimum site area
18 required for the zone district, which the property exceeds, it also identifies the minimum site,
19 depth, and density requirements. The property will also be required to provide for up to 15%
20 affordable housing on site and the applicant is providing for 7 units on site, and will be paying

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1 the fractional .2 remainder through lieu fees. This image is a... from the attached plans to the
2 Staff Report which identifies the private streets the applicant has proposed with their
3 architectural review application as you can see as well, the parcel boundaries my mouse cursor
4 is moving along, are not affected or not modified as a result of the development onsite. This
5 image is again the image from the attached plans which just shows the layout of which the
6 applicant has proposed our architectural review application. So each of these individual units
7 would become a condominium or an air parcel which would be conveyed or sold separately. As
8 a part of the Subdivision Map Act, the City is required to make reverse findings in order to
9 justify approval for any subdivision application. These findings are identified in the Staff Report
10 as well as the attachments in the draft record of land use which I've gone through and
11 identified how I was able to make these findings specifically on each individual case. These
12 findings are identified here so that if we need to reference them in the future, they are easy to
13 be able to speak about and share screen and show to the public as well. Staff's
14 recommendation to the Planning Commission would be to recommend approval for the
15 proposed vesting tentative map application to City Council based on the attached findings and
16 subject to conditions of approval. And that concludes my presentation.

17

18 Ms. Tanner: Thank you. Chair do you want to have the applicant presentation at this time?

19

20 Chair Lauing: Yeah, I think that'd be great for all us to hear first. Welcome.

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Mr. John Hickey, Applicant (Summerhill Homes): Thank you very much, let me make sure I have this at the right height. Good evening, Chair, Commissioners. It's a pleasure to be here tonight. I'm John Hickey, I'm VP of Development for Summerhill Homes. Before I begin, I wanted to say thank you to Garrett and also to Jody with whom he's been working on... for their review of this project on the City's behalf over the course... past year almost. I must say they've put in a lot of hard work, and we very much appreciate that. For those of you who are not familiar with Summerhill Homes, we're part of Summerhill Housing Group which has been... it's a local company and we've been communities of distinction for more than 40 years in the Bay area. Our offices are actually located right here in Palo Alto, on California Avenue and we've been building homes for Palo Altoans since 1993. We've very excited to have the opportunity to be building a project in Palo Alto again. With me here this evening in person, is Elaine Breeze, she's our Senior VP of Development and we also have available by zoom our civil engineer if there are technical questions that arrive [unintelligible]. As explained in the Staff Report Summerhill is proposing to build 48 townhomes on a 2.3-acre site it's near West Bayshore...along West Bayshore Road and near Greer Park. The hearing tonight as Garrett alluded to is specifically about the proposed tentative map so I'd just like to highlight a few points really to the map itself rather than to the larger project.

First, as noted in the Staff Report, the proposed maps and the subdivision improvements are fully consistent with the comprehensive plan and with the City Code. And in particular, as

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1 Garrett noted, the project will comply with the City's affordable housing Ordinance and we will
2 be providing the 7 affordable units onsite for moderate income households. Also, I just want to
3 note that the project will comply with the City's Energy Reach Code and that means that among
4 other things, the project will be all electric, every building will have a solar energy system, solar
5 panels, and in addition we will be providing wiring for level 2... capacity for a level 2 electric
6 charger in every garage. Second, as explained in the Staff Report, the site is very well suited for
7 this type of development and density of development. The site is relatively flat and has access
8 directly to West Bayshore Road and that's similar to, for example, the Sterling Park Community
9 which is a little bit south along West Bayshore or for example the Oregon Green project which
10 is a little bit north on West Bayshore Road, very similar types of sites and appropriateness for
11 this type of development. Third, as mentioned in the Staff Report, the CEQA report that was
12 prepared by the City's consultant found that the project would not have any hard on the
13 environment or on public safety; and lastly, the project won't conflict with any public
14 easements that are currently used for access to the site or use of the site, and in fact what we'll
15 be doing is providing additional easements which will be providing a public benefit by... it's a
16 creative approach that we actually came up with the preserve existing street trees along West
17 Bayshore Road by extending the sidewalk inward even though it means providing additional
18 public easement on our site, and also what that's giving us an opportunity to do is to both
19 widen the existing northbound bike lane along West Bayshore, and in addition to provide a new
20 southbound bike lane that will go all the way from our site... past our site down to Colorado

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1 which will provide access to existing bike routes along there. For the reasons I've highlighted,
2 we respectfully request your recommendation this evening and we thank you for consideration
3 and happy to answer any questions.

4

5 Chair Lauing: Okay. Let's see, do we have any public comment on this item. No public
6 comment.

7

8 Ms. Tanner: If anybody online wants to give public comment you should raise your hand now
9 to give your comments. We did have a few folks join but I'm not sure, they may also be with the
10 project team.

11

12 Chair Lauing: Yup.

13

14 Ms. Tanner: And no one's raising their hand so I'm thinking they don't want to speak.

15

16 Chair Lauing: Okay. Let's jump in and just let Commissioner's address Staff Report and/or the
17 applicant. Looking for lights or raised hands. Commissioner Hechtman.

18

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1 Commissioner Hechtman: Sure, I will lead off, let me start with a few questions for staff, I do
2 have a couple questions for the applicants, but I think I'll let us cycle through the other
3 commissioners first. So, Mr. Sauls, is this particular location on the housing inventory site list?

4

5 Mr. Sauls: I can find that answer for you.

6

7 Commissioner Hechtman: Alright. The next question is one of your slides and in your staff
8 report it indicates that the allowable density for this site is in the 37 to 70 range and the
9 proposal before us is for 48 units so my question for staff is whether... is there some reason
10 related to our ordinances that the applicant was restrained from seeking more than 48 units. Is
11 there some reason in our code that they hit the ceiling at 48?

12

13 Mr. Sauls: Yes so I think it's a complex mix of financial and site design constraints right, because
14 technically our code would allow up to 70 units but related to our floor area ratio .6 to 1, that
15 would be... if I remember correctly between 5 to 600 square foot sized units and with the type
16 of project they are proposing that wouldn't necessarily financially play out and that's something
17 that's identified also in the financial study that we provided that's associated with the
18 architectural review application but that information is on the project webpage as well.

19

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1 Commissioner Hechtman: Alright, thank you. I will follow up with the applicant on that. So
2 those are my questions for staff. Come back around to me for some questions to the applicant
3 Chair.

4

5 Chair Lauing: Sure. Other hands, questions. Okay, Commissioner Reckdahl popped up. Go
6 ahead.

7

8 Commissioner Reckdahl: If Doria [Vice-Chair Summa] has something she can go ahead.

9

10 Vice-Chair Summa: Oh. I have a question for staff and that is about the process. I had an
11 opportunity to view the ARB meeting... the last ARB meeting from April 21st, and they did not
12 look favorable on the project. So, and because of the State Law, we're... they can only be
13 required to have 5 Hearings so this will be hearing 4, and Council will be Hearing 5, at that same
14 time will the Council do the CUP, or is that outside of the 5 Hearing Process?

15

16 Mr. Sauls: So, this is hearing 3, this is hearing three and we intend to have hearing 4 with the
17 vesting tentative map and the architectural review, the concession, and the conditional use
18 permit reviewed that same day. So that's why we had slated either the 20th or the 21st, we're
19 uncertain right now as to the date, which one it will be, but that's mostly just because of
20 calendar, Council's calendar and how full it might get, what items might get pushed off from

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1 the 20th to the 21st. The idea is that we're going to have both of these... all of these items be
2 held and heard on that same day.

3

4 Vice-Chair Summa: Including the CUP.

5

6 Mr. Sauls: That's correct.

7

8 Vice-Chair Summa: And if the Council denies it at that time, is that, can the applicant change...
9 the reason I'm asking this is because the ARB had fundamental issues, right, and so if the
10 Council can't reconcile those issues, regardless of the decision we recommend tonight, is the
11 applicant, can they come back with a new project? Or this is what I'm, I'm just ... this process is
12 kind of new to us.

13

14 Chair Lauing: Yeah, let's hear Council Yang on this please.

15

16 Mr. Albert Yang, City Attorney: Yeah, so, this was explained in the Staff Report, but because
17 this is a housing development project, under the Housing Accountability Act, that State Law
18 prevents the City from denying or reducing the density of this project unless we can make some
19 very specific and narrow findings that there are adverse impacts that can't be mitigated on
20 public health and safety. So, you know, your question was if the Council rejects this project can

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1 the applicant come back, yes, in theory, but State Law actually prevents us from rejecting this
2 project.

3

4 Vice-Chair Summa: Okay, but... so in the CUP process, can Council make conditions that
5 address other aspects of the project that they would like different? How broad is that.

6

7 Mr. Yang: So, the City can approve the project with conditions, and as long as those conditions
8 are specific enough that they can be carried out, so you know it couldn't be go back and get the
9 ARB's approval for example, it has to be definite.

10

11 Vice-Chair Summa: Okay. Okay, thank you.

12

13 Chair Lauing: And just while we're on that point, the comment that again we discussed in our
14 Planning meeting that this... the CUP in this case does not have to come to PTC first, it can go
15 directly to Council which is the plan. So just wanted to clarify that.

16

17 Mr. Yang: That's right. Typically, a CUP is... gets a decision from the Planning Director and that
18 could be appealed in which case it would come to the PTC and then to the Council. In this case
19 the Director is deferring all these decisions directly to the City Council so, it will be decided by
20 the Council in the first instance.

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Chair Lauing: Is that all Vice-Chair Summa? Was that all your comments?

Vice-Chair Summa: Yeah.

Chair Lauing: Okay, fine. Okay, let's go back to Commissioner Reckdahl.

Commissioner Reckdahl: There's a lot of things I like about this project, converting office to housing, that's really good because you're taking something that requires housing and you're actually producing housing, so it helps on both ends of the spectrum. And also around eliminating there's no existing housing that gets eliminated, no existing tenants that have to be replaced, there's a lot of good things about that. And also, there's no nearby neighbors so the neighborhood impacts are much less complicated, so this is a really good site, it's the kind of project I think we need in Palo Alto. There is one thing that makes me a bit uncomfortable, Doria [Vice-Chair Summa] had mentioned ARB, for ARB there was a very convincing public letter from Jeff Lavinski talking about why he thought the density law, the density bonus qualification was being misused, did staff... is staff familiar with that letter? It was in the public record.

Mr. Yang: Yes, we have reviewed that letter.

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1 Commissioner Reckdahl: And what's your opinion of his statements.

2

3 Mr. Yang: The analysis that we did and the analysis that our economic development consultant
4 completed is very typical for this type of request, density bonus request, and we think it is well
5 within the scope of density bonus law.

6

7 Commissioner Reckdahl: Can you give examples of other cities around that are apparently
8 doing their math differently than we are?

9

10 Mr. Yang: So, you know, there are many, many density bonus requests that happen, I'm sure
11 there are examples of how concessions have been used in different ways, but that's not
12 exhaustive by any means.

13

14 Commissioner Reckdahl: Okay. So, what's the scope of our purviews, suppose we do think that
15 the density bonus law is being misapplied is that irrelevant to the decision that we are making
16 here tonight?

17

18 Mr. Yang: Yes.

19

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1 Commissioner Reckdahl: Okay. And so, tonight's vote doesn't set any precedent that we are
2 endorsing this application of the density bonus law? We're just saying we are changing the map
3 regardless of density, regardless of development standards.

4
5 Mr. Yang: That's correct. You're approving a subdivision of the lands that these units can be
6 individually sold. The only application of density bonus law in this case is FAR, that's not the
7 number of units, that's not the number of parcels, condominiums, you know parcels that are
8 going to be created so it doesn't really factor into the subdivision that's before the PTC.

9
10 Commissioner Reckdahl: And I don't know if this question is for staff or whether this question
11 is for the applicant, is why did they not go the PHZ route, this seems to be a poster child for a
12 spot that could be used for PHZ.

13
14 Ms. Tanner: I think that's something that the applicant would have to discuss in terms of
15 decision path they've made for the applications.

16
17 Chair Lauing: Yeah, I agree.

18
19 Ms. Tanner: And the PHC is the Plan Home Zoning which is a local program here essentially like
20 the PUD for Palo Alto versus the density bonus application you've submitted.

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Chair Lauing: Why don't we pick that up when we go to the applicant.

Commissioner Reckdah!: Okay.

Chair Lauing: Did you have more Keith [Commissioner Reckdah!]?

Commissioner Reckdah!: Yeah, just some questions about the sound wall and the bike lane. It says that their building it in the Staff Report, but actually are they paying for it and the Staff... the City is actually the one constructing it and the one who's going to be responsible for maintenance of that?

Mr. Sauls: No, the applicant can speak to that but it's my understanding that they will be constructing and any sort of permits associated with that will be ones that we review to make sure that there's other ... if there's any sort of other compliance questions or other sort of requirements related to whether or not they need to get agreement through CalTrans or anything, those are going to be conditions associated with catch all conditions associated with the entitlement decision.

Commissioner Reckdah!: And that sound wall, that's on CalTran land, or is that on City land?

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Mr. Sauls: It's on City property. But in the event that there's maybe some small portion that some how leak on to CalTran land, it's just that catch all provision, going to be that catchall provision to be able to anticipate some things that might need to change in the field.

Commissioner Reckdahl: Is that common for private entity to build on City land?

Mr. Yang: Yes, we have offsite improvements, they are quite common with subdivision applications that they need to improve public property as part of that.

Commissioner Reckdahl: Okay and so there's no legal complexity , we do this all the time, we over... they have to give us what they're going to build and we have to approve it and they have to build it.

Mr. Yang: Yes.

Commissioner Reckdahl: Okay. Okay, thank you, that's all.

Chair Lauing: Thank you. Commissioner Chang.

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1 Commissioner Chang: Thank you Chair, I wanted to echo Commissioner Reckdahl's comments
2 about how this is the kind of project that we really want to see, converting office to housing. I
3 did have a bunch of questions just for my education. So, the first one is regarding the affordable
4 or below market rate units, does BMR mean for moderate, mean for 80 to 120% of AMI, is that
5 my correct understanding from...

6

7 Mr. Sauls: That's correct.

8

9 Commissioner Chang: Okay, thanks. And then how does this work in terms of specifying 7 units
10 are going to be BMR, are those... does that come later on, or do we know which 7 units, how
11 does that work in this whole project, this is kind of for my education.

12

13 Mr. Yang: So we will enter into a regulatory agreement with the developer that will specify
14 which units in the development will be the BMR units, and we you know, go through a process,
15 our housing planner will take a look at unit sizes and locations and make sure they're
16 representative of the development as a whole and they're spread out throughout the site.

17

18 Commissioner Chang: Okay because that was kind of where I was try... what I was trying to
19 understand is if some of the are BMR and the size of the units ranges from 1600 to 2100 it

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1 would be some distribution of that, it wouldn't be all the BMR units would be 1600 square feet,
2 for example.

3

4 Mr. Yang: That's right, we make sure that it's a representative sample.

5

6 Commissioner Chang: Okay. Great. And then I had a question, tell me if this is out of scope, so
7 it's great first of all that the current plan has parking for each unit because there really isn't
8 much transportation in that area, but when I went to visit the site this weekend just to
9 familiarize myself with what I was looking at on the plans, I noticed that for the development to
10 the north, that the parking along the street for that development was just packed, right? And so
11 I'm wondering how visitor parking is going to be handled in this situation because I was looking
12 the private streets and there isn't any place for people to park and so Bayshore is a busy road
13 so, I'm just wondering what the thinking was there, because I did see that there were four
14 visitor spots but I could also see how those would be occupied and then I'm not quite sure
15 exactly what the thought was on where people would park.

16

17 Mr. Sauls: There are those 4 visitor parking spaces that are provided there currently on
18 Bayshore, as you noted, there are the street parking spaces. Those street parking spaces in
19 front of this property would be eliminated to provide for that bike lane. And so our code
20 currently requires that each unit, if it has a two bedroom unit or greater, has to provide for two

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1 parking spaces, which the applicant is providing for, we don't have a requirement for guest
2 spaces anymore.

3

4 Commissioner Chang: Okay, I'm just trying to envision the future pedestrian safety, that kind of
5 thing and making sure... hoping that you know, we're looking at how the sidewalk connects,
6 because I think they're going to have to walk quite far based on where parking is allowed, I
7 could be wrong though, so, I just wanted to flag that as something to think about for the future.
8 I understand that it is not required for this project, but I want to make sure that people stay
9 safe. And then, oh, this is a question... does this count towards the current RHNA or the future
10 RHNA that we've seen in the Housing Element that is currently being planned for.

11

12 Ms. Tanner: So, I can answer that (crosstalk) So part of what would happen is it... the RHNA
13 allocation in terms of when we get to count it is when the building permits are issued, and so
14 part of that depends on when they get to that stage, the building permit issuance. Does that
15 answer your question?

16

17 Commissioner Chang: Okay, so when does the current RHNA end then?

18

19 Ms. Tanner: 2023. So it just depends on the speed... we're half way through 2022 if we can
20 believe it or not, so it will depend on if they are approved at Council and then getting all the

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1 modifying drawings needed to submit for building permit and then getting those approved as
2 well, so I don't know if that happened before the end of this year, I believe it would count for
3 this years RHNA cycle, if it happened into next year that's be for the next cycle.

4
5 Commissioner Chang: Okay. And again tell me if this is off topic because it sounds like it's not
6 relevant to the approval of the parcel map but I was looking at the calculation of the FAR and
7 I'm curious and would like to understand how that works in terms of the concession... in terms
8 of concessions and how... what the process is for how that all works.

9
10 Ms. Tanner: [unintelligible] I know that was quite a bit.

11
12 Mr. Sauls: That was discussed in the ARB Staff Report so it would be a good took for you to
13 reference on that, but in general on commercial and multifamily properties are measured to
14 the exterior... the most exterior of the material of a building and as it relates to the concession,
15 this property requested additional floor area which there's not necessarily... there's an on
16 menu and an off menu opportunity for individuals to apply for concession. On menu options
17 are ones that applicants don't need to identify pre conditional documentation to describe how
18 those findings are being met. The city... if those criteria are met based on the on-menu options
19 and A... Palo Alto municipal code Chapter 18.15 then the City, my understanding, mostly grants
20 those without any sort of... I wouldn't say without looking at it again but obviously, that's an

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1 understood and kind of pre-approved concession to provide. Off menu concessions require
2 additional documentation to demonstrate that the concession that's being provided is
3 supporting or providing for the creation of affordable housing.

4
5 Commissioner Chang: Okay, so, because it says that this concession was made through state
6 density bonus law so State Density Bonus Law must allow a certain amount, is it right up to the
7 amount or is it over the amount, is it ... (interrupted)

8
9 Mr. Sauls: Right, so the State Law requires a varying amount of affordability and provides a
10 varying amount of concessions, based on available affordability. The minimum amount if I
11 remember correctly, and Mr. Yang can correct me, is 10%. Our Municipal Code requires 15% at
12 a minimum and so the applicant can, kind of by proxy by meeting our own local standards of
13 affordability they already qualify for one concession based on the moderate-income level. If
14 they were going to go with a deeper level of concession like low, or very low-income level they
15 might be able to provide for... receive two concessions from the City or up to three if I
16 remember correctly.

17
18 Commissioner Chang: Okay Thank you.

19

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1 Mr. Sauls: And I was able to confirm for Commissioner Hechtman the site is not on our
2 [unintelligible] housing inventory site, housing inventory list.

3

4 Commissioner Hechtman: Thank you.

5

6 Chair Lauing: Vice-Chair Summa.

7

8 Vice-Chair Summa: Thank you. And I also want to thank the applicant, this is the kind of project
9 we need converting commercial to housing, so thank you for that. I did have a couple questions
10 about a couple of the findings and the first one is the finding about... it's finding number F46 on
11 packet page 38, and I understand there are guidelines about residential buildings that are close
12 to freeways in the state of California and that this is exempt under CEQA under exemption
13 number Class 32 exemption from CEQA, could you explain that a little bit, I couldn't really find
14 out what that was.

15

16 Mr. Sauls: Right. So Class 32 exemption discusses infill development on the site, so when a site
17 is currently developed you are kind in a lowest standard you can imagine a parking lot, you
18 know just being part of the development, or a site being developed or in a greater sense you
19 can think of what's existing on this parcel already. Commercial... or some building that's on the
20 site already and when it comes to redisturbing the land or redeveloping the site, there are

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1 certain criteria that identify whether other utilizing or redeveloping the site constitutes
2 additional impacts onto the environment. That also... that document is also on the City's
3 webpage for the project. It identifies that the project was able to meet all the exemptions to
4 the exception for a Class 32 infill development.

5

6 Vice-Chair Summa: Okay, so this does not refer to health hazards from the freeway exhaust.

7

8 Mr. Sauls: No. I mean those are... go ahead (interrupted)

9

10 Mr. Yang: CEQA is not concerned with impacts of the environment on future residents, it's just
11 about impacts of the development on the environment.

12

13 Vice-Chair Summa: Okay, so am I wrong in thinking there are state guidelines that kind of say,
14 kind of limit the time you should be outside for residential projects that are close to freeways
15 within a certain distance?

16

17 Mr. Yang: I do not know the answer to that.

18

19 Vice-Chair Summa: Okay, but anyway, this finding does not have to do with that at all.

20

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1 Mr. Yang: It could, but we don't have, I don't have the information about what those standards
2 might be, if they exist.

3

4 Vice-Chair Summa: Okay. Thanks. And then with regards to the project is consistent with the
5 Comp Plan Policies, I just have a couple questions I'd like to put in the record about that and I
6 think my observation of the site plan on ... well it could be C2, but it's really the private streets,
7 and this kind of dovetails with Commissioner Chang's comments but I do see the site as being
8 somewhat constrained in terms of parking options if somebody was having deliveries, the
9 garbage pick-up, and I think this is in our purview, I think this has to do with site circulation if
10 I'm wrong you'll let me know, but I do see the site being constrained in what it can offer for
11 loading and pick-ups and deliveries and possibly if you're having a larger event, you know, and
12 the parking is all taken where people would park if the four visitor parking that's provided were
13 not available, and thank you for providing 4 because that's more than the code asked for, and
14 then at the same time while I find that the streets take up a lot of the project, and I think, I
15 don't find them pedestrian and bike friendly. So that's... we have a big emphasis in our code
16 and the Comp Plan Policies provided on packet page 36 mentions this in two or more of them
17 so I just think if there's a way to think about that without redesigning the whole project which I
18 know the applicant does not want to do, and this was supported by the ARB, the final ARB
19 review and I think that's sort of a lost opportunity, I just wanted to say that and it's kind of
20 hard, I feel we're very constrained, for one hand we love getting all this housing and we

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1 appreciate the applicant for going that direction, on the other hand the ARB was unanimous in
2 feeling it was not adequate in this way so, I just wanted to get that on the record and see if... I
3 think that some changes are planning to be made by the applicant potentially, before it goes to
4 Council, I don't know if that's true, of course, that's up to the applicant. But I just wanted to
5 acknowledge in that regard it could have been designed differently.

6

7 Ms. Tanner: If I may Chair, Vice-Chair, if you'd like to have the applicant answer the question
8 regarding circulation and if they plan to make any improvements and what those are, that
9 would be the most appropriate person to respond to any future changes, or if the Commission
10 has any specific items that you think would make it more bike friendly or slow traffic, you know
11 there are different treatments and interventions that could occur in the roadway to moderate
12 any concerns that could help pedestrians and cyclists. Did you want the applicant to share any
13 future plans?

14

15 Chair Lauing: Yeah, but if you're almost done, we can hold that and then we can just go,
16 because I know that Commissioner Hechtman has some for the applicant as well. Not that you
17 have to be.

18

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1 Vice-Chair Summa: One last tiny question about the sidewalk, what's the sidewalk width that's
2 gonna... I was a little confused about that, it's not going to be a 3-foot sidewalk, it's just going to
3 be a 3-foot easement.

4

5 Chair Lauing: Okay, we can ask that of the applicant as well.

6

7 Vice-Chair Summa: Thank you very much.

8

9 Chair Lauing: So let's move to that but I do want to, also for the record, just do the... since it's
10 Quasi-Judicial we should do any disclosures and so we can take this pause here between
11 questions and going to the applicant to see if there are any disclosures so I'll just start on my
12 left with Commissioner Hechtman.

13

14 Commissioner Hechtman: None.

15

16 Chair Lauing: Commissioner Chang.

17

18 Commissioner Chang: No.

19

20 Chair Lauing: and Vice-Chair Summa.

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Vice-Chair Summa: No.

Chair Lauing: Commissioner Reckdahl.

Commissioner Reckdahl: None.

Chair Lauing: Commissioner Roohparvar.

Commissioner Roohparvar: I don't think I have any disclosures but I spoke with Mr. Yang about this, I do live in a Summerhill Homes property in the nearby area.

Chair Lauing: In the what? In that area you said?

Commissioner Roohparvar: In like... not within like 500 feet but in that area, yes.

Chair Lauing: Okay. Okay, thank you for that.

Chair Lauing: I have no disclosures as well. Let's go to questions to the applicant then, we can light up for that, I know you've been waiting, Commissioner Hechtman, please take the mic.

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Mr. Hickey: Would you like ... (Crosstalk)

Chair Lauing: I'll just call on Commissioners. I'll just call on Commissioners. Commissioner Hechtman start off.

Commissioner Hechtman: Thank you. Just a couple of questions Mr. Hickey. Though the 48 units which are proposed are not really relevant to us, the 48 condominium lots because we're here to talk about a map, I was just curious why that turned out to be the sweet spot for Summerhill. We're interested in housing, interested in more housing, with a theoretical possibility to go to 70, you chose 48, and I wanted a little better understanding of why that works best for Summerhill.

Mr. Hickey: Right and I guess, simply put, the type of product that we're building, this town home product which is a three-story product with an attached garage, you really can't have any more units than that with that product type, because you have the minimum footprint that you need for that garage and for the space to get upstairs, so beyond that we simple couldn't get... we would have liked to have developed more that 48 at the time but that simply wasn't an option. In part due to the City's requirement about street widths, which I can get into in a moment . And whenever we're looking at a project we're looking at what are various other

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1 different types of product that we could look at on a site and in this particular case it wouldn't
2 be feasible to do something that is much higher density like a... you know people sometimes
3 think of like perhaps like a 5, 6-story condominium building or something like that... a true stack
4 flat type of condominium building. In part because of the location we're are and in the height of
5 the floodplain, so we can't have the subgrade parking in the flood zone. So, unfortunately it
6 wasn't an option.

7

8 Commissioner Hechtman: And then the other question I had for you is I drove by the site a few
9 days ago and there's a FOR LEASE sign in front of the property and I was wondering what that
10 was about. Is Summerhill keeping its options open...

11

12 Mr. Hickey: So we don't... we're actually have the project, the property in contract but we
13 don't actually own the property, we haven't actually closed escrow on the property yet, the
14 current property owner, that's a question for them. Typically we find that property owners,
15 until we've closed escrow on a property usually keep their options open.

16

17 Commissioner Hechtman: Alright. Thank you.

18

19 Chair Lauing: Vice-Chair Summa.

20

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1 Vice-Chair Summa: Thank you and I appreciate the question about maximum units, but I also
2 appreciate that this will be family housing which is something we really need in Palo Alto too.
3 So, my question to you is just after the... at the ARB suggestion I don't know if you were able to
4 make any changes at all and if... what I'm most concerned about really is how bike and
5 pedestrian friendly this project is.

6
7 Mr. Hickey: I appreciate the question I think that this is a product type, although we've built it
8 at a number of other cities in the peninsula nearby, in the south bay and we know it's very
9 popular with buyers. It's not one that's typical in Palo Alto, and I think that may be causing a
10 certain level of confusion about how this product lives. It's important... and granted this is not
11 part of your purview so you may not have looked at this, I think it's important to understand
12 that they way these homes are oriented, the front entry, the outward facing public face of each
13 one of these units is not on the same side of the garage. So, they're really designed to be a...
14 you walk up to the front door, the front doors of buildings.. for example, buildings 1, 2, and 3
15 face towards West Bayshore, the front entries, the front doors face towards West Bayshore,
16 the garages don't, you don't see garages, they're back behind, and they're... by intent so that
17 there's not a garage focused typed of development, similarly for buildings 4 and 8, which are
18 the two that... one that faces towards the north and one that faces towards the south. The
19 front entries, the front doors face outward, and the private streets, although we're calling them
20 streets because that's the way the term the city uses, they're really not intended to be a

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1 primary walking route. The primary walking route is an established walkway, you have ... if you
2 look at the site we've got walkways all over the site for pedestrians and they lead to the front
3 door because the front door is where you will walk into your home, that'll lead into the
4 common area, that'll lead actually one of the changes that we made at the ARB's request at our
5 hearing in January was to create a pedestrian, a direct pedestrian connection at the rear of the
6 site to the park. It's a challenge because of the flood zone constraints, the fact that we need to
7 lift the site out of the flood zone, but we were able to do it.

8

9 Vice-Chair Summa: Yeah.

10

11 Mr. Hickey: In part by changing the design of building 7 and 8 which actually meant that we
12 made them a little bit smaller but what that does is... again, it's more circulation around the
13 site. And I actually want to mention that for a moment because the... one of the big advantages
14 of it is it gives it a direction connection to all of the on-street parking along Colorado Avenue,
15 which granted is on-street parking, it's not off-street parking but I actually live very close to the
16 site and I can tell you from personal experience walking my dog, because she's spoiled, far
17 more frequently than she probably deserves to be, that there's always a lot of open parking
18 along there. Now, you know if somebody has a huge raging party, you know where they're
19 inviting 80 guests, yes, that's going to be a problem anywhere right? But that's going to be a
20 problem for all the neighbors to so... that's not going to happen. But in terms of the safe route

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1 to that parking, it's actually, that route through the park is actually lit through the night and
2 there's even an emergency phone along there, one of those blue light emergency phones. So, I
3 think the bottom line is that we have tried to design the streets, design the circulation around
4 the site so it's really focused on pedestrians and getting to the front door. It's not about having
5 a shared vehicle and pedestrian route. We've really tried to separate them. Now, along B
6 street, we actually because the street is wide enough there, we were actually able to create a
7 sidewalk for an additional circulation route but that's actually duplicative to one that's just on
8 the other side of Building 6 anyway. So, I appreciate the question and I... we definitely agree
9 that it... the pedestrian circulation is very important part of it but I think it's also important to
10 understand how these homes live and the fact that it's different perhaps from what you're used
11 to in Palo Alto.

12
13 Vice-Chair Summa: Yeah, I'm also thinking that when you build this housing type, often there's
14 side streets associa... I mean this is different because you're only fronting one street which
15 makes it feel a little enclosed. Yeah, I just wanted to bring that up, I don't know if you'll be able
16 to make any changes before it goes to the Council because I'm sure, you know, that would be
17 appreciated. So thank you so much.

18
19 Chair Lauing: Commissioner Roohparvar.

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1 Commissioner Roohparvar: Thank you. Just a few comments and then some questions for the
2 applicant but, I'm actually very excited to see this project... one it's going to bring much needed
3 housing that we need, we've talked about housing on Fabian Way, up Bayshore, so I do know
4 that's a priority for us, I also do want to point out, like myself, having a young family and how
5 expensive Palo Alto is, these type of townhome communities are very much starter homes for
6 people that otherwise can't afford the five to six million dollar homes that on average cost in
7 Palo Alto. I'm able to live here so, like I said I live, and I'm not advocating for Summerhill or
8 anything like that, but I live in one of these communities and it allowed us the opportunity to
9 move and take advantage of the schools and be able to raise a family here. All of my neighbors
10 have young kids, like I do, and are in the same position I am. So, with that my question for you
11 is... what you're describing seems to be like the community that I live in, the Echelon
12 Community which was built by Summerhill Homes where it's the Condominium, I think we have
13 about 48, parking on the bottom, streets that face the... like the front of the homes with the
14 garages in the back and if that is accurate, you tell me, but I was going to suggest that if my
15 fellow Commissioners want to get a sense of what this might look like, maybe they could
16 venture into my community and I'm happy to show you guys around myself, as well. So, is that
17 accurate or no, it was built in 2008.
18

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1 Mr. Hickey: I'm familiar with it, I'm not intimately familiar with it but I believe actually that
2 Elaine, well I don't know if intimate is the right word, but Elaine is very familiar with the project
3 so I'll let her speak to that.

4
5 Elaine Breeze, Senior VP of Development, Summerhill Homes: It has been a few years, thank
6 you. Elaine Breeze with Summerhill. Yes, that's generally the same idea, I don't remember
7 exactly all the site layout but the concept is similar as what's been described here, and I will say,
8 the one, in remembering the site, it... there's elements that face the public street, I would say
9 what is really great about this Greer site, at Greer Park is... are the front doors that John was
10 describing actually face out to the Park, which is fantastic, and it's part of like the eyes on the
11 street and so that's just a really unique benefit for our homeowners as well as I think the Park.
12 Thank you.

13
14 Commissioner Roohparvar: And then the proximity of the Baylands is helpful for the families in
15 the community so I did want to point that out, especially with the new pedestrian bridge that
16 was built.

17
18 Mr. Hickey: I was just about to mention that, yes.

19

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1 Commissioner Roohparvar: One more kind of suggestion really, related to the parking issue
2 that my fellow Commissioners raised, but our community, we have like along the street
3 additional parking so we are never parking constrained, like I think on your may it would be like
4 on B Street, there's just parking there, is that something that's possible to do here, do you
5 know what I'm saying, like the parallel parking on... all the way up and down, we have like a ton
6 of visitor parking.

7

8 Mr. Hickey: Yeah, I appreciate the question and we have ... we worked really hard to see if we
9 could find room for any additional parking there. What you might notice is that in addition to
10 the 4-full sized parking spaces that we have, we've created a fifth, what we call an uber or door
11 dash spot which is not large enough to be something that people would want to really park in,
12 but it's recognizing that there are going to be a lot of deliveries. Now, one of the things that
13 you've probably recall too is that the city now requires that the streets be 32-feet wide in
14 developments like this... the reality is, that's enough room that if somebody is turning on their
15 hazard lights and running in with a delivery, to park there for 3 minutes without blocking traffic
16 getting in and out, you know, it's the reality of what happens, we know... as I said, I live just
17 down the street, at the Park of Palo Alto and... you know there are people with their blinkers on
18 delivery door dash all the time in the public street.

19

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1 Commissioner Roohparvar: Thank you. Those are all my questions. Sorry, go ahead Chair
2 Lauing.

3

4 Chair Lauing: Okay. Did you have more questions?

5

6 Commissioner Roohparvar: No, I didn't have any more questions I just had one final comment
7 that I wanted to make. Is that as one of the neighbors of this site, I'm actually very excited to
8 see it convert to residential because when I do walk up and down Bayshore and Fabian with my
9 daughter, it feels very cold and industrial, and I do want to have more of a community feel... to
10 feel safer frankly... because its dead at night and on weekends otherwise. Thank you.

11

12 Chair Lauing: There you go, a neighbor comment for no extra charge. Providing our own public
13 comment tonight thanks to Commissioner Roohparvar. I just wanted to add that echo primarily
14 what Commissioner Reckdahl said and he and I are both on the Housing Element, working
15 group and working hard as this Commission will do in the next month or so to try to figure out
16 where to put houses and what kind and so on and I just couldn't be more delighted with the
17 concept that removing office and putting housing in there because that solves a double
18 whammy for us as a City because our ratio is out of whack, and that helps with that a lot.
19 Secondly, frankly more importantly, is that while I appreciate you would have preferred 70
20 because of the economics, you're getting a lot of money for these houses no problem but it's so

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1 beneficial to the City to be addressing the segment of families as Commissioner Roohparvar
2 actually commented and that's one of the things that we've been very concerned, a couple of
3 us on that Housing Element, that we're not going to be able to provide for that because we
4 need exactly this kind of product. So, I salute to you for helping us with that, we need a lot
5 more, but 48 is a really good start.

6

7 Mr. Hickey: Thank you.

8

9 Chair Lauing: So, I really, it's really important in terms of the values of being... have people that
10 can come here and have their first kid and then have another kid and stay here as opposed to
11 stay here for temporary housing as I call it. And then they have to move somewhere else
12 because there's just not anywhere, they can go economically that's going to fit with and even
13 non-economically but if they have two great jobs and they can afford it it's a little bit better, but
14 this is just a great product. I mean the fact that it's by parks and open space, which is another
15 thing on the Housing Element we keep talking about, you can't just be putting up units all over
16 the place, you have to put it up where there's some open space where people aren't crowded,
17 where they can get out into nature, so obviously it's a particular asset of that site that is going
18 to be phenomenal for the residents, quick access to 101, I do think that to Vice-Chair Summa's
19 comments that the biggest problem of pedestrians and bikes has been addressed which is
20 doing something on that.. on the Bayshore there, to really help make that more safe for folks

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1 that are moving along there because that's not only industrial as Commissioner Roohparvar
2 said and not beautiful but you can get some zoom zoom zoom from the cars there. And then of
3 course, I know it's by Code, but the fact that we're not having to argue about parking
4 concessions with homes that we know are going to have two cars is a real good asset as well.
5 Go ahead.

6
7 Mr. Hickey: I recall there was a question about the width of the sidewalks too, I wasn't sure if
8 that was still to be answered (crosstalk) I just wanted to explain and you may have seen... but it
9 probably wasn't entirely clear on the map that you were looking at... so currently there's an
10 attached sidewalk, a monolithic sidewalk that runs right against the street. What we're doing is
11 we're actually pulling it back inward on the inward side of those street trees so that we can
12 save the street trees and what that's doing is not only creating a nice wide landscape strip
13 which is exactly what you're talking about is that buffer between anyone driving quickly down
14 the street, the feeling of being a safe pedestrian walking along there. But I think our public
15 sidewalks and I believe it's 5 feet wide for the... yeah, 5-feet wide for the public sidewalks but it
16 only required 3 feet of additional easement to provide that.

17
18 Chair Lauing: Okay thanks. Commissioner Chang.

19

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1 Commissioner Chang: Yeah I just wanted to thank you for a lot of the things that you're doing
2 for this project, the large units, the easement to save the trees, the wider sidewalks, those all
3 are fantastic and I was really glad to hear about the, your kind of pseudo drop-off zone because
4 that seems like it's a really important thing to have as well. I had a question out of curiosity for
5 you, because I was looking at some of these elevations and you mentioned several times the
6 floodplain so I looked up the elevation and it looks like some the housing almost starts at
7 somebody's head or even above that, can you explain just what's going on there because I was
8 also looking at the elevation for A, I think, pilot street A and it looks like that street's kind of like
9 down low relative to the housing if I'm...

10

11 Mr. Hickey: I don't remember that specifically but I can explain the underlying situation, which
12 is the site... the elevation of the site currently is somewhere in the 7 to 7.5 foot above sea level
13 range, which is typical for along there in fact, you know the park behind it is even lower. But
14 the, we're building it to meet the flood ... the proposed flood zone base flood elevation of 12-
15 feet so ... because that's what's anticipated to be the flood level in the event of a 100-year
16 storm event. And the building code requires that we have our finished floors be at least one
17 foot above that base flood elevation and that the pads need to be at the base flood elevation at
18 a minimum, so that's why we've needed to increase the height of the site but we're trying to do
19 it in such a way that it's minimizing the impact and visibility of the perimeter, which you may
20 not have seen this again in the plans because it's really more related to the CUP, and actually

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1 tiered our retaining walls so that there's a landscape terrace between the two tiers which will
2 allow us to screen the upper retaining wall in addition it allows us to have vines go over the
3 lower retaining wall to really try to minimize the visibility of it. And actually, come to think of it,
4 speaking of walls, yes the sound wall we will be building ourselves at our own cost and that
5 sound wall, it's actually quite similar to what you see farther down West Bayshore at the
6 Sterling Court project, down by Carmelo Stone Imports, a little bit south of that, where it's
7 actually on City property so there's an encroachment permit that's granted by the City for it but
8 our intention is not to have any of it encroach into the CalTrans right of way and there are...
9 we'll have vines growing up the wall which is similar to what's on the CalTrans sound wall
10 farther up West Bayshore by Amarillo.

11

12 Commissioner Chang: Great thank you. I did see the retaining walls and I was thinking about
13 sort of the over all height and what was going on there so thank you for answering that
14 question, really appreciate it... makes sense and yeah, the treatment seems to be much better
15 than just going straight up from ... you know, looking at it from the park. So, thank you.

16

17 Chair Lauing: Commissioner Reckdahl.

18

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1 Commissioner Reckdahl: Yeah I have one question about the PHZ, you do a lot of density bonus
2 gymnastics to boost the FAR, I'm curious why you didn't just go directly to PHZ, Planned Home
3 Zoning.

4
5 Mr. Hickey: I guess the simple answer is the State Density Bonus Law was available and that
6 was more efficient approach to the entitlements for the project.

7
8 Commissioner Reckdahl: And if you had the ability to further increase your FAR, would you be
9 able to add bedrooms to the designs or are you maxed out.

10
11 Mr. Hickey: Well, it's... it comes down to balancing space in the interior of the units with a
12 design that's pleasant for the community and for the public at large that tries to minimize the
13 massing of the project from the exterior so that actually has been a large part of the back and
14 forth we had first of all with staff, and then some of the discussions with the ARB. Part of the
15 reason that we changed buildings 4, 5, 7, and 8 is to pull them farther back from the rear
16 property line so that they would be... there would be a little bit more room for some trees in
17 there and also a little more space from the park.

18
19 Commissioner Reckdahl: So do you think you're at the sweet spot for FAR right now?
20

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1 Mr. Hickey: Yes, I would say so. It's... Palo Alto as you know has a slightly different way of
2 calculating FAR for residential than most other cities do because it's based on net rather than
3 gross, but this FAR... but it also excludes garages to the extent that the garage is less than 230
4 feet... square feet per garage space. But it's comparable to what the FAR that we've had using a
5 similar type of townhome development in other cities, that are mentioned in that zone.

6

7 Commissioner Reckdahl: Okay, thank you.

8

9 Chair Lauing: Okay. If there aren't any other comments, are we ready for any kind of motion
10 which is relative in our purview relative to page mostly 17 and 18 in the findings. Commissioner
11 Hechtman, I think his light was on first.

12

13 Commissioner Hechtman: Yeah. Thank you, I haven't actually made any comments yet, but I
14 was going through rounds of questions first with staff and then to the applicant but thank you
15 Mr. Hickey I think we're done with the questions of the applicant. So, a couple of questions I
16 think are directed towards Mr. Yang, they have to do with the language of a couple of the
17 proposed conditions of approval and the first one, and again these are small nits but I want to
18 bring them out so we get our language precise. Planning Division Condition #3, the first
19 sentence ends with ... (interrupted)

20

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1 Chair Lauing: What page are you on?

2

3 Commissioner Hechtman: Oh I'm sorry, packet page 39, and the #3 the preamble to the A, B, C
4 etcetera talks about before issuance of the parcel map, so I think that may be carry over
5 language from you know, another time where this was used. With the parcel map, you know,
6 the VTM, vesting tentative map, is a slightly different creature so I thought maybe we could just
7 drop off the word parcel there, it's more accurate for this particular set of conditions.

8

9 Mr. Yang: Sure, thank you.

10

11 Commissioner Hechtman: And then on packet page 41, which is Condition 4 of the Planning
12 Divisions conditions that makes the ... it's the final map's expiration, which provides for one
13 year expiration, you have basically one year after the VTM approval to record your final map or
14 it expires. There are extensions available to the vesting tentative map and in fact, I don't know
15 if it's more the rule than the exception that those extensions are necessary and so again, to sort
16 of set expectations in the community when they read conditions like this, I was wondering if it
17 would be useful to add at the end of the sentence, at the end of the paragraph ", absent
18 extension" since it's very common place to seek these extensions.

19

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1 Mr. Yang: Yes, and I'm seeing that 12 months is outdated as well so we'll double check that
2 length.

3

4 Commissioner Hechtman: Alright. So those were my only... those were my last two questions
5 on those two minor issues, I do want to say that I think it's a terrific project, I appreciate
6 Summerhill for conceiving it and for bringing it to us. It's a pleasure to receive a housing
7 proposal that doesn't have opposition from surrounding neighbors and all you had to do was
8 find a site that didn't have any surrounding residential neighbors to deliver that so I'm
9 appreciative of that and you've heard from virtually all of the Commissioners that this is a... for
10 us, a step in the right direction and you brought it to us so I'm appreciative of that. I do want to
11 say that I'm First of all that we do have, there's a very limited focus to what we're being
12 asked to do tonight and that is approve the subdivision map and the findings have to do with
13 the design of the subdivision and this is a little confusing sometimes because the word design
14 makes you want to think about what's being built there, but in our context tonight, the only
15 thing that we're concerned about that's being built are basically road. Roads and sidewalks and
16 are they the right width and the lines between the units that are being proposed and do those
17 fall within our Codes and State Law, and so while technically the concept of FAR is talking about
18 how much you can put on any one of those lots or really all of them so that's beyond our
19 purview, I think it helps round out our understanding. And you know, I think the way Palo Alto
20 does it's planning process with a separate ARB and PTC kind of fractures what in other

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1 communities is kind of a whole animal that gets looked at so I do think that that is important to
2 have that background and the dialogue, but when we come down to a motion to vote I think
3 we have to focus in that we're talking about the design of the subdivision improvements and as
4 near as I can see from the Staff Report it makes clear they're compliant with all of our
5 requirements and so I'm going to be supportive of a motion to approve. I think that the findings
6 are adequate and supported by substantial evidence and of course that would be a motion to
7 recommend to City Council that they approve. Thank you.

8

9 Chair Lauing: Commissioner Chang.

10

11 Commissioner Chang: So was that an actual Motion or should I make a motion?

12

13 Chair Lauing: Go ahead.

14

15 Commissioner Chang: I think we all kind of made comments.

16

17 Commissioner Hechtman: I didn't want to jump the gun on any further comments.

18

19

20 MOTION

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Commissioner Chang: I'm happy to make a motion to... so I would move the Staff Recommendation which is to recommend approval of the proposed vesting tentative map to the City Council based on findings and subject to conditions of approval with the language changes to the draft record that were suggested by Commissioner Hechtman. That's my motion.

SECOND

Chair Lauing: Happy to second it. Are there any other discussion on the motion? Okay. Let's go for a roll call vote, thank you.

VOTE

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

-
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1 Ms. Klicheva: Commissioner Hechtman?

2

3 Commissioner Hechtman: Yes.

4

5 Ms. Klicheva: Chair Lauing?

6

7 Chair Lauing: Yes.

8

9 Ms. Klicheva: Commissioner Reckdahl?

10

11 Commissioner Reckdahl: Yes.

12

13 Ms. Klicheva: Commissioner Roohparvar

14

15 Commissioner Roohparvar: Yes

16

17 Ms. Klicheva: Vice-Chair Summa?

18

19 Vice-Chair Summa: Yes.

20

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1 Ms. Klicheva: Commissioner Templeton?

2

3 Chair Lauing: Absent.

4

5 Ms. Klicheva: Motion Carries 6-0.

6

7 MOTION #1 PASSED 6 (Chang, Hechtman, Lauing, Reckdahl, Summa, Roohparvar) – 0.

8 **Commission Action**: Motion by Hechtman, seconded by Lauing. Motion Passed 6-0

9 (with Commissioner Templeton abstaining).

10

11 Chair Lauing: Okay, thanks to the applicant for the work and the presentation and answering
12 the questions and to staff who, some of whom are in abstention tonight that you acknowledged
13 to get to this stage, and I think best of luck as you go to Council on this, this is exactly the kind
14 of project we need. Thank you.

15

16 **Approval of Minutes**

17 Chair Lauing: Okay, we'll move to next item, I can't get back to it that fast, 47, you're adding
18 value all the time here... yeah, I knew we had minutes just didn't know which dates so... so we
19 to approve the minutes, draft summary minutes of March 30, 2022 and these I believe have
20 some corrections already, correct. Yeah and then we go the corrected minutes for our review.

-
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3. March 30, 2022 Draft Summary Meeting Minutes

Ms. Klicheva: Yeah correct, I have received corrections from Commissioner Chang and Commissioner Hechtman.

Chair Lauing: Right. Okay. Do we have a motion to approve those?

MOTION

Commissioner Hechtman: Yeah.

Chair Lauing: Commissioner Hechtman Moves. Do we have a second from somebody?

Chair Lauing: Vice-Chair Summa is going to second I can feel it.

SECOND

Commissioner Chang: I'll second it.

-
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1 Chair Lauing: Second from Commissioner Chang on the 30th. Roll call vote please.

2

3 VOTE

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Commissioner Hechtman?

10

11 Commissioner Hechtman: Yes.

12

13 Ms. Klicheva: Chair Lauing?

14

15 Chair Lauing: Yes.

16

17 Ms. Klicheva: Commissioner Reckdahl?

18

19 Commissioner Reckdahl: Yes.

20

21 Ms. Klicheva: Commissioner Roohparvar?

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

Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Abstain.

Ms. Klicheva: Motion Carries 5-0.

MOTION #1 PASSED 5 (Chang, Hechtman, Lauing, Reckdahl, Roohparvar) – 0 (Summa abstained and Templeton absent).

Commission Action: Motion by Hechtman, seconded by Vice-Chair Summa. Motion Passed 5-0.

Chair Lauing: Our next set of minutes is for April 20th draft summary minutes. Also inclusive of any changes. Motion on that?

4. April 20, 2022 Draft Summary Meeting Minutes

MOTION

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

Chair Lauing: Okay.

SECOND

Vice-Chair Summa: Second.

Chair Lauing: Moved and seconded so this is April 20th draft summary meeting minutes. I don't recall if anyone was absent or not but you do, no? Okay, go ahead.

VOTE

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

-
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1 Commissioner Hechtman: Yes.

2

3 Ms. Klicheva: Chair Lauing?

4

5 Chair Lauing: Yes.

6

7 Ms. Klicheva: Commissioner Reckdahl?

8

9 Commissioner Reckdahl: Yes.

10

11 Ms. Klicheva: Commissioner Roohparvar?

12

13 Commissioner Roohparvar: Abstain.

14

15 Ms. Klicheva: Vice-Chair Summa?

16

17 Vice-Chair Summa: Yes.

18

19 Ms. Klicheva: Motion Carries 5-0.

20

-
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1 MOTION #1 PASSED 5 (Chang, Hechtman, Lauing, Reckdahl, Summa) – 0 (Roohparvar abstained
2 and Templeton absent).

3 **Commission Action:** Motion by Hechtman, seconded by Vice-Chair Summa. Motion Passed 5-0.

4

5 Chair Lauing: Alright then lastly is April 27th draft verbatim minutes. A motion on those?

6

7 5. April 27, 2022 Draft Verbatim Meeting Minutes

8

9 Chair Lauing: Commissioner Hechtman.

10

11 MOTION

12

13 Commissioner Hechtman: Move approval of those as revised.

14

15 SECOND

16

17 Chair Lauing: I'll second for convenience. And, go to roll call vote please.

18

19 VOTE

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1 Ms. Klicheva: Commissioner Hechtman?

2

3 Commissioner Hechtman: Yes.

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Chair Lauing?

10

11 Chair Lauing: Yes.

12

13 Ms. Klicheva: Commissioner Reckdahl?

14

15 Commissioner Reckdahl: Yes.

16

17 Ms. Klicheva: Commissioner Roohparvar?

18

19 Commissioner Roohparvar: Abstain.

20

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1 Ms. Klicheva: Vice-Chair Summa?

2

3 Vice-Chair Summa: Yes.

4

5 Ms. Klicheva: Motion Carries 5-0.

6

7 MOTION #1 PASSED 5 (Chang, Hechtman, Lauing, Reckdahl, Summa) – 0 (Roohparvar Abstained
8 and Templeton absent).

9 **Commission Action**: Motion by Hechtman, seconded by Vice-Chair Summa. Motion Passed 5-0.

10

11 Chair Lauing: Okay, thanks very much, that gets rid of all of those for tonight.

12 **Committee Items**

13 Chair Lauing: And then we move to committee items and we have at least one Committee
14 active which is the Ad-Hoc Committee of the PTC on the upcoming Housing so if there are all or
15 some of the members of that committee would like to give a report that would be great, just to
16 check in with us on what's happening.

17

18 Commissioner Rehk Dahl: I can give my status. This is just an introductory, we thought it would
19 be, Johnathan thought it would be like a half hour and it ended up taking the whole time, just
20 an overview of the process and what we'll be doing, so I thought it was very good maybe

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1 Commissioner Chang can give her perspective, you were on that, but we will be meeting every
2 Friday now for the next few weeks. So, it's significant but I think we're making progress.

3
4 Commissioner Chang: Yeah, so we had... did an overview and I think that we're waiting on the
5 next step is a little bit more detail, staff is flushing out some of the programs and then they'll
6 send that to us so that we'll have a little bit more to discuss, so picking up after what the last
7 two Housing Element working group meetings did so, we did that homework and read that and
8 then the programs are kind of in that state and staff just needs a little bit more time to flush out
9 the programs before we put it... have a more robust discussion in the Ad-Hoc so we didn't really
10 discuss anything other than process thus far.

11
12 Chair Lauing: Yeah, you got the baton... the precise baton that was handed from the Housing
13 Element to you guys and now you're saying that Staff is going to put a little bit more meat on
14 those bones for your next meeting tomorrow, I guess, this coming Friday. Thursday is
15 tomorrow, Friday. Yup. Okay. Great.

16
17 Okay I don't think we have any other committees to report.

18 **Commissioner Questions, Comments or Announcements**

19 Chair Lauing: Any Commissioner questions, comments, announcements, and then I'll take a
20 look at any future agenda items if there are no announcements or ... Okay, so future agenda

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1 items we already know, we're set up for two meetings looking at the Housing Element and
2 ADUs are referenced in there but for the meeting that we discussed yesterday, that's not going
3 to come to us in that second June meeting.

4

5 Ms. Tanner: Yeah that will be for July.

6

7 Chair Lauing: That will be further out.

8

9 Ms. Tanner: I just want to thank the Committee for meeting so frequently and helping us get
10 the Housing Element done so I know that's more service time but we do appreciate your
11 support and then as Commissioners are planning holiday get-away vacations, just please let
12 Madina know if you have a Commission date that you're going to be missing just so we can
13 keep tracking Quorum on the dates that we have scheduled. Other than that I think I went over
14 the future Council Agenda items earlier and June will be Housing Element and Housing Element.
15 So, hopefully you're looking forward to that.

16

17 Chair Lauing: That's good because there's a lot of detail to that as Commissioner Reckdahl kind
18 of attests so, I think we'll need the time in both of those meetings. Okay.

19 Commissioner Hechtman: Chair. I'm sorry I just didn't quite understand that. We're going to
20 have Housing Element June 8th and then the June 29th meeting.

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Chair Lauing: Yes.

Commissioner Hechtman: And are we anticipating that's going to be the full agenda both days or do we have some other things.

Chair Lauing: Yes.

Ms. Tanner: We're reserving both those meetings for Housing Element, we really want to get it done so we can get it on to Council I believe in August for their review, the policies and programs.

Commissioner Hechtman: Alright, thank you.

Chair Lauing: Okay. No other questions, then we're adjourned.

Commissioner Reckdahl: Good night.

Ms. Tanner: Thank you.

Adjournment

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