



CITY OF
**PALO
ALTO**

Planning & Transportation Commission Action Agenda: June 29, 2022

Meeting
6:00 PM

Call to Order / Roll Call

6:08 pm

Chair Lauing: Okay, I'd like to Call to Order the monthly, bi-monthly meeting of the Planning and Transportation Commission for June 29, 2022. And if we can have the roll please?

Madina Klicheva, Administrative Assistant: Chair Lauing?

Chair Lauing: Present.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Present.

Ms. Klicheva: Commissioner Reckdahl?

Commissioner Reckdahl: Present.

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1 Ms. Klicheva: Commissioner Templeton?

2

3 Commissioner Templeton: Present.

4

5 Ms. Klicheva: Commissioner Roohparvar?

6

7 Commissioner Roohparvar: Present.

8

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

10

11 Chair Lauing: Thank you. Three in Chambers and two by zoom, so almost a perfect hybrid.

12 Okay, from the public, are there any oral communications on an item that is not currently on
13 tonight's agenda.

14

15 Ms. Klicheva: We have one raised hand but let me just quickly remind people how they can
16 provide public comments, online or if they are in the Council Chambers. Right now we do not
17 have anyone in Council Chambers so I'll just quickly run through how they can provide public
18 comments online.

19

20 Chair Lauing: Great. Thank you.

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Ms. Klicheva: Pursuant to AB-361 this meeting will be held with the option to attend by teleconference or in person. Spoken comments via computers or a smart phone will be accepted through the zoom app to address the Commission go to zoom.us/join with meeting ID 916 4155 9499. When you wish to speak click on raised hand. To offer comments using a regular phone please call 669-900-6833 and enter the Meeting ID: 916 4155 9499. When you wish to speak on an agenda item, hit *9 on your phone so that we know you wish to speak. That's it. Thank you.

Oral Communications

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

Chair Lauing: Okay and do we have any comments for Oral Communications?

Ms. Klicheva: Yeah, we have one raised hand, and it is Aram James.

Chair Lauing: Okay, we have the timer up please.

Ms. Klicheva: Yes.

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1 Chair Lauing: Great thank you. Mr. James go ahead.

2

3 Mr. James: Okay, I'm looking for the clock to start, can you hear me Mr. [Chair] Lauing?

4

5 Chair Lauing: Yes, it started, the clock started.

6

7 Mr. James: Okay. Good. So, you know you ran for City Council once and I'm glad to see you
8 running again, but last time I tried to reach you multiple times to talk about your ideas for the
9 City and for what ever reason we weren't able to communicate, so I'm going to give you my
10 phone number, it's 415-370-5056. I'd like to talk to you about a variety of issues but certainly
11 the Police practices issues in the City of Palo Alto and try to make certain that Palo Alto has the
12 best Police practices in the state, that they don't engage, as they have historically on routine
13 racial profiling, brutalizing people of color, releasing K-9's on (interrupted)

14

15 Chair Lauing: Okay, I'm happy to talk to you but (crosstalk)

16

17 Mr. James: What's that now?

18

19 Chair Lauing: Is this relative to planning?

20

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1 Mr. James: Oh, this is oral communications, and I can talk on any subject other than what's on
2 the Agenda, so that's what I'm doing right now. I will be talking on the housing issue but that's
3 not appropriate during this communication. As you know.

4

5 Chair Lauing: Right.

6

7 Mr. James: Can I proceed?

8

9 Chair Lauing: Yes go ahead.

10

11 Mr. James: Okay, so, right now I'm trying to get Ed Shikada to bring the three finalists in for
12 Police Chief so that we the citizens can interview them and see what they might look like in
13 terms of leadership for the new Chief, he's been resistant to that, that's precedence in 2009
14 where former City Manager James Keene announced the name of the three finalists, we the
15 citizens could put some pressure on them so we could do our own investigation about those
16 officers and their background so I'm asking that everybody out there in the public call Mr.
17 Shikada, the City Manager of Palo Alto and tell him, we'd like post George Floyd to have the
18 transparency in reference to who our next Police Chief is going to be. And the last line of an
19 output I wrote that was published in the Daily Post back on June 6, 2022 reads as follows: Two
20 years after the police execution of George Floyd, and Mr. Shikada you still haven't received the

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1 memo. The public doesn't trust their police and demands transparency in all matters related to
2 police practices including the hiring of our [audio skip] being fired right now, and what I'm
3 interested in him doing is bringing the three police finalists into Palo Alto so that the Council
4 can interview them, I can interview them and people that have been victimized by the police
5 can do that and see who's going to be the best leader. Thank you very much.

6

7 Chair Lauing: Okay Thank you. Are there any other speakers?

8

9 Ms. Klicheva: That concludes oral communications. Thank you.

10

11 Chair Lauing: Great Thank you.

12

13 **Agenda Changes, Additions and Deletions**

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

15

16 Chair Lauing: Okay, are there any agenda changes additions or deletions for tonight? Nothing

17 from staff... Okay.

18 **City Official Reports**

19

20 Chair Lauing: Director's report will be next item.

21

22 1. Directors Report, Meeting Schedule and Assignments

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Director Jonathan Lait, Director for Planning Development Services: Thank you Chair, Jonathan Lait, Director for Planning Development services. Just a few items to report. Last, there's been a few Council meetings since the Planning and Transportation Commission's last meeting, most notably was last week, there were a couple items you should know. One is the City Council approved the operating budget for the upcoming Fiscal Year, and there was a project that this commission reviewed on Bayshore, the State Density Bonus project that was approved 7-0 by the City Council, and then they also approved a... an urgency emergency ordinance to establish a regulatory framework to require to a conditional use permit for firearms dealerships in Palo Alto. And that's an ordinance that will be coming back to the City Council probably in August but also to the Planning and Transportation Commission maybe in September to codify those changes, to make that a permanent change to our ordinance. Other than that, that concludes the report.

Chair Lauing: Okay, I see the representative from the Transportation Department Mr. Rius has got a report as well.

Mr. Rius, Department of Transportation Representative: Thank you Chair and Commissioners, it's Rafael Rius, Senior Engineer from the Office of Transportation, I just wanted to give a brief update on a couple of things happening at the Office of Transportation we recently hired an

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1 administrative assistant and now fully staff at 15 full-time employees. An update on the
2 Churchill Enhanced Bikeway Project, also known as the bike path that connect El Camino Real
3 and Stanford. The school, PAUSD School District earlier this month signed the memorandum of
4 understanding and will now allow us to proceed with the final design and hopefully that project
5 can go out to bid later this year. Lastly, I want to talk about an event we held yesterday, the City
6 Safe Routes to School staff partnered with a PAUSD special education staff in the bay area
7 outreach in recognition program from Berkley to bring an Adaptive Cycling Event for
8 exceptional needs summer school students at Pali High School. All the special education and
9 secondary and post-secondary extended schoolyear students were invited. A similar event was
10 held last year for elementary school students. In total, about 13 middle school students, 6 high
11 school students and 3 post-secondary students attended this years event. Each student was
12 fitted with adaptive bikes that were customized for youths with various physical abilities and
13 needs and these were, the event was held at the Pali High School Basketball courts. The event
14 was supported by four former and current student volunteers and partnering staff and adaptive
15 cycling is one way the Safe Routes to School team incorporates equity for all students into its
16 programs. And that's it and I'll... happy to discuss any other things.

17

18 Chair Lauing: Okay, do Commissioners have any questions for either of the staff
19 representatives? I don't see any hands. Okay, thanks to both of you.

20

21 **Action Items**

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

3

4 Chair Lauing: We'll move on to our action item which will consume the evening, which is a
5 recommendation to City Council and 2023 Housing Element draft, Goals, Policies, Programming
6 programs and implementing objectives.

7

8 3. 2023-31 Housing Element Goals, Policies and Programs (Continued Item)

9

10 Chair Lauing: So, I think we're going to be calling on a couple of audibles here, we're getting an
11 At Place memo that came out electronically only about an hour and a half before the meeting,
12 which is a supplement because staff is working on this constantly, 7 days a week. So, Okay.
13 Okay, as you see we're getting copies and those of us that are here, and Commissioners were
14 given it electronically, what I say, about an hour and a half before the meeting. So, I think we'll
15 go ahead with the staff report and Mr. Lait and outline sort of the plan, the process here on...
16 including some new information from HCD, and a new draft of the HIP stuff so, why don't you
17 go ahead.

18

19 Director Lait: Sounds good. Thank you Chair. So, just a... maybe just a brief sort of a update and
20 I think you've got one or two speakers that want to speak to the item so we'll make a brief sort
21 of update presentation and then we have... we could walk through the changes... you know,

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1 just to put it on the screen, we can walk through that as the commission deliberates. So, I think
2 just a couple things to note... one is that since the Planning and Transportation Commission first
3 had it's initial public hearing on the item, we've had an opportunity to... first of all you made
4 great progress when you considered this. We skipped a couple of programs and I think we left
5 off on Program 4 at that last meeting. So since then, staff has worked with the Planning and
6 Transportation Commission ad-hoc committee to review the rest of those programs and
7 deliberate on some of the more, you know, sort of substantive programs that are included in
8 that packet. In addition to meeting with the PTC ad-hoc twice, we also met with the City Council
9 ad-hoc once last week and between those three ad-hoc meetings and a meeting that staff had
10 with the Housing and Community Development staff earlier this week, we've really learned
11 that... we're able to make a number of changes to the programs. And, as we foreshadowed
12 with... or forewarned maybe with our Planning Commission packet last week, we did note that
13 we... anticipated some changes and so apologize that we were just able to get that to you
14 today. I think we're still working on getting the paper copies down and so for members of the
15 public, we can have that and for the Commissioners are well we'll have copies for you as well.
16 Our thought is that we... you know, as a process point, we might want to start with the Goals,
17 Policies and Programs that were submitted to the Planning and Transportation Commission last
18 week as a part of your regular packet. That includes some minor strike out and underline
19 additions since the Planning Commission's last review. And then after we get through that, we
20 can turn to the At Places Memo and use that as a... and walk through that document to review

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1 the additional changes since then. I think as we noted in the At Places Memo, there are
2 substantive changes related to the Housing Incentive Program which we're happy to dive into
3 more deeply as the Commission deliberates further on this, and then we had some feedback
4 from the City Council ad-hoc related to the ROLM and GM zoning districts near the... I don't
5 know what we call that... I think we depicted it as the northeast part of town, maybe it's just
6 more east, I don't know. Geographically this City is a little ascute in that regard, anyway, near
7 the Freeway. And we can walk through those changes as well. I think that concludes the staff's
8 presentation, we're prepared to walk through those changes perhaps after you have an
9 opportunity to hear from the public.

10

11 Chair Lauing: Okay, and I'm presuming but I want to ask the question of the two PTC ad-hoc
12 members that are present tonight, if you guys wanted to give sort of an overall presentation on
13 substantive, recent work, since the last meeting, or do you want to just work that into the
14 comments?

15

16 Commissioner Templeton: I'd like to see staff do that presentation.

17

18 Chair Lauing: I'm sorry, I didn't hear.

19

20 Commissioner Templeton: Staff should do that presentation Chair.

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1

2 Chair Lauing: Okay.

3

4 Commissioner Reckdahl: Yeah, I think... they walk through it and then at the end we can add
5 any comments that they think is necessary.

6

7 Chair Lauing: Great. I just want to ask instead of do that, so. Okay so, let's go to Public
8 Comment.

9

10 PUBLIC COMMENT

11

12 Ms. Klicheva: Sounds good. We have one person in the Chambers here, Jeff Levenski.

13

14 Chair Lauing: Welcome.

15

16 Mr. Levinsky, Public comment: Alright. Good evening, Commissioners and staff. I appreciate all
17 the thought from the community that's gone into these policies. I do think we need to keep in
18 mind when we upzone we rarely end up with what we hoped so let's be sure not to give away
19 the ship. The massive upzoning in Program 1.6 for Stanford seems very wrong headed. It may
20 be what Stanford's land development people and the office developers they work with want,

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1 they do not speak for Stanford students, staff, faculty and donors. Stanford has many
2 thousands of (interrupted)

3

4 Chair Lauing: Stay very close to the microphone.

5

6 Mr. Levinsky: Okay. Stanford has many [inaudible] of employees, graduate students living in
7 apartments post [unintelligible] who qualify for low-incoming housing. Stanford also has an
8 endowment of about \$38 billion dollars, they can afford to build 100% below market rate
9 housing and fill it with its own needy students and staff, many times over. Any upzoning for
10 Stanford that's not 100% affordable housing is a terrible waste of precious land. It will add to
11 global climate change by creating longer commutes and it will effectively tax students and low-
12 income staff in the Stanford community by forcing them to pay higher rents instead of having
13 Stanford contribute its fair share. For a liberal town like Palo Alto, to treat people devoted to
14 higher learning this way is wrong. We are becoming spineless, bending over to whatever
15 developers say, instead of requiring them to provide the affordable housing necessitated by
16 their projects. Once we upzone for anything but 100% affordable housing, we will never be able
17 to undo it. Program 1.6 for Stanford will make things worse, not better. Program 1.6 has other
18 flaws. We don't need to allow housing taller than 50 feet. Developers love to get even more
19 give aways by claiming our current standards don't pencil out but we have projects in town
20 building 100% affordable housing in under 50 feet so clearly it can. We need to start saying yes

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1 yes yes to housing and no no no no to offices. Let's apply that to other upzoning in Palo Alto.
2 When we rezone to allow housing on commercial sites let's not allow them to add or retain
3 office space there. On sites currently allowing office and housing, let's adjust the mix to be
4 mostly housing and very little office. Finally, unparked retail is a disservice to the community
5 and potentially retailers. I found four separate places in the proposal that allow 1,500-square
6 feet of unparked retail. It's a terrible idea. It's anti-housing because it gives retail and big
7 parking exemption regardless of how much housing is built. We already allow retail parking to
8 double as residential parking when appropriate. Now that's pro-housing. Why undercut that
9 existing policy? When you exempt 1,500-square feet of retail from parking, the savings don't go
10 to retailers, but rather into the pocket of landowners. Landowners get enough from our City.
11 Let's instead focus on the needs of those who live, work, and shop in our community. Thank
12 you very much.

13

14 Chair Lauing: Okay thank you. Next up is Hamilton Hitchings. Reset the clock. There we go. Yup,
15 okay, great. Go ahead. Welcome.

16

17 Ms. Klicheva: Mr. Hitchings we should be able to hear you now.

18

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1 Mr. Hitchings, Public comment: Good evening Commissioners and Jonathan. Although I was a
2 member of the Housing Element Working Group, below are my personal additional suggestions
3 and I'm not going to... can you hear me?

4

5 Chair Lauing: Yes.

6

7 Mr. Hitchings: And I'm not going to refer to specific programs but they're in an email I sent you.
8 We should limit Stanford El Camino sites to 50 feet and for the additional proposed upzoning
9 beyond that require additional affordable housing of 20 or ideally 25 percent overall. Many of
10 Stanford staff need affordable housing to live in Palo Alto. For the Stan... for the transit center...
11 Stanford Transit Center, please add explicit language that states all or at least a majority of the
12 housing be affordable housing. Let's also put some teeth into the Stanford building of housing
13 pipeline for the next cycle, such as being required to provide a certain percentage of the overall
14 RHNA numbers such as 20% for Palo Alto. I'll tell you the most important suggestion for actually
15 building housing in Palo Alto, which Jeff Levinsky referred to earlier, was add a program to
16 rezone all housing sites on the RHNA Housing Site List, which is about, over six thousand units,
17 so they can only build housing and ground floor retail when required, when they redevelop, but
18 no office. This is probably the most important suggestion. We also want to strengthen the
19 language to ensure that rezoning sites that allow both housing and office on the same site, do it
20 in such a way that it's more fiscally advantageous to build housing instead of office. For mixed

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1 use development, it proposes to reduce the retail requirement to a thousand five hundred in
2 retail preservation zones and this should be removed. It's partly unnecessary because the
3 ground floor retail can already reduce the retail for parking grounds.... Parking ramps to
4 underground garages and we really need new parking requirements. Also, for mixed use
5 development it proposes FAR and height additions but it's unnecessary because SB330 already
6 allows density and height bonuses that can be claimed for 15% Inclusionary. Thus, this program
7 should be removed. Also, we want to add a menu of pre-approved bonuses for SB330 so they
8 just can't claim any bonus, just specific ones in line, and I don't know if we actually did that. For
9 the HIP, we should really narrowly limit it to wrong GM and high-density office. I believe we
10 should also add a policy that would only exempt affordable housing impact fees for 80% of AMI
11 and below. Since 120% AMI is almost market rate and we still need things like parks and
12 infrastructure. Lastly, let's add a policy that any site built higher than 50 feet must devote
13 additional space to deed restricted affordable housing, in addition to the existing requirements
14 to 15% affordable housing units. Thank you very much for allowing my comments.

15

16 Ms. Klicheva: Thank you. Our next speaker is winter.

17

18 Chair Lauing: Welcome.

19

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1 Winter, Public comment: Hi, Winter [inaudible], the 27 University property is now home to
2 McArthur Park restaurant and is the... that restaurant... where McArthur Park is, is the
3 building... is a building that was designed by the first licensed female architect in California,
4 Julia Morgan, who is considered to be one of the five most renowned and influential women
5 architects of the 20th Century, and the first to be awarded by the American Institute of
6 Architects Gold medal. It would be hard to overstate Julia Morgan's importance in architecture
7 in American and certainly California. That building's original purpose was a hostess house at
8 Camp Freemont during WWI and Menlo Park. It was in Menlo Park for about two years before it
9 was moved to Palo Alto in 1919 at its present site. It's listed on the National Register of Historic
10 Buildings. It's an incredibly important building. It is suggested that this historic Julia Morgan
11 building be moved as if having been moved over 100 years ago for Menlo Park, which it was
12 only there for two years, justified yet another move. Nothing can justify another move. One of
13 the standards for historic buildings is to not move them around unless they're going to be
14 completely demolished. Nothing justifies it, nothing justifies Palo Alto casting aside its
15 treasures so carelessly. Once before moving this Julia Morgan building was suggested a number
16 of years ago, no appropriate place was found then and no appropriate place is going to be
17 found now. But at a higher level it simply flies in the face of any current standards by historic
18 preservationist, it's been culturally backwards and frankly is embarrassingly ignorant. Should
19 our City do such a thing, architects, preservationists, educated people all over California and

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1 nationally will be appalled at Palo Alto's desecration. Please ensure that this Julia Morgan
2 Historic building on its current site, stays exactly where it is. Thank you.

3

4 Ms. Klicheva: Thank you, our next speaker is Arthur Keller.

5

6 Chair Lauing: Reset the clock.

7

8 Mr. Arthur Keller, Public comment: Thank you. Can you hear me?

9

10 Chair Lauing: Yes.

11

12 Mr. Keller, Public comment: Okay the first thing is Policy 1.4 is kind of worded very strangely. It
13 should read, in short of pretention or retention or replacement in kind by income level or lower
14 of existing units be redeveloped or demolished. Program 1.6 F should ensure that if the historic
15 Julia Morgan house is retained or relocated to accessible or enviable sight. Ensure, before it's
16 moved after all, the redevelopment does not involve demolishing or moving train station
17 buildings. Afterall, where is the historic amped sign now? Policy 4.1 we should exempt
18 proponently affordable rental housing under 80% AMI and publicly affordable for sale housing
19 units for any [unintelligible] city. Do these permanently affordable housing units... but rental
20 housing units should be under and only under 80% AMI. Add policy 3.4 rezone all sights and

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1 housing inventory less to prohibit office uses upon redevelopment. Allow only housing, retail
2 and encasing 27 University [unintelligible] present uses on these sites. Add policy 2.5, any site
3 built above 50 feet must devote all this additional space to deed restricted affordable housing,
4 addition to it existing requirements for 15 or 20% affordable housing units. And that means it's
5 a form of fixing [unintelligible] which is 1.2.6 add policies to [unintelligible] affordable housing
6 to apply to rental housing as well for sale housing. These rules should be imported because
7 they are policies that we should have going on. I agree with the previous two speakers
8 comments and thank you very much for your time.

9

10 Chair Lauing: Thank you.

11

12 Ms. Klicheva: Thank you. Our next speaker is, and last speaker is Terry Holzemer.

13

14 Chair Lauing: Okay. Clock set. Go ahead Mr. Holzemer.

15

16 Ms. Klicheva: Hmm. Maybe we can come back to Mr. Holzemer?

17

18 Chair Lauing: Yup, not hearing anything, we do have another hand up now.

19

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1 Ms. Klicheva: Right. We just got another raised hand and it's from Jessica von... Borck? Jessica
2 von Borck, sorry.

3

4 Chair Lauing: Yup, let's do that.

5

6 Jessica von Borck, Public comment: Hello good evening, this is Jessica von Borck with Stanford
7 University, and I was a member of the working group as well and we really appreciate the
8 opportunity to speak this evening. I first off would like to start by saying we are very interested
9 in building housing, we support being part of the solution and have enjoyed our time on the
10 working group. I'd also like to say we appreciate the Planning Commission's consideration of
11 taking a more holistic review of Stanford's sites along El Camino Real and we continue to
12 encourage the Planning Commission to not stipulate affordable percentages for sites at this
13 current time. We'd also like to share that height isn't a trade off for developing more affordable
14 units, height doesn't mean construction is more affordable, it simply means a project is more
15 feasible to build because it avoids underground parking. That's our statement for this evening,
16 thank you very much.

17

18 Chair Lauing: Okay thank you. Did we get Mr. Holzemer back or do you know?

19

20 Ms. Klicheva: I don't see him right now.

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Chair Lauing: Yeah, I don't either.

Mr. Holzemer, Public Speaker: HELLO.

Chair Lauing: There he is.

Ms. Klicheva: We can hear you now. Just a second, let me quickly set up the timer Mr. Holzemer.

Mr. Holzemer, Public comment: Okay. Thank you.

Chair Lauing: There we go. Go ahead.

Mr. Holzemer, Public comment: Okay, very quickly, I just want to speak to you tonight about the Housing Element Plan and the hopes that any new plan truly focuses on those who need the housing the most, especially those at 60 and 80% AMI level in our City. All of the new housing developments that request a rezoning or an upzoning should include a very significant increase of these types of units of 60 and 80% AMI, well above what is accepted today at 15%. Please push to ensure that all our RHNA sites are focused on housing and not just more office

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1 development. We have enough offices now, we don't need anymore. I also encourage you to
2 push back at Stanford and do more to make sure that they're doing their fair share to increase
3 their housing, especially in the business park area where there is land to build affordable
4 housing, not only for it's employees, but for our community. And finally, I'm very concerned
5 about Goal number three which seems to focus more on market rate housing. I think we have
6 enough of that and we already meet many of those goals in our RHNA. I think it's time to focus
7 on the lower end and do what we can to build more affordable housing that it truly affordable
8 for those that need it the most in our community. Thank you.

9

10 Ms. Klicheva: Chair Lauing I see just one more raised hand. And it is from Aaron James.

11

12 Chair Lauing: Yes, that's fine. Let's reset the timer. Go ahead.

13

14 Aaron James, Public comment: Thank you very much for letting me speak on this critical issue.
15 My expertise is more criminal law and policing but I have worked on issues like stopping the
16 ban when City Council didn't want to allow vehicles, vehicle dwellers in town, I also want to
17 draw your attention to the June 1st release of the initial reparations report issued by the
18 Secretary of State or Attorney General, I think it's the Attorney General but it's a very very long
19 and extensive report, their going to have an additional or final report in the next year. But it's
20 on reparations and I strongly believe that at least 20% of the housing in Palo Alto needs to be

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1 set aside for African Americans. In order to fully understand the need for reparation one needs
2 to read the full report or there's an executive report, executive summary that's about 5 or 600
3 pages. I've been pushing the City of Palo Alto for the last three or four years to have their own
4 Commission on reparations and with a specific goal of housing, and that reparations of housing
5 be set aside because of all of the red-lining and the efforts to keep black people out of the City
6 of Palo Alto for 100's of years, now it's an opportunity to do the right thing. This Commission
7 was put together initially by Shirley Weber. Shirley Weber is now our Secretary of State, the
8 first black woman to hold that position. She pushed while she was in the State Assembly for this
9 Commission and it's been in the works for more than a year now and you will see, yes, we did
10 have enslaved people in California and we all know about the red-lining and the reluctance to
11 rent to black and brown people in Palo Alto and if we're serious about making certain that Palo
12 Alto is an equitable place and has a reputation across the country for that, then we have to talk
13 seriously about reparations as part of any housing plan, any housing element in Palo Alto going
14 forward. And, you're going to be running for City Council, I'm going to be pushing more on that
15 issue during the campaign. So far, I have not been able to get members of the City Council with
16 rare exception to even say the word reparations. There's just a lot of fear around that, it's
17 almost like the other states where people don't want to talk about critical race theory, we've
18 got to have the conversation. It doesn't mean you have to agree from the outset, that we need
19 to set aside large amounts of low-income housing and perpetuity for African Americans, but
20 let's at least have the conversation. Thanks a lot.

-
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Chair Lauing: Thank you. Thank you for watching the clock. I think that is it.

Ms. Klicheva: Yeah, I don't see any raised hands and I don't have any speaker cards.

Chair Lauing: Okay, yup. Let's come back to the Commission then and see if there's first any general comments for staff or the Housing Element before we go sort of page by page.

Director Lait: No, we don't have any additional comments. No additional comments from staff again, just a recommendation that we start with Attachment A that was include in your packet last week.

Chair Lauing: Yeah, I just want to see if Commissioners have any general questions. Commissioner Hechtman.

Commissioner Hechtman: Thank you Chair and thank you staff for the continuing evolution of this. We do understand the time constraints and you know, I know from being on this Commission for two and half years that our staff strives to get us information as soon as they possibly can but this is a rapidly changing landscape so I think it's better to get it to us this afternoon than get it out tomorrow when we can't do anything about it. So, I appreciate the

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1 dilemma and that's why we're here. So, it may take us a little longer tonight to get through the
2 new stuff, but we've got time. It's the only thing we have on the Agenda tonight. As a general
3 comment though, I wanted to thank staff for picking up on and probably particularly Tim Wong,
4 for picking up on one of the comments we had last, at our last meeting about if we're going to
5 separate the goals in the way we lay this out, the goals up front from the Policies and Programs,
6 can we have a connector between them. And I want to acknowledge that staff did that. After
7 each one of the Programs, we see associated Goals and Policies and I appreciate the time it
8 took to do that I think in the long run that's going to be a useful tool and the only thought I had
9 is that there's some amount of interpretation here and you know, there could be reasonable
10 contentions that well, you know, this program is also associated with that goal or policy, and so
11 maybe if you wanted to call it something like Primary Associated Goals and Policies, when you
12 do that you're communicating this is not necessarily an exclusive list. And, it creates other
13 potential tethers through the document that could be useful. So that was my only general
14 comment. Thanks.

15

16 Chair Lauing: Others? I just had a couple kind of bridging from the Housing Element Working
17 Group which I sit on, as well as here, and I just want to acknowledge that the sentiment has
18 been consistent from Housing Element Working Group and here and that I want to make this
19 comment now in case any Commissioner wants to agree with me, but there's a drive to get
20 more affordable housing in our City and that drive is certainly driven by the RHNA numbers

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1 which are 57% of the 6,086. But I think it's also driven by our values and our desire to have a
2 place for more diversity and that's been dis consistent and so that's what you see in some of
3 the comments from the community now and some of the comments our working housing
4 element group and here. That said, 43% of the RHNA numbers are above market rate, so we
5 can't go to zero on that and that's just the state of the State, literally. That's what the State tells
6 us. So I think that there are ways that we can try to find the middle of that, including such
7 suggestions as you know... you know, not do reductions on housing fees unless it's 80%, things
8 like that and other incentives that could be put in. I just want to acknowledge the... what I see
9 as the whole community aligned on that. I also see the community aligned on the fact that lots
10 of office gets us nowhere in that old model of lots of office as a prime example got us no where
11 so far in Ventura. And that set back that project because we were trying to get lots of office
12 built where we were trying to get housing built instead of that we kind of put up an office park
13 in that proposal and it died at Council. And at the Planning Commission. And then just lastly, I
14 think, and this came up in the Council ad-hoc meeting, that I attended the other night, it was
15 sort of a consistent thing as what I've been thinking is that, you know, if they're going to put up
16 higher buildings then that should be in targeted areas and for specific purposes. That came up
17 and we'll discuss that in a little bit, a couple of Council members on a minority group called the
18 ad-hoc to the Council talked about some higher buildings in the, as Director Lait said. And, that
19 to, I think we can have an opportunity to ask for more affordable housing, so there's more
20 opportunities to do this at the same time, the HCD is only looking at units. We're looking at

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1 homes and neighborhoods. But the HCD is looking at units and that's kind of the difference in
2 how we process this because we have to do both. Our goal line is both, is to get HCD to approve
3 our Housing Element and then also to build houses for all of the segments which is I said, I think
4 the community sentiment is more on the affordable side. So, I just kind of wanted to summarize
5 that as we begin our discussion. Commissioner Templeton.

6

7 Commissioner Templeton: Thank you Chair. I just wanted to share that my perspective differs
8 on what happened in Ventura. I don't think anyone was trying to build office there, I think they
9 were trying to provide proposals that would be more palatable to the current property owners
10 and that included the office space that was already there and trying to replace it. I think it's
11 disingenuous to characterize anyone was trying to build more office, we're desperately trying
12 to build more housing in the City. I think that's where we should focus instead of attributing
13 intentions to any of this. If anything is discussing office, I don't think it's some how people
14 trying to squeeze office in there. I think the discussions is really focused around what do we do
15 to try to incentivize housing.

16

17 Chair Lauing: My comment was on the model used but perfectly acceptable comments from
18 you. Any others?

19

20 Commissioner Templeton: Thank you for accepting my comments Chair.

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Chair Lauing: So, did you want to start Mr. Lait with the goals or go into the programs?

Director Lait: So, I guess what might be most efficient is to ask the Commission if there are any questions regarding the Attachment from last weeks Packet because I think those changes are pretty minor and if there's no comments or questions on that, we will accept that as accepted by the Commission and then we can shift our attention to the At Places Memo.

Chair Lauing: No, that wasn't what I was asking. I was asking when we start this discussion did you want to talk about Goals, or did you want to talk about Programs? I definitely think we need to go through the programs again, with the changes that were made, before we go to At Places Memo.

Director Lait: Okay, so again, I think my answer still stands, when we get to the At Places Memo, I would start from the beginning and work our way through it.

Chair Lauing: Okay. So I think we should do as we did before which is to talk about each one until we have closure that we're finished with that conversation. So Commissioner Hechtman is first up.

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1 Commissioner Hechtman: Thank you Chair, but now I'm confused. So if we're not looking at
2 the At Places Memo right now, instead we're looking at the Attachment A to the staff report
3 that we all received on Friday and reviewed, Chair are you wanting to go top to bottom on
4 that? Starting with Goal #1?

5
6 Chair Lauing: Yeah, that's what I'm proposing because two things, one is that we've had
7 another two weeks to study it and may have some more comments and secondly, we want to
8 be thorough in advance of looking at the At Places Memo. I'm expecting that, as the last time
9 frankly, that some of them are going to have no comments.

10

11 Commissioner Hechtman: Okay.

12

13 Chair Lauing: So I'm suggesting we start on Packet Page 14 of the new Packet of 1.1.

14

15 Commissioner Hechtman: One point... sorry are you talking about Policy 1.1 under Goal 1.1?

16

17 Chair Lauing: No. Programs, we're not going to do Policies, we're going to do that when we get
18 back to the At Place Memo.

19

20 Commissioner Hechtman: We're only going to talk about programs now.

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Chair Lauing: My understanding from Mr. Lait is he wanted to go to policies when we went to the At Place Memo, I'm suggesting that we don't need to do policies at this point, until we get to the At Place Memo, but just focus on the programs. If that's unacceptable then fine.

Commissioner Hechtman: Well, let me just say where I'm coming from, and then figure out, I can fold this in anyway. So, I reviewed the material and over the weekend sent in a series of specific comments, some on goals, some on policies, some on programs. And those were distributed and those are all but one, I only have one other comment anywhere in the packet and it's on 3.4 which I think in the At Places Memo may be substantially different and so I may not even have to bring that up. So I'm trying to figure out, these comments I submitted, some of which I now see in the At Places Memo, changes have been made, others, changes haven't been made. And, I'm... I'd like a forum to identify those, for example the ones that weren't made I'm curious as to staff, what was the hesitancy and I can talk about that at any time tonight. I'm just trying to figure out when you'd like me to.

Chair Lauing: Right. Yeah, I mean the issues we're dealing basically with three documents now, last meeting's, this meeting's, and the changes that were made for reasons that we've discussed but since Director Lait wanted to start with the old Packet.

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1 Commissioner Templeton: May I offer a process suggestion Chair?

2

3 Chair Lauing: Go ahead Commissioner Templeton.

4

5 Commissioner Templeton: I think that there's maybe lack of clarity that these are three
6 versions of the same document and maybe it would be better for staff to orient us to that so
7 that we can work off the latest version. Would that be helpful to others?

8

9 Commissioner Roohparvar: Yes.

10

11 Chair Lauing: Commissioner (interrupted) Reckdahl.

12

13 Commissioner Templeton: Director would you be willing to tell us a little bit more clearly that
14 you're not asking us to go through each different version of the document but here's what
15 changed between these sets of documents and let's work from the last one. Is that what you
16 had in mind Director?

17

18 Chair Lauing: Go ahead.

19

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1 Director Lait: So I guess I could clarify that. You first met and we had that topic on June 8th, we
2 received feedback from the Commission. We have since incorporated that feedback and
3 represented it to the Commission in the packet that was distributed last week for tonight.
4 There's very little change, because it was minor changes so what I was hoping is that we could
5 just dispense with, so we do not need to look at June 8th because June 29 included in your
6 packet is the June 8 packet in strike out and underline format reflecting what the Planning
7 Commission had already informed us or asked us to address. So I think we could affirm that we
8 got that right, and then we could focus the balance of the evening on the At Places Memo. And
9 you can use the At Places Memo as an opportunity to talk about any of the issues because we'll
10 be starting from the beginning again. I think what would be helpful is just to dispense with the
11 Attachment in your packet that was distributed last week. Again, minor changes.

12
13 Commissioner Templeton: Can you elaborate on what's the diff.. what's the delta between
14 what we received last week and what was in the At Places Memo, why there was a change?

15
16 Director Lait: Yeah, I felt like I ... I'm happy to do that I tried to address that in the opening
17 remarks but happy to note that there was (interrupted)

18
19 Commissioner Templeton: Sorry, it's worth reiterating because it's a little bit complicated so
20 thank you for bearing with us.

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Director Lait: Yup, nope, my pleasure. So again, since June 8, well as others have stated, it's a very dynamic time for us in processing these policy changes so we are under a time constraint where we need to get this to the City Council so we can get a draft out to the public so that we have at least an opportunity to submit a... the document to HCD. And because they're going to take a lot of time to review the draft document, and then we'll have to submit it to them a second time before, you know, the time line that has been established for next year. So to answer your question, between June 8th and today, and mostly within the last week, after your packet had been produced, we had a substantive with the Planning and Transportation Commission ad-hoc, the City Council ad-hoc, and a meeting with the Housing and Community Development staff, that in addition to staff reviewing the document again, has resulted in a number of changes that are reflected in the At Places Memo. So, again from June 8 until the June 29 packet, are minor discreet changes, I think we can hear through if we didn't capture something correctly but the At Places Memo doesn't have those strike out, underlining edits in it because it assumes that we've moved on from that. I think we could spend the balance of our time on the At Places Memo.

Commissioner Templeton: Thank you, so just to reiterate, all you are looking for from the one that was in our packet is if we dispute any of the redlines.

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1 Director Lait: Correct, thank you.

2

3 Commissioner Templeton: Thank you.

4

5 Chair Lauing: Commissioner Reckdahl.

6

7 Commissioner Reckdahl: Yeah, I mean my preference would be to have Director Lait walk us
8 through the At Places Memo section by section, while he's doing that we can look at the
9 Attachment ourselves and bring up any red lines that were in that attachment or any redlines
10 that are in the At Places Memo but just to do it one single pass where we kind of do parallel
11 comments.

12

13 Chair Lauing: Yup, that's perfectly fine, but we are prepared for that document that we had
14 tonight so if we have additional comments on that, we'll just include it in the normal routine of
15 batting order that we go through that.

16

17 Director Lait: Okay. So with that direction we would start from the beginning of the At Places
18 Memo...

19

20 Chair Lauing: Yup

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Director Lait: Attachment A the strike out underline version. Mr. Wong will show that on screen as he's doing now and Tim can you walk us through, I don't think we need to describe every minor change but we can just sort of have it on screen and acknowledge it and move on.

Mr. Wong: Sure, I'd be happy to. So, just moving through you can see as Jon mentioned there are some minor edits as I scroll through, please feel free to stop if you have any questions but I will just keep on scrolling through, you can see those changes and relatively minor when it comes to policy changes, Goals & Policies.

Chair Lauing: That's a pretty fast scroll Mr. Wong. Commissioner Reckdahl.

Commissioner Reckdahl: Nope I'm done.

Chair Lauing: I'm sorry, Commissioner Hechtman.

Commissioner Hechtman: Thank you Chair. Mr. Wong, right don't you take us back to 1.1.

Mr. Wong: 1.1, very good.

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1 Commissioner Hechtman: We're changing substandard to vulnerable which I thought I knew
2 what this meant before you made the change but now I'm not sure what a vulnerable
3 residential property is and so if you want to pursue this kind of language, I'd encourage staff to
4 think about some kind of elaboration because it's not... again, this is a policy statement and I
5 don't know what that means. Vulnerable to what? Vulnerable to being demolished, vulnerable
6 to being renovated, possibly falling down, I just don't know. Substandard I understood, so
7 somebody had an idea for this and I think it should be clarified. Chair my next comment is on
8 2.4.

9
10 Director Lait: So if we could just, I think that that's fine, I mean we can go either way with
11 substandard or vulnerable, what we were trying to do here is tie in the seismic retrofit
12 consideration so perhaps the Commission has another idea about how we might be able to
13 draw that connection.

14
15 Commissioner Hechtman: If your focus was that narrow, could it just be "seismically
16 vulnerable"?

17
18 Director Lait: Jim, any objection to that?

19

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1 Mr. Wong: No. We can even include substandard understanding that some houses have, are
2 substandard but yes, as Jon mentioned, that was to look at seismically so we can clarify that.
3 We can add in seismically.

4

5 Commissioner Templeton: What about unsafe?

6

7 Mr. Wong: Okay. Unsafe?

8

9 Commissioner Hechtman: But that specific call out, now that you have explained it, I
10 appreciate that because I wasn't picking up a seismic issue there, but now I do, so I think if
11 that's a particular focus I think it's perfectly fine to include in Policy 1.1, along with substandard
12 and/or unsafe.

13

14 Mr. Wong: Okay. Very good. Thank you. Thank you for those comments.

15

16 Chair Lauing: Any other Commissioners on Policy starting with 1? Okay, Policies starting with
17 2's?

18

19 Mr. Wong: Okay, I will slowly scroll through these. No changes I believe on these policies but
20 please if the Commission has any questions.

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Commissioner Reckdahl: So I think Tim on 2.4 we have a question.

Mr. Wong: Oh, Okay. Great.

Chair Lauing: Commissioner Hechtman.

Commissioner Hechtman: Thank you, I did... in the annotations I sent in, I had asked about the word healthy in this Policy 2.4. Is that like low-carb low-calorie healthy? I'm joking but only to point out that I really don't know what it means and we should have words in our General Plan that are generally understood. So can staff help me understand what they are trying to get at with the idea of a healthy housing program and maybe we can find a clearer word.

Mr. Wong: Okay, I appreciate your comments, this, as a background, the policy originated from the Working Group in which a desire to create housing using safe products if you will, green sustainable safe products, nothing that is toxic or those type of things, more pointed toward higher quality building material if you will, so that the house is not a... just inundated with chemicals, if you will. So, that's the reference toward healthy housing. So, yeah.

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1 Commissioner Hechtman: So, would it serve the purpose if we called it... again, part of what
2 threw me off was the programs. But what you're really talking about is building materials,
3 right?

4

5 Mr. Wong: Yes.

6

7 Commissioner Hechtman: And so, can we say green housing materials without locking people
8 into... what is it, an LED certified green? Is that a generic enough term that we make the point?

9

10 Mr. Wong: I believe (interrupted)

11

12 Commissioner Hechtman: Green housing materials. Because now I get it.

13

14 Director Lait: I might even add sustainable and green housing, it's not even so much materials
15 as it is systems too, right? You know, we have natural gas in our homes and how that is not the
16 healthiest choice. So I think the idea is to create an environment in the home that is free of
17 these types of... not just off gassing but safer materials and safer systems. So, we... so maybe
18 it's a reference to sustainable and green building materials. Sustainable practices or
19 (interrupted)

20

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1 Commissioner Hechtman: Practices, yeah.

2

3 Mr. Wong: Sustainable and green practices. Okay, very good.

4

5 Chair Lauing: Commissioner Roohparvar did you have anything to add there?

6

7 Commissioner Roohparvar: Yes, that's the language I was going to propose but everybody beat
8 me to it.

9

10 Chair Lauing: Ahh... great minds. Thank you.

11

12 Mr. Wong: Okay. Very good. We... I will substitute healthy housing to sustainable and green
13 practices to protect residents quality of life. Okay, thank you.

14

15 Commissioner Reckdahl: Add programs to it.

16

17 Chair Lauing: Okay, Goals 3. One, two and three. Once change on replacement. No comments?

18 Okay.

19

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1 Mr. Wong: Moving on to Goal number 4 and Policies, just to point out, staff made the quick
2 change, just stronger words, instead of support implementation, we will implement, so just
3 stronger language there.

4
5 Commissioner Reckdah!: I have a question 4.3. Reduced development standards, do we want
6 to say relaxed, is that what we're trying to get at? It seems reduced isn't quite the right adjective
7 there.

8
9 Mr. Wong: Yes, the intent is to have less standards in place. Well...

10
11 Commissioner Reckdah!: You could have a reduced number of standards or relaxed standards
12 but would you have a reduced standard?

13
14 Director Lait: Tim is there a State need for that policy? I feel like we've got some pretty
15 aggressive ADU regulations on place already.

16
17 Mr. Wong: Yeah. I can double check but I'm fairly certain we don't need an ADU Policy or a
18 policy that addresses ADU's but as long as we have those implanting objectives and programs, I
19 think that should be sufficient.

20

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1 Commissioner Reckdahl: For Policies I think fewer is better so, unless we absolutely need it, I
2 think we should just x it out.

3

4 Mr. Wong: Okay.

5

6 Chair Lauing: Other comments on 4's?

7

8 Commissioner Reckdahl: So, unless there's an objection by the Commission we would delete
9 policy 4.3.

10

11 Chair Lauing: Yeah, thanks for raising the question, I thought that was the understanding
12 because we weren't getting any other feedback.

13

14 Mr. Wong: Just, I will caveat... I will confirm to make sure there is no requirement. If not, then
15 certainly yes, we can remove it.

16

17 Chair Lauing: Okay, so we're to 5 then.

18

19 Mr. Wong: No changes to Goals or Policies.

20

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1 Chair Lauing: Not seeing any Commissioner hands. So, let's go to 6.

2

3 Mr. Wong: Okay. And six deals with fair housing. And so those are the Goal 6 policies.

4

5 Chair Lauing: Okay. If there are no objections then we approve those policies, is that correct?

6 Do you need a separate vote on that Director?

7

8 Director Lait: I think you'll just take action on the entirety of the document.

9

10 Chair Lauing: Okay.

11

12 Mr. Wong: Okay. Okay then commencing with Programs and implementing Objectives. There's

13 1.1, should I keep on scrolling through?

14

15 Chair Lauing: Let's just pause and see if there are any questions on each one, 1.1.

16 Commissioner Reckdahl .

17

18 Commissioner Reckdahl: Yup. 1.1 we talked about changing the zoning and for increasing the

19 density we then have to change the zoning but when it's, like the ROLM, those sites, I strongly

20 feel that we have to change those to be housing only, because if the landowner has an option

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1 of building housing or offices, more likely than not he's going to pick offices. So, I would think,
2 I'm not sure if it's on this program or it's also mentioned I think in the HIP, where you talk about
3 ROLM being to ARM 30 or something like that. I'm not sure the best way of doing that.

4
5 Director Lait: Yeah so we have, we actually were having that conversation today as a matter of
6 fact. I think ROLM and GM I think is a conversation almost on to itself and what we imbedded in
7 the HIP program was this concept that in addition to the HIP we might want to also consider
8 rezoning that part of town and that zoning district. We have it embedded now in that HIP
9 program, we could pull it out and have it be it's own stand alone program and if (interrupted)

10
11 Commissioner Reckdah!: HIP is optional. I think we should make the zoning mandatory in the
12 sense that if someone doesn't want to do HIP they should still be constrained to put only
13 housing on it if that spot is in the Housing Element inventory.

14
15 Director Lait: So, what I'm hearing is maybe we should pull that out and have it be it's own
16 program, I don't know if this is the place to put it Tim do you have a perspective if it's under the
17 first Program?

18
19 Mr. Wong: In some ways it could go [inaudible] if we put it under Program 1.1, the program
20 GM ROLM that might then to be consistent we'd have to do all the other proposed rezones so

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1 let me think about that, or we can also consult with the State and also our consultants also the
2 most appropriate place.

3

4 Commissioner Reckdahl: But it's any site that could have office on it right now, right. So there's
5 other zones, do we have any other zones in the Housing Element that we can put housing on, or
6 is it just ROLM and GM?

7

8 Mr. Wong: No, we have a number of CD, CS, and CN sites.

9

10 Commissioner Reckdahl: Okay.

11

12 Mr. Wong: That are proposed to be rezoned also for a higher density.

13

14 Commissioner Reckdahl: Okay. So if we're putting them in the Housing inventory saying 'We
15 want housing here' then we should back that up with a zoning change.

16

17 Director Lait: So we have our... one of our programs does talks about looking at adjusting
18 commercial development standards at strategic locations it stops short of saying for all housing
19 opportunity sites rezone to exclude office. We do not have that latter statement as a policy, as
20 a program.

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1

2 Commissioner Reckdahl: To me there's two categories, one is things that we identified to be...
3 we want these locations to be housing and we're counting them in our inventory as units that
4 we want housing. We're not counting them as mixed-use; we're counting them as 100%
5 housing, those I think we should rezone. The other ones that aren't in the housing inventory list
6 we may want to adjust the zoning on that, but that to me isn't the same argument.

7

8 Director Lait: Understood and I would say that's a policy conversation that you and your
9 colleagues may want to engage in if you want staff that direction to add that program.

10

11 Chair Lauing: I don't understand why that would go in here though, because it just says where
12 necessary rezone property and it hasn't been decided it's necessary.

13

14 Commissioner Reckdahl: Yeah, I don't know if it's the right spot but it's the first spot that
15 talked about any zoning.

16

17 Chair Lauing: Commissioner Hechtman.

18

19 Commissioner Hechtman: Thank you. So, we heard one of our members of the public in their
20 remarks talk about if you want to actually get housing built, which I think is our goal, it's the

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1 exercise we're going through, it's not a theoretical exercise it's supposed to be a strategy for
2 actually affecting change. And then I heard another speaker talk about the Julia Morgan
3 building, which I think she said was moved to its current site in 1919. So, a century ago.
4 Buildings can last a long time. Even the ones that aren't so beautiful as that one. And if we, and
5 the rezoning that we're talking about because in our site inventory we wholly avoided R1 and
6 R2, the rezoning we're talking about are primarily properties that do have either a commercial...
7 an office component or a potential office component. And the concern I have is that if you
8 change zoning that allows some office component and says any redevelopment, no office, only
9 residential, what you're going to find is a lot of... nobody is going to redevelop those properties
10 because the office... the reason we're struggling with this is office use is so lucrative. People
11 don't want to give it up to translate it to housing because it doesn't pay. And so now if you tell
12 somebody... Hey if you're going to tear that building down you can only build housing their
13 response is going to be fine... I'm going to keep the building. And that result in us not getting
14 any housing. And so I think as we think about these programs, we have to do it with some
15 realistic economic perspective and that doesn't necessarily mean encourage office, but it
16 means not zone it out so that the only way people can retain it is to have what would then be a
17 legal non-conforming use. So, those are kind of an overall perspectives on what I've been
18 hearing.

19

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1 Commissioner Reckdahl: To respond to that, the price of real estate, the price of land is driven
2 by what you can do with it and as soon as you allow offices to be built there, the price is going
3 to be much much higher which means any potential housing is going to be... won't be able to
4 pencil out. Where as if it's zoned for housing, that will make housing more realistic in that site.

5
6 Commissioner Hechtman: If I may just, and I agree with that. That would be the perfect
7 analysis if Palo Alto were full of vacant parcels waiting for development but it's not. It's full of
8 built on parcels. And so all the zoning we're talking about is not on vacant land where it could
9 go one way or another. It's on built stuff and where... and the rezoning we're talking about...
10 what's built there a lot of times is office. And that's really what I'm talking about, but for a
11 vacant parcel, I agree. There's no risk to the City in that scenario because if we rezone it to
12 zoning which is... can be a profitable use, right, then nobody is getting rid of office, or given a
13 choice of keeping a decrepit office building versus building housing, if they want to build
14 something it's going to be housing. So maybe if we want to focus on vacant parcels for that kind
15 of program. That would be an interesting discussion.

16
17 Chair Lauing: Okay, any other comments on 1.3? Sorry, 1.2. Site Inventory Monitoring program.

18
19 Mr. Wong: Okay. No proposed changes to this program.

20

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1 Chair Lauing: Okay. We reviewed that last time so we can, not seeing any lights. I.3 then.

2

3 Mr. Wong: No proposed changes.

4

5 Chair Lauing: 1.4, City owned lands. Okay, there is no 1.5, so we go to...

6

7 Mr. Wong: Correct. Apologies for the numeration.

8

9 Chair Lauing: So we go to 1.6. Commissioner Hechtman .

10

11 Commissioner Hechtman: Thank you Chair and Bless you. So, is 1.6 going to become 1.5? Or is
12 that a place holder.

13

14 Mr. Wong: That will become 1.5, yes.

15

16 Commissioner Hechtman: Okay. So, I pushed out an idea on subparts B and C a couple times in
17 my markups that didn't resonate with staff so I just wanted to follow up and find out why. Both
18 B and C talk about a building height, number of units, and the specific height ranging from 50 to
19 75 in C and 50 to 75 in B set back from the street and I had suggested that we should quantify
20 what that means. Setback, are we talking about a 10-foot setback, a 50-foot setback, a 17%

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1 setback, because if we don't quantify it there'll be endless debate. If you remember last year,
2 we had debates as to what our existing setback next to residential meant. Whether it's 50-feet
3 from the street or 50-feet... 150-feet from the house, the neighbor across the street, so if we
4 don't have anything here, I think we're going to have endless debate and dissatisfied citizens
5 because some people are going to think whatever setback is set, is not going to be enough. So,
6 maybe, again, I had suggested maybe we put in some kind of quantification and staff resisted
7 that, which is fine, but I wanted to know what staff's thinking was.

8

9 Director Lait: I think the short answer is we don't know what the set-back should be. And we
10 don't know... we feel we don't have the time to establish that in this context and that there
11 would be a public hearing process to help get that out, because we'd have to change the code.
12 With respect to B, that's got a planned community overlay, I mean zoning designation so that
13 would be an amendment to the PC Ordinance that applies to that property. With respect to any
14 of the other ones that are also listed on here, those are zoning code changes that would also
15 require and you know, we just don't have that level of specificity at this moment.

16

17 Commissioner Hechtman: Okay and fair enough. And I understand that so what I would suggest
18 then, in the absence of some sort of quantification you at least include the reason for the
19 setback. Is it to avoid towering massing, and that... at least that subjective language can in the
20 future be a guide to perhaps quantification on a case by case basis. But for right now, we don't

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1 even have that it's just a notion that there needs to be a setback, we don't now why, so I would
2 just offer that to staff as sort of different approach than I... because before I was proposing you
3 know, a quantification with a blank. Either feet or percentage. But I understand that difficulty
4 with that.

5

6 Commissioner Templeton: Chair?

7

8 Chair Lauing: Yes Commissioner Templeton.

9

10 Commissioner Templeton: I am wondering if Commissioner Hechtman would like to hear more
11 about that before he moves on to his next comments, I'm happy to address what we were
12 thinking.

13

14 Commissioner Hechtman: Yeah, please.

15

16 Chair Lauing: If you're done, go ahead. Yup fine, Commissioner Templeton.

17

18 Commissioner Templeton: Thank you, and I would love to hear from Commissioner Reckdahl
19 on this as well, but I believe what we were talking about was the overall height at the sidewalk

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1 level wouldn't necessarily be above 50-feet even if the overall building was going to be above
2 50-feet something like that. Commissioner Reckdahl is that what your recollection was?

3

4 Commissioner Reckdahl: I don't think we were that firm but in spirit yes. That we would have
5 some step up so there wouldn't be this huge wall going up next to the sidewalk. There would be
6 some visual setback.

7

8 Commissioner Templeton: Yeah, you're absolutely right, we didn't specify but that was the
9 sense of the conversation. I don't know if that helps you with your discussion with staff, just to
10 let you know where we were. Thank you, Chair for letting me chime in.

11

12 Chair Lauing: Yeah, that's what we want the ad-hoc committee to do. So, please both of you
13 keep doing that. I think Commissioner Reckdahl had another comment on this? I'm sorry were
14 you not done?

15

16 Commissioner Hechtman: Yeah, I liked Commissioner Reckdahl's explanation to avoid a wall
17 effect, I felt that was very descriptive and again I believe some language like that in here could
18 be helpful to sort of set the tone for those future discussions. Thanks.

19

20 Chair Lauing: Commissioner Reckdahl you had more on this?

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2 Commissioner Reckdahl: Yeah, I just on this section in general. In 1.6 we have a lot of numbers
3 and in some ways I like that because it tells the public kind of what we're thinking but it makes
4 it sound like it's set in stone and I think this is more numbers for guidance as opposed to
5 numbers for the final project. We're not doing architectural plans here, we're giving guidance
6 to the Council what we think would be appropriate and that's important for two reasons, one is
7 the mindset of what are we thinking, what are we envisioning but also it steers how many units
8 we can expect out of that and so for our RHNA standpoint, if you say... if you don't give a
9 number, then it's really nebulous how many should you book, and then we book 30 units per
10 acre. Well if we think about 75 feet, then we can book a lot more than 30 per acre. So, how do
11 we get the benefits of specifying that without giving the impression that we're doing
12 architectural drawings.

13

14 Director Lait: I mean I think we're doing that, I think we're striking that balance, I do think the
15 expectation is important to communicate as we've said throughout this process. We've heard
16 community members, even today, talk about you know, concern about going over 50 feet and
17 we know that Palo Alto has often kind of held to that line and what we're finding out is that,
18 you know... at 50 feet you can't bet a 5th story and if you're not going to get a 5th story that's
19 just one more, you know... impediment for home building. And forget about the idea of putting
20 retail at the base level which has it's own height requirements. So, I... we're trying to strike that

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1 balance and if you have some suggestions on how we might better do that, we'd certainly
2 welcome it. We try to use words like approximately, the unit count and up to building heights,
3 and nothing about this is setting the architecture of the building, there's so many other factors
4 that go into play that would get vetted through the ... a there's the legislative component and
5 then b the actual development project.

6

7 Chair Lauing: Did you have more comments?

8

9 Commissioner Reckdahl: No, that was just a general comment.

10

11 Chair Lauing: Yeah, I concur with the concern of both Commissioner Hechtman and
12 Commissioner Reckdahl and I understand where we're trying to go there but it does signal to
13 the community that these are almost project level and ready to go to drawings which
14 apparently are not, I mean it in fact... we could recommend this, Council could approve this as a
15 Policy and it gets to that building and they might make adjustments on that and they could do
16 that because even if that were to lower the number of units, because we have a buffer, they
17 could put them some where else over the next eight years so there's still a lot of flexibility and
18 I'm not going to try to wordsmith it but I do like things like up to 75 feet, I think that's right on
19 target and I don't think you can say things like "such as 50 feet" and then "up to 75" because

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1 that just sounds like an example as opposed to a plan. So I'm sensitive to both sides of this but
2 there are a lot of numbers here. Yeah, Commissioner Templeton.

3

4 Commissioner Templeton: Thank you Chair. Yeah, I want to just ask staff to reiterate this. I
5 know that the members of the PTC are aware, especially those that were on the Housing
6 Element Working Group, but just for anybody who might be watching tonight for the first time,
7 members of the public who are interested in this, can you just remind us in a sentence or two,
8 why it's important for us to identify these and why we're looking for opportunities to identify
9 sites like this. I know it sounds a little silly because we've all been working on this, we're really
10 deep into this, but just to reorient us that we have to find these sites and what the ad-hoc tried
11 to do was identify where we might be able to get a little bit more. And, to create that buffer
12 that the Chair was talking about. Mr. Wong or Director Lait.

13

14 Chair Lauing: Go ahead. (crosstalk) Director.

15

16 Director Lait: Thank you. So I think Commissioner Reckdahl had sort of hit the main point
17 which is we need to identify a certain number of units to meet our... to demonstrate that we
18 are meeting our RHNA target and our ability to place a larger number of units at these sites in
19 particular, does a couple of things. One it sets the expectation of what we anticipate seeing
20 developed here and at the density that's prescribed. It provides for greater height than is

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1 typically enjoyed in other parts of the City, in part, in large part because it doesn't have the
2 same sensitive land uses around it. There are... it's either internal to Stanford as in the Sandhill
3 Road item, I think Letter A, or it's abutting existing office spaces, or is on large parking lots. And
4 so, these are areas that if we can put.... Create enough incentive to encourage housing at these
5 locations, it means that there is less housing density distributed in other parts of the
6 community where there may be some more concern or opposition.

7

8 Commissioner Templeton: Thank you. That's really helpful. I think it's hard for us because this
9 is different from our usual process. It's a completely separate process than what our usual
10 conversation at the PTC are like but the Housing Element Working Group for us and then the
11 ad-hoc recently, was really focused on the sensitivity that our community has around blanket
12 densification for lack of a better term, and so we wanted to find ways to meet the goals that
13 are very important to the City and that would have consequences if we didn't meet them, but
14 focus on areas where some appropriate level of density would be preferred. So that was really
15 the goal and I just wanted to focus on that for a minute because we're getting into the weeds
16 here each of these programs and it's good to have a reminder of why ... why are we looking at
17 possible exceptions to our norm. Thank you very much Chair.

18

19 Chair Lauing: Yeah I just wanted to add to that comment that HCD is looking for credibility in
20 what we're proposing so those numbers and heights get us to that credibility but the other item

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1 of credibility in this regard is we certainly have talked to the landlord relative to their intent and
2 their on board with it, so that really helps that piece of the issue as we present the Housing
3 Element to the HCD.

4

5 Commissioner Templeton: Thank you.

6

7 Chair Lauing: Other comments? I have a couple on this section, but I'll see if others have it. I
8 think on item, what is now F, we did last time talk about to encourage dominantly affordable
9 housing development, intentionally with the word encourage so that's not demanding, that's
10 my recollection at least, if that's what the ad-hoc discussed or not, it's not officially binding, it's
11 a statement the community and the landlord can do that or not.

12

13 Director Lait: I think you're referring to E, is that correct?

14

15 Chair Lauing: Well, E right now says holistically studies so.

16

17 Director Lait: On the screen we have (crosstalk)(interrupted)

18

19 Chair Lauing: Yes, sorry, I'm looking at my old document now, yeah, E, thank you. Encourage
20 dominantly affordable housing was what we had originally intended (interrupted)

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Commissioner Reckdahl: It does say Encourage affordable housing, it doesn't say encourage 100% affordable housing, so. I think those words would probably apply whether they were 50% housing or 100% housing. The way you're saying would be more specific.

Chair Lauing: I think our original intent, I know it was at the Housing Element Working Group, I think it was also here, the idea was to get dominant so we can use majority or something like that and again, it's just a request of the landlord at this point, but I wanted to raise that issue.

Director Lait: What was the request to the landlord?

Chair Lauing: What I'm saying is it says "Encourage affordable housing", I think the intent, and I don't know if the ad-hoc discussed this but the intent of the Housing Element Working Group and I think our intent here was to try and have it sort of dominantly affordable housing, not just 15% inclusionary. I'm just trying to be true to what we did last time.

Commissioner Reckdahl: I would concur with that.

Director Lait: Okay so is the request to have the word predominantly.

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1 Chair Lauing: I said dominantly but it can be predominantly, whatever is right.

2

3 Mr. Wong: Predominantly.

4

5 Chair Lauing: Commissioner Hechtman.

6

7 Commissioner Hechtman: So I think when the site selection came to us, if I'm understanding
8 this correctly, this is the one that came to us from the Housing Group with a recommendation
9 of 180. And tell me if I'm incorrect, and I, if I'm remembering right, this is the one where I made
10 a motion to move it to 360, that didn't have enough support, you made a motion to 270 and
11 that's where we landed.

12

13 Chair Lauing: That's correct.

14

15 Commissioner Hechtman: And so, okay, so we're talking about the same building if you will,
16 the same property, I'm not remembering a Planning Commission recommendation running
17 along with that to dictate the percentage or you know, using a term like predominantly but
18 there were a couple times where we talked about that, on some projects that went forward,
19 and maybe it was this and I'm just not remembering, so I guess my question and maybe staff
20 can tell us, when we forwarded our recommendation on this to City Council, was there included

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1 with the 270 number, which I know we recommended, some amount or rough quantification of
2 affordable housing.

3

4 Commissioner Reckdah!: Can I refresh?

5

6 Chair Lauing: Yes. Go ahead.

7

8 Commissioner Reckdah!: So, it came in, we initially voted to add that to the Housing inventory
9 at 270 and you're correct about that. And then I issued an amendment to say make it 100%
10 affordable housing and that failed 4/3. And so, then I changed that to be primarily affordable
11 housing and then that passed 4/3. So, we did actually, our recommendation to City Council did
12 include the word primarily. (crosstalk)

13

14 Commissioner Templeton: Can I chime in as well?

15

16 Chair Lauing: Absolutely.

17

18 Commissioner Templeton: If I'm recalling the ad-hoc discussion around this, the concern was
19 that this might trigger a red flag to HCD around the way that sometimes demanding more
20 affordable percentages kind of kills a project because of how it pencils out and we wanted to

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1 eliminate the red flag and make this as adoptable as possible. I agree with what Mr.
2 [Commissioner] Reckdahl said about the discussion, I remember there was something about the
3 underlying zoning and then that was why we wanted to focus on affordable housing at the site,
4 but I just wanted to throw it out there that's there's some trigger words and phrases that we
5 looked a little bit closer at, so I think that's something we need to be cognizant of if we're going
6 to start adding in restrictions like that.

7

8 Commissioner Reckdahl: In the ad-hoc, both Commissioner Chang and I thought this should be
9 primarily affordable housing but we never (interrupted)

10

11 Commissioner Templeton: I'm trying to explain why it didn't get added to the text.

12

13 Commissioner Reckdahl: We never took any votes. The ad-hoc was more of an informal
14 discussion.

15

16 Commissioner Templeton: Correct, there was no vote.

17

18 Commissioner Reckdahl: But if you are building any affordable housing, it's never going to
19 pencil out. Affordable housing doesn't pencil out it's going to need some type of subsidy.

20

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1 Commissioner Reckdahl: Commissioner I'm not trying to... sorry I don't mean to direct this into
2 some kind of adversarial dialogue, I'm just trying to explain why somethings are phrased
3 differently in this document because red flags exist.

4
5 Commissioner Reckdahl: Yeah I agree, I concur with that. And that comment about not
6 penciling out was not towards you, this is just a general, some members of the public have used
7 the term affordable housing and penciling out and those don't go together. They don't pencil
8 out. And that's why you have to subsidize it and that's why we're looking at funding
9 mechanisms in order to provide affordable housing, because it will not pencil out and we won't
10 get it unless we subsidize. So, anyway. That's all.

11
12 Chair Lauing: So the question is do we want to be consistent with our inventory
13 recommendations and stay with whatever that word was that you used instead of
14 predominantly. Which I'm certainly comfortable doing.

15
16 Commissioner Reckdahl: I think it would be... it would more align with my visions of what I
17 interpreted but I don't think it's required. We're just saying we want affordable housing here,
18 we aren't necessarily saying 100%, we are just saying, work on getting affordable housing here.
19 And so it's more generic task and these projects don't have to be specific, they can be... we

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1 want affordable housing at this location. I don't think it has to say specify every little detail
2 about...

3

4 Commissioner Templeton: If I recall correctly Commissioner Chang suggested something about
5 changing the underlying zoning to make that clearer instead of wordsmithing it here in the
6 document. I don't recall the details unfortunately but that was her suggestion.

7

8 Chair Lauing: Yeah I think that was somewhat contained in E already in doing the change but I
9 think it would be better if we stayed with what we did in the site list and call it predominantly
10 or whatever... Commissioner Hechtman.

11

12 Commissioner Hechtman: So I think if at conclusion of all this dialogue tonight we're going to
13 vote on recommendation and we've had some minor wordsmithing so far that's getting folded
14 in and Chair I understand you're wanting to fold in, I think the word predominantly or primarily
15 into establish affordable housing, establish primarily or predominantly affordable housing. And
16 I just want to say if we're going to do that, when we get to the vote on the recommendation I'd
17 like to pull this out and vote on it separately.

18

19 Chair Lauing: I think there's a number of areas we could do that.

20

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1 Commissioner Hechtman: Yeah. Okay.

2

3 Chair Lauing: Yeah. We can also vote not, with just the 5 of us. There's only 5 votes tonight so
4 we can vote now if we want to put that modifier in there.

5

6 Director Lait: Yeah so I think maybe having like a parking lot that we could come back and
7 revisit some of these issues....

8

9 Chair Lauing: When?

10

11 Director Lait: At the end.

12

13 Chair Lauing: Okay. That's good. Good suggestion. Okay I have a couple more, they're related
14 and pretty straight forward, which on G and H, you know... I think Stanford, I take them at their
15 word, I always have from the Housing Element Working Group and now that they want to
16 support their needs for housing of their students and faculty and staff in Palo Alto and they
17 came up with a number of proposals here that are becoming part of it, thanks .. my mic was I
18 guess muted. And, we're talking here on G and H about doing you know, basically some more
19 study which is great. They've got to talk to various leaseholders and so on, I just don't
20 understand why we would necessarily talk about this as the next cycle. I don't think it detracts

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1 from the goals to talk about it as being in the 6th or 7th cycle because as we know in real estate
2 negotiations sometimes they happen quickly and some times they happen really slowly. So if
3 Stanford was talking to a developer in a year on Palo Alto Square and they said yeah that's a
4 good idea, then that would be part of the dialogue. I don't think it changes the intent of the
5 parties so why wouldn't we want to add 6th or 7th cycle Housing Element.

6
7 Director Lait: Again, a lot of what we're doing through these programs is trying to set the
8 expectation for the community and decision makers as to when these things might actually
9 happen and so nothing in this program would preclude what you're describing and from taking
10 place in the 6th cycle. But realistically, well it's possible there could be some progress made,
11 even development within the 6th cycle, the one that we're approaching, we're not counting
12 those sites today and whatever we go through we would presumably be able to count for the
13 next cycle so you could strike the language of whatever cycle and just omit that but again,
14 we're just trying to be clear on expectation. It's not going to change one thing one way or
15 another with HCD. They're not going to care about these two programs, these two
16 implementing objectives because it's not relevant to what we're doing today.

17
18 Chair Lauing: Okay, obviously we'd be hopeful that they could take a bigger proportion of the
19 6th cycle if that happened to work out and we'd have more than just our buffer so that was part
20 of my interest, you know, make sure we stay on the case.

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Director Lait: Yeah, it's just... I do not see a scenario where the time would permit that, including that in the 6th cycle at this time in the draft housing element. That's just not... that time is not there.

Chair Lauing: Okay. Any other comments on that? Commissioner Reckdahl.

Commissioner Reckdahl: Yeah. I agree nothing is going to happen before we submit the housing element but what I think Ed is getting at is we don't want to say... oh don't worry for eight years, in eight years we'll deal with this. You want housing now whether it's two years from now, three years from now or eight years from now you want it just as soon as possible. So in that spirit, we're not including it in the housing element list but we want to start working on it now, in the near future and not eight years from now.

Director Lait: So what we can do is... one thing that we haven't talked about was sort of the implementing ... there's language in these implementing objectives about time frames so we could establish a time frame for when those conversations may begin... Begin conversations with Stanford by year 202x, you know, so we're not waiting... the intent here is to not wait until the last minute but to have the conversation during the course of the current, you know, the 6th

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1 cycle so that we are ready in advance of the 7th cycle. So, to achieve that, that necessarily means we're not having the conversation in the later years.

3

4 Commissioner Reckdah!: Yeah, and I think Ed would say 2022 was when the deadline is.

5

6 Chair Lauing: In terms of starting?

7

8 Commissioner Reckdah!: Yeah.

9

10 Chair Lauing: Well, I mean I think... I think the intent was voiced to us by Stanford
11 representatives was that they are talking to potential leaseholders now about doing that. I just
12 want to make sure that that was going to happen as opposed to waiting ten years to get more
13 serious about the talks and I think it is happening so I'm not trying to say anything that it isn't, I
14 just want to document the kind of commitment there.

15

16 Director Lait: Yeah, again, this is, I wouldn't want to burn too much time on this only because
17 it's not going to be so substantive for the project for HCD approval. I understand your
18 comments I just think with all of these policies... this is one slice of the policy initiatives that the
19 Planning Department will be working on. There's the whole Comprehensive Plan and the, you
20 know, additional assignments that we get from City Council on a frequent basis to so there is a

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1 work load basis implication with taking this on so I think the sooner time frame is problematic
2 from a staff perspective just looking... just understanding our workload between now and 2023
3 to the extent that we have insight into that that will change but what we have now is a fully
4 loaded program between now and then for sure. But ...you know.

5

6 Chair Lauing: These programs could go to City Council and they could look at this and say we
7 actually want more contribution in this cycle from Stanford and make it more specific.

8

9 Director Lait: Well, they had that conversation and they've expressed that interest and our
10 response to that respectfully was, we're not going to be able to include that in the 6th cycle. We
11 do not have that time, we've engaged with Stanford, we've identified sites, if there are
12 additional sites to be identified it's going to have to happen after the Housing Element is
13 certified.

14

15 Chair Lauing: Right. And as I know I'm repeating but I want to repeat for emphasis that I know
16 Stanford is working on it. I'm not questioning that. It's just a question of documenting that it's
17 active. That's what I was raising. Commissioner Hechtman.

18

19 Commissioner Hechtman: So, I actually think that this language is worded correctly to set
20 expectations. We have 6,086 units to try to build by 2031 and that's going to take a lot of work

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1 and I want staff focused on that work and I want the Planning Commission focused on that
2 work and I want the City Council focused on that work and I don't want any of us focused on
3 what I would call longshots in the near term. The idea that the... within eight years of now
4 Stanford Shopping Center is going to somehow going to redevelop and put a lot of housing
5 units, it's a long shot. It could happen but it's a long shot and that's what item G is talking
6 about, is opportunities at the shopping center... and I think that we need to focus for the next
7 few years on what's on our plate. And how I read this is not wait until the last day of the 6th
8 cycle to start talking about this but rather, by the time we get to the working group for the 7th
9 cycle, have those discussions far enough long so that the working group knows if they can start
10 to realistically think about folding in housing on these sites. That's how I'm reading this and to
11 me that approach makes a lot of sense. But maybe to the Chair's point, maybe we could clean
12 up the language so that it's not susceptible to 'well we can wait until the end of the 7th cycle to
13 even start... or the end of or the last day of the 6th cycle to even start this dialogue, maybe we
14 can... so maybe there's some minor language improvements in F and G to sort of bring that out.
15 We want to be ready to roll when the working group for the 7th cycle is formed.

16

17 Chair Lauing: Yeah I was thinking... just for clarification, I was thinking more of F even though I
18 mentioned both of them. Not them all. Commissioner Reckdahl.

19

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1 Commissioner Reckdahl: I mean the one wild card is that leases in the Stanford Research Park
2 only comes up now and then, and so if we have discussions now, if a lease does expire we are
3 having actual discussions where as... if that lease is renewed by some office holder now we've
4 lost the chance to [unintelligible] that's why I think we should start earlier on the discussions
5 rather than later.

6
7 Chair Lauing: So I think Commissioner Hechtman's comments are fine if there's any way you
8 can kind of improve that language to, you know, just sort of accelerate the effort or put a
9 deadline in there to make sure that it's underway. Again, I'm assuming it is now, but just want
10 to kind of underscore it in the document.

11
12 Commissioner Hechtman: Yeah, I think in just reference it says 'for consideration in the 7th
13 cycle' if you just added in the reference of the working group that throws it forward if you will,
14 to the really the beginning of the 7th cycle, when the working group is formed, I think that
15 helps.

16
17 Chair Lauing: Okay, let's move on. 2.1. Yeah, there's comments, you had a change here right?

18
19 Mr. Wong: Correct. That we'll do... be having outreach with the religious institutions about
20 having housing on their parking lots also. So that's the only change.

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Chair Lauing: Yup. That's good, Commissioner Hechtman.

Commissioner Hechtman: Do we need the word non-profit here? I think, first of all, I think there's such a thing as a for profit affordable housing developer and if there is and they wanted to have their questions answered and get some technical assistance, I know we'd help them. So maybe we can get rid of the word non-profit.

Mr. Wong: Very good.

Chair Lauing: Other questions on this one? Okay. 2.2.

Mr. Wong: Just as a note, anything highlighted came from... is in reference to the PTC ad-hoc suggestions so this implementing objective was by suggestion of the ad-hoc.

Chair Lauing: Commissioner Roohparvar.

Commissioner Roohparvar: So, just for clarification, so there are instances where we have tenants with low income rents in a BMR unit and there after during the tenancy, I see Commissioner Templeton raising her hand I think she's going to answer my question.

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Commissioner Templeton: You can feel free to finish asking it, I don't want to cut you off.

Commissioner Roohparvar: No, No, that's okay, yeah so we have instances where tenants rent BMR units but we know that during their tenancy their incomes going to increase and highly BMR requirements, is that what this is referring to?

Commissioner Templeton: Yes, and it's pretty rough because we see this with all sorts of programs where someone is in a minimum wage job and has to turn down a promotion because it would disqualify them from housing and the promotion doesn't cover enough of the cost. So is there a way for us to step back the costs as the person grows their income so that they could eventually be ready to not qualify for low income housing, if that was how their path unfolded. So in other words, instead of having an on switch and an off switch, have some kind of gradation for qualification if that makes sense.

Commissioner Roohparvar: No, that makes a ton of sense and then can you remind me Mr. Wong, these procedures are set by Palo Alto regs right? There's no State requirements that come into play or anything like that, so we change (interrupted)

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1 Commissioner Templeton: They're set by the owner I think, Mr. Wong, feel free to jump in
2 here if I'm incorrect, but they're set by the owner, so we have to work with the operator of the
3 property to make sure that some how works, right? Is that what you said Mr. Wong?

4
5 Mr. Wong: No, it is within the purview of the City to set it's own requirements, the AMI level,
6 the length of affordability so the City has the ability to dictate it's terms of the BMR program.

7
8 Commissioner Templeton: Okay. I stand corrected. Thank you.

9
10 Commissioner Roohparvar: Great. Okay so that's interesting, sorry Mr. Yang were you going to
11 chime in?

12
13 Mr. Yang: I guess I would just clarify the City sets these processes generally as part of a BMR
14 agreement that gets recorded against the property, a regulatory agreement but there are also
15 situations particularly when you have a 100% affordable development where the financing for
16 that project might have it's own set of restrictions which come into play as well. So when
17 you've got a 100% development, they may not be able to keep the tenants that doesn't income
18 qualify for more than 6 months or a year, depending on what the requirements of that
19 financing mechanism are.

20

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1 Commissioner Roohparvar: But the BMR agreements, do they have to be consistent from
2 owner to owner because isn't it like 80% of AMI, AMI set by whatever, County, City and then...
3 or do they change? Can the City renegotiate or have different (crosstalk)

4
5 Mr. Yang: We could to BMR requirements, we could amend those agreements but again, we're
6 going to have a lot more flexibility for products that aren't financed with, in, by mechanisms
7 that have their own set of regulations.

8
9 Commissioner Roohparvar: Got it.

10
11 Mr. Wong: Yeah if I can add, sorry, I may have viewed this more narrowly in which maybe I'm
12 too close to the product but for, Albert's correct, if it's 100% affordable housing, that has State
13 Tax credits and other financing sources, the City has certainly less purview over those. Those
14 100% affordable units but I was just reading this as the City's below market rate program, the
15 inclusionary, the 15% that is set aside, and the City has a little more leeway in those
16 restrictions. So, just to clarify my statements but Albert is (interrupted)

17
18 Commissioner Roohparvar: Sorry, one more thing. And then, I'm just confusing myself but BMR
19 is different from affordable housing triggers right? We're not talking about affordable housing
20 triggers.

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Mr. Wong: It is affordable housing, it's just not 100% financed when market rate development is proposed there's a certain percentage that needs to be set aside for below market rate and this is what it refers to, in that... that percentage that's set aside, those since it does not use State or Federal funding, that's where the City has a little more leeway. Yeah.

Commissioner Roohparvar: Got it. Okay. That's really helpful. Thank you.

Mr. Wong: Sure.

Chair Lauing: I had one little detail question. Is there a word left out in the first sentence? Is it 'Continue to require development projects of three or more net new residential units'. Yeah, require developments of three more... that would work too.

Mr. Wong: Okay. We can look into... (reading) Continue to require development...

Chair Lauing: You can check that out, it's just wordsmithing but it wasn't [unintelligible].

Mr. Wong: Very good.

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1 Chair Lauing: Okay. 2... I'm sorry, thank you. Go ahead Commissioner Hechtman.

2

3 Commissioner Hechtman: Just briefly on this D, I think that this came up at the Planning
4 Commission within the last year, I think it was when we were talking about the zoning
5 amendment on tenant relocation and extending that to apply to whatever it was, 10 to 49
6 units. This notion came up that people in BMR's can earn out of their qualifications to stay in
7 the BMR and I remember the Commission saying... well what happens then and nobody really
8 had a good answer and so I think this is a perfect place to put this program in and it doesn't
9 surprise me at all that our PTC ad-hoc, who struggled with this in a different context, came up
10 with it. I think it's a great add.

11

12 Mr. Wong: And again just to clarify that we can... for BMR units, those units that were set aside
13 as part of the inclusionary, that 15%, we can review those rental procedures but again, as
14 Albert mentioned, we can only do that for these BMR units versus 100% affordable which have
15 other requirements so project such as Wilton Court or 801 Alma, Eden Housing, those 100%
16 affordables, we don't have as much leeway in regards to tenants that earn over income but we
17 can look at the City's own BMR program and those units created out of that program. Just
18 wanted to be perfectly clear to PTC and what the City can or can not do when it comes to
19 certain procedures.

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1 Chair Lauing: Commissioner Roohparvar.

2

3 Commissioner Roohparvar: Yeah just one more question Mr. Wong. So how does this interpret
4 ide with like RHNA's low, moderate, those thresholds because if we're changing what the
5 triggers for BMR and renegotiating it, that would change whether it falls into like low or
6 moderate income or et cetera, right?

7

8 Mr. Wong: Well, that is correct, however, this is just addressing kind of like post, for example,
9 for RHNA we say for example BMR units should be at 65% AMI, we'll let households in if they
10 earn or they can reside in the unit if they earn less than 65% AMI, this is a few years down the
11 line, and what to do with those households, a few years down the line, if they exceed that 65%.
12 It's still deed restricted at 65%....

13

14 Commissioner Roohparvar: Ohhh... Got it got it

15

16 Mr. Wong: It still meets the RHNA... it's what to do with those household tenants that exceed
17 that (interrupted)

18

19 Commissioner Roohparvar: So even if you like change it because it's like deed restricted it
20 doesn't change anything... it's still 65%... okay, that's helpful. Thank you.

-
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Mr. Wong: Sure.

Director Lait: And just to reiterate, this is the policy says to review our procedures and to consider the policy implications, so this program doesn't do anything other than say... hey this is something that we want to study. And it would make structural changes to the agreement but for an individual unit but maybe provide a transition for how somebody graduates to a different sort of tenant space, so lots of issues to sort out on it, and this is just one of many programs that we will be busy with over the next eight years.

Chair Lauing: Okay, jut a quick time check, we've been at it for two hours, we're at 8:00, would you like to take break at this point, or press on for a while... thoughts? Vote for break... break... break. Okay let's do... I think I haven't read it, 8 o'clock straight up, 8:02, ok let's go to 8:10 and we'll resume. Thank you.

BREAK 8:02 to 8:10 PM

Chair Lauing: Okay, welcome back we'll pick up the pace here, I mean pick up the time here. The pace is pretty good. So I think we're on 3.1 Fee Waivers and Adjustments is that right Mr. Wong?

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Mr. Wong: That is correct. Sorry.

Chair Lauing: Okay now we can see it all.

Mr. Wong: Sorry, no changes to 3.1.

Chair Lauing: But you exempted B from our document that we had before. 4 B sorry. Okay, Commissioner Hechtman.

Commissioner Hechtman: That's actually what I wanted to talk about. In our prior version the red line that came in our Staff Report, there was ... what was B and what we're looking at is C and what... and that B was a subject of a fairly robust conversation at the PTC on June 8th and let me just read it since it's not on screen. What it did say was, Exempt Accessory Dwelling Units not already exempted by State law from development impact fees when deed restricted at 80% of the area median income level for at least 10 years. And there was a discussion about that time period with the PTC and staff has subsequently struck it so my initial question is what was the thinking in having it go away?

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1 Mr. Wong: A couple reasons it sounded like during the PTC's robust conversations about
2 affordable ADU's wasn't... there seems to be some... there wasn't 100% agreement on whether
3 that was feasible or not and secondly is was just looking at the administrative side of deed
4 restricting ADU's so because of that but certainly if the PTC wants the staff to continue to
5 explore deed restricted ADU's for 10 years we certainly can.

6

7 Chair Lauing: Did the PTC ad-hoc have a certain position?

8

9 Commissioner Templeton: Yeah we didn't think it was a good idea.

10

11 Chair Lauing: Anything to add Commissioner Reckdah!?

12

13 Commissioner Reckdah!: Which one?

14

15 Chair Lauing: (crosstalk) Former B packet page 19.

16

17 Mr. Wong: Let me, I can bring that up also. There it is. That was with your previous attachment.

18

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1 Commissioner Reckdahl: The concern was that there's... it's really hard to not have unintended
2 consequences. And so, while it might be a good idea, there's no reason to put it in the Housing
3 Element.

4
5 Commissioner Hechtman: Okay, and I appreciate the explanation and I agree with that, it's
6 something that, if there's an appetite for it in the City as time goes on, we can do it, it doesn't
7 have to be in the Housing Element. Taking it out kind of takes the pressure off us to get at it so
8 I'm fine now that I understand why it was removed. Thanks.

9
10 Chair Lauing: 3.2.

11
12 Mr. Wong: Some minor changes.

13
14 Chair Lauing: No Commissioner comments on that we move to 3.3.

15
16 Mr. Wong: Again, just some minor changes and more to potentially steer away from State
17 density bonus for... and for developers to use the City's housing incentive program.

18

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1 Chair Lauing: I actually had a few questions that are probably review questions. But on B, I
2 think we're required to have 100% affordable projects us to 120 as opposed to drop it to 100
3 for example.

4

5 Mr. Wong: I'm sorry Chair Lauing was that a question?

6

7 Chair Lauing: Yeah.

8

9 Director Lait: I can answer that Tim. So, B is reflecting the current code today so we're
10 continuing to allow this overlay. That's what B is saying.

11

12 Commissioner Reckdahl: One thing that's confusing to me is the 100% does not apply to AMI,
13 100% means the entire complex is affordable, is that correct?

14

15 Director Lait: It's a housing project that is 100% deed restricted for income levels at or below
16 120% AMI.

17

18 Commissioner Reckdahl: So could we change 100% to entirely? Because we talk about
19 percentages of AMI all the time and here we have a different animal... what percentage of the
20 units are deed restricted.

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Director Lait: No it's the same. It's saying the percentage is 120%.

Commissioner Reckdahl: Yeah.

Commissioner Templeton: People are conflating these two percentages and misreading it if you wanted to add clarity it might save yourself some grief, I think is Commissioner Reckdahl's point.

Chair Lauing: I think that's right, Yup.

Mr. Wong: Okay.

Commissioner Reckdahl: Does that make sense what I'm saying? 100% is not talking about AMI, 100% is talking about (crosstalk) a portion of the development that is deed restricted.

Director Lait: Okay. Do we spell it out? Or do we just get rid of it? We'll figure it out.

Mr. Wong: Entirely, completely.

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1 Commissioner Reckdahl: Alright, very good.

2

3 Commissioner Hechtman: It is kind of a term of art, I mean when you say a 100% affordable
4 housing project that has a particular meaning in the housing community which is why I think it's
5 in here. I do understand the confusion but I think when you take the word out, when you take
6 100% out you might add the confusion....

7

8 Chair Lauing: That's a good point.

9

10 Commissioner Hechtman: So maybe we do a compromise where we say entire and then in
11 parenthesis put 100%. (crosstalk) That would solve the problem.

12

13 Commissioner Reckdahl: I like that part.

14

15 Chair Lauing: HCD is going to understand 100%, right? That's what you're saying Commissioner
16 Hechtman?

17

18 Commissioner Hechtman: Right (crosstalk) That has a particular meaning to them and to the
19 housing community.

20

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1 Chair Lauing: Yeah. I think that's pretty good. And then I had a question on C. Did you tell us
2 that this has basically, this has already been approved by Council, including the one courtesy
3 review before ARB? So, this is, this is current code, right?

4
5 Director Lait: Yeah, this is in that period of time where the Council has adopted the language
6 but it is not yet effective.

7
8 Chair Lauing: Okay. And my question on D is commercial reference... I'm sorry, current E. Does
9 the word commercial floor area represent... mean retail? The language is just confusing to me.

10
11 Director Lait: So, the existing code requires.... In some zoning districts the zoning... the code
12 requires that development on that commercial property necessarily needs to include .4
13 commercial area. So that might be retail, personal services, retail like uses, probably not office.
14 But I don't know definitively on that and so what this program suggests... and we saw this play
15 out on Wilton Court, where they had .4 FAR... .4 FAR dedicated, I think that was the number, I
16 could be off a little bit, to you know, I think we called it a non-profit area and the rest of the
17 building 2.0 was for housing. But having... that was complicated, right? It added some challenge
18 for Palo Alto housing as it was called then, to you know finance, and figure out what they were
19 going to do with that commercial space, so all we're saying is let's take that .4 FAR and apply it

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1 to housing. That's what this program would say if it was endorsed and supported by the
2 Commission.

3

4 Chair Lauing: Okay. Commissioner Hechtman.

5

6 Commissioner Hechtman: Chair I wanted to talk about D for a minute, were you done with E?

7

8 Chair Lauing: Yes.

9

10 Commissioner Hechtman: Okay. So, new D, this is some new language and I'm trying to get my
11 arms around the site, we're just seeing it, and recognizing that all of our housing opportunity
12 sites are zoned, already zoned other than R1 and R2, it seems to me there's no downside to this
13 right? This is just making available Citywide if you will, other than our R1 and R2 zones, this
14 incentive program. In my... are there risks for doing it Citywide that I'm not thinking about?

15

16 Director Lait: So, the implication is there would have to be some amendment to the affordable
17 housing.... I think we would have to amend and extend the affordable housing overlay which
18 we're also calling the now the Incentive Program to fit into some areas because this would
19 apply to the multifamily site zones as well. So, you might think of RM30 and RM 40's of having
20 what is allowed by this program up to 50 feet in height and 2.0 FAR. And our existing FAR, and

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1 Tim if you know maybe you can help me out, I think our existing FAR for RM30 is .6 and RM20
2 and RM40 are a little bit different than that. I will note and this is important as we get into
3 some of the details, the State effective... the State made some changes that said if you're
4 building a project that has, I think, between 3 and 7 units, you automatically just get a 1.0 FAR.
5 And so, that's in our code, that's State Law, we have that today. So this would allow a 2.0 FAR, a
6 doubling, and so if we're really trying to encourage affordable housing, these are great
7 opportunities to do that. The implication for the community to understand is that this is... it's
8 fairly tall and dense for what we're used to seeing.

9

10 Commissioner Hechtman: But not next to most of them, we're living in R1 and R2. So, okay,
11 that's helpful I think it's... again, I think it creates more flexibility on particular sites and that's
12 what we're looking for because whoever owns those sites, we're looking to entice them to
13 build housing and some will use the incentive program and some won't.

14

15 Director Lait: And some of them may be more accessible to affordable housing home builders
16 because you're not competing with the office rents of a commercial site.

17

18 Commissioner Hechtman: Yeah. Alright.

19

20 Chair Lauing: Good add. Was that all Commissioner Hechtman?

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Commissioner Hechtman: Yeah.

Chair Lauing: Okay. Other Commissioners? We're ready to go to 3.4. Mixed use.

Commissioner Reckdahl: Can you refresh my memory, this 1500 square feet of retail, there's situations where we have large amount of ground floor retail that we don't think will be redeveloped because they don't want... what would be the ramifications of them having to replace the retail? This is number C, 3.4 C.

Director Lait: So I actually think that C may eventually be unnecessary based on 3.5. But, I'm sorry I'm just reading that again. Yeah so what we have found on even before we started the Housing Element, when we were doing the Palmer Fix studies, is that some of our sites have a large amount of ground floor retail and if... our current retail protection requirements require one for one replacement and so if you replace a 5,000 or 6, or one example we had was a 9,000 square foot existing retail, you know, that's unlikely to get redeveloped because of the retail preservation requirement. If a developer has a site that has a large amount of retail and you know, there's different types of retail I think as we know in the community, some areas it thrives better than others, but if you have an area that's maybe not thriving so well, and you're forced to rebuild that, new, that made discourage redevelopment of that site. And so the

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1 notion here is for our housing opportunity sites, for the areas that we're trying to focus
2 housing, we would cut them a break from the retail preservation program and reduce it to
3 1,500 square feet. So whatever you may have, if you have 3,000, 5,000 the most that you'd
4 have to restore is 1,500.

5

6 Commissioner Reckdah!: So this would be places where we think we have excess retail or...

7

8 Director Lait: I'm sorry.

9

10 Commissioner Reckdah!: These locations where we would drop it down to 1,500, we're
11 thinking there's spots in the City where we have too much retail and it's hard for land owners to
12 rent it out?

13

14 Director Lait: So I won't say that there's too much retail but what I would say is if we have a
15 property and we're saying this is a site that we've identified as a future housing site, we need to
16 look at what might be preventing someone from actually wanting to build housing. And if I have
17 several thousand square feet of an old 50's, 60's built structure that has a parking requirement
18 of you know, 1 to 250 or 300 or whatever we require, maybe 1 to 200, then that's not likely to
19 get redeveloped.

20

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1 Commissioner Reckdahl: Because of the parking. (Crosstalk)

2

3 Director Lait: Parking would be a big requirement on a redevelopment, they'd have to park that
4 area but also many property owners and I know this is counter to what many in the community
5 have articulated, you know, in public forums, you know ... those who manage commercial
6 building and have retail would argue that retail has changed and continues to change and that
7 not every place where we're protecting retail is necessarily a suitable site for retail. And so this
8 is presenting for us a... you know, one of these choices that we need to make, if we want to
9 have housing, we need to find ways to make it easier to building housing, and having a property
10 owner require that they restore one for one retail is a constraint that we are seeing towards
11 housing production.

12

13 Commissioner Reckdahl: What makes me nervous is that we're adding 6,000 units in Palo Alto,
14 which will mean a lot more people, and will we 10 years from now say ... oh I wish we hadn't
15 give up that retail because we need more retail.

16

17 Director Lait: I think that the idea long term on retail and I think that the Commission actually
18 has a role in this conversation from the City Council on how we look at retail City wide, that's
19 one of our tasks, is finding... I mean we certainly have residential... I'm sorry, retail commercial
20 core areas in town, University, California Avenue, Parks of Middlefield, Charleston, right? We

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1 have areas where retail is thriving, even along El Camino we have certain nodes, or
2 intersections where even if it's not thriving today, could be. One argument. And again, I
3 appreciate that community members may have different perspectives on this but one
4 argument is that if you concentrate your retail in certain areas you actually make it better and
5 more productive and more beneficial than having it just sprinkled all throughout town and not
6 being as robust as it could be. So, you know, these are... people are entitled to their opinions
7 and I don't have the answer to that policy question but these are the things that we're trying to
8 balance.

9
10 Chair Lauing: Yeah I had a lot of concern about this section and in fact I put a delete mark here,
11 which you suggested maybe we'd delete. The problem I have with this is that not all housing
12 projects are the same. One size doesn't fit all. So if you're putting up affordable project with
13 300 people, or affordable project with 30 people, it doesn't make sense to have each one of
14 them have only 1,500 square feet of retail. That's the problem and it also could be sort of
15 neighborhood specific depending on retail, we talked about needing retail in this ... you know,
16 rezoning the way we would probably do in the row Mariott along San Antonio, if there's not
17 enough retail present. We would have to have some retail there to kind of service the
18 community. So to arbitrarily say every one of these has to be 1,500 square feet, I don't think is
19 the right solution for this at all. If you wanted to work out something proportional to the
20 number of units so that it would be still acceptable to HCD.

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Director Lait: Yeah, I actually if I'm remember and Tim maybe you can correct me by reading ahead, in our new HIP program, I actually think we go a step further on 3.5 in the new packet. There's different... so putting the ROLM discussion aside for a moment. Because that's sort of a big topic in and of itself, clearly, we do not want to see retail be reduced in areas as I mentioned before that are retail commercial core. So, University, California Ave, parts of Middlefield, those are zoned as GF, which is ground floor commercial retail and along parts of California and some other areas in town retail. So, those will stay retail. And we're not recommending that there be any reduction to square footages in that area. You still need to maintain your one-to-one requirement. I think in 3.5 we say for housing opportunity sites and I know we're talking now on 3.4 and we're saying 1,500 square feet but I think we make that... and this is why I was saying it becomes... may become obsolete, in the, in 3.5 I think we say for housing opportunity sites – eliminate the requirement except if it's in this GF or R zone. And, for areas... and for one other area we have this draft policy document called the South El Camino, I don't know, Corridor Plan... the South El Camino Real Design Guidelines and in that document there is a diagram that shows those... sort of a street along El Camino with these sort of hand drawn nodes to really focus commercial activity and then the space in between as sort of being more pedestrian areas and so what 3.5 says is that if you are building housing in the GF or R district on one of these nodes that are generally depicted in this diagram that you have to replace the retail one to one. For a housing project that is outside of that standard you get to

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1 reduce it up to, I think we may have said a number, but 1,500 or some number and if you're a
2 housing opportunity site, you would not need to replace the retail at all unless you're in this GF,
3 R, or one of these nodes. So, there's sort of three tiers that we're looking at in 3.5. And again
4 the reason for that is we're trying to protect retail in the areas where it's traditionally done well
5 and thrived, we're reducing the barrier in other areas for housing projects and for housing
6 opportunity sites we're getting ... we would recommend getting rid of the requirement all
7 together unless it's in one of those protected areas.

8

9 Chair Lauing: Well, that's an upcoming conversation that we haven't seen yet so.

10

11 Director Lait: Yeah, and it relates to C, so I think we would probably need to come back to C
12 and I think ultimately we can eliminate C in part because it could be seen as an incentive for the
13 housing... the housing incentive program. Another incentive that we are giving the developer to
14 use our local program, our alternative to the State Density Bonus. So I think in the end, we may
15 end up wanting to delete 3.4 C. And, we can still have the policy conversation about whether
16 we got the number right or... (interrupted)

17

18 Chair Lauing: Okay so that's in the parking lot for now. And then D, you've taken out, there was
19 a bunch of blanks last time anyway. So that seems constructive but... any comment on the
20 reason for deleting it now?

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1

2 Director Lait: We just didn't think it was necessary. I think we captured it, I think we... you may
3 have mentioned it last time that we believed it was captured in other programs.

4

5 Mr. Wong: Yeah, and I believe our HIP incentives exceed what could be in this proposed, or
6 what's now deleted program.

7

8 Chair Lauing: Okay, I wanted to go back to the pre-lim writing on that, on 3.4, the intent is
9 there I'm just not sure it's stated very clearly, you know we really don't want to be putting up
10 so much mixed use that we're kind of creating a problem, so ... we don't want to create more
11 jobs than we have housing kind of thing. So, is that... do we feel like that's clear? Proactive
12 solutions that better align housing needs generated by new job growth, Strive to reduce jobs -
13 housing imbalance, I don't know, it's kind of wordy. I just wondered if you could take a look at
14 that.

15

16 Director Lait: So, I think this again reflects likes a policy perspective in the community about to
17 what extent does office serve to help build housing as a numbers sort of consideration. We
18 know very well in our local conversations that mixed use projects that add a ton of jobs and
19 needs for housing and some you know, ancillary component of housing doesn't solve the

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1 problem of jobs – housing imbalance that we have acutely here in Palo Alto. And so we have
2 taken a number of steps to address that locally with our (interrupted)

3

4 Chair Lauing: Already.

5

6 Director Lait: Caps, exactly. So what this program statement is saying is that yeah there might
7 be some places in town where it's appropriate to have mixed use development, University
8 Avenue ground floor retail you know, maybe commercial but housing predominantly being
9 above and we have through our PHC process we have articulated this notion of providing more
10 housing units than would be generated by job creation (interrupted)

11

12 Chair Lauing: Exactly

13

14 Director Lait: for a project. Now we do not have that program explicitly stated in this ... in this
15 Housing Element because well, that's a big policy statement, I'll say. If we want to go there,
16 that's fine but we've not, I think we'd want to explore it and consider the implications of that. I
17 don't know what they are as I sit here today. So, I feel like we tried to capture the balance on
18 that while sticking to sort of our concern about job growth. So, if you have suggested changes
19 we're happy to have that discussion with the Commission and then, I guess the comment of

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1 take another look at it, I don't know that we would change it unless you had some change that
2 you wanted to make.

3

4 Chair Lauing: I don't right now. I wanted to raise it for you... (interrupted)

5

6 Commissioner Templeton: I would chime in it seems a bit both sides-y and therefor is pretty
7 confusing so if you could, if your... I think the Chair's suggestion if you were a bit more succinct
8 it would be clear that you are saying there are places where we need it but this is not
9 something we want to use throughout the city, or something like that. It would be ... in other
10 words he... Chair Lauing is rightly pointing out that this may raise alarms unnecessarily because
11 it's difficult to understand what you're getting at. Is that right Chair? Is that what you're saying?

12

13 Chair Lauing: I think that's very well put, but it's not just raising alarm, it's kind of giving... if
14 we're going to recommend this, we want Council to know what we're recommending. And, we
15 all have to be cautious about that balance, so we don't want that to be unintendedly left out.
16 I'll put it that way, but thanks for that add. I appreciate it. Do you want to do 3.5 last or do you
17 want to just pour on here. Sorry, did you have.. sorry, go ahead Commissioner Hechtman.

18

19 Commissioner Hechtman: Yeah thank you, couple things on 3.4, first of all the time frame and
20 this may have shown up in some other ones and I... yeah it did, right now we have time frame,

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1 the word pending on a number of these programs and I'm imagining by the time this gets to
2 Council that's filled in with something on the clock. Is that right?

3

4 Director Lait: Yes.

5

6 Commissioner Hechtman: Okay. And then I had a question Mr. Wong if you can scroll down to
7 D. You can see.. thank you. You can see in the last line there, there's a reference to provide
8 clear rental subsidy compared to market rate rents for a comparable unit and I'm potentially
9 uncomfortable with that word subsidy because you know, that's a word I use when we're
10 talking about public dollars basically. And here though, it seems like it could be read to be
11 talking about private dollars which is really rent control. And so I wanted to explore for a
12 minute what staff was trying to get at with the word subsidy and whether there might be a
13 clearer word there that doesn't have negative connotations.

14

15 Director Lait: Understood. So, this is not intended to be public dollars of course, this is
16 intended to be reduced rent along the lines of our AMI standards and you know, kind of
17 keeping it capped at that. The reference to a comparable ... so you know, I think this policy, this
18 program is a bit of a pain and I think the community, you know, we know about the one work
19 force housing project, the pilot project at El Camino and Page Mill Road, so our zoning code was
20 updated to make this change to allow that project to basically go forward and if we thought it

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1 worked out, maybe we would expand it to other parts of the City. Well, the you know, while... I
2 will say that I've heard different perspectives in the community about whether it's been a
3 success or not. And for those who would argue that it's not... did not achieve it's goal it's
4 because the rental rates that are being offered in that project are comparable to what you
5 might pay today for that. So, the 130, the 140% AMI that was restricted, while may have been
6 beneficial for a three bedroom or 4 bedroom unit, because you could command a better rent
7 for those larger units, when they were designed as studios, which I think that project
8 predominantly was, it was basically a market rate development. So, what we're trying to say
9 here is if we want to still plan for and consider this work force housing concept and that's a big
10 if I think in Palo Alto, do we... how do we adjust this program so that we have it really provide
11 relief and not be market rate.

12

13 Commissioner Hechtman: Okay, so you would use the term reduced rents and actually that's
14 what I had written down here, is it clear if we replace subsidy with reduced rents. So, reduced
15 rents compared to market rate rents for a comparable unit. Again, I think that has no
16 connotations, it is you know, it's just reduced rents. It's more of a quantified... comparative
17 quantified term. So. Thank you Chair.

18

19 Chair Lauing: What about E, did you want to speak to that Tim?

20

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1 Mr. Wong: In... this is staff's consideration that we look into extending the University Avenue in
2 Lieu program... In Lieu Parking Program for also residential developments trying to create more
3 options for housing developments in the downtown area. And then looking at that same
4 program for California Ave also. Pretty straight forward in it's description.

5

6 Director Lait: Yeah, I'll note, just again because throughout this process we want to be clear
7 about expectations, you know, for some developers they meant for For ownership
8 development I ... there may be less interest in this program. For apartments, there may be
9 more interest in this program. But we would not be able to charge the full cost of providing
10 parking for an apartment project. And so we would... it would necessarily be a fraction of cost
11 of the full recoverable cost so, I forget what we pay now, it's like a ... Tim do you know what the
12 current parking space cost is.

13

14 Mr. Wong: I do not, sorry.

15

16 Director Lait: Let's just say \$100,000 dollars for round numbers. And so, I don't know what the
17 number would be for the housing project, but it would be well short of that. If we would want
18 anybody to take advantage of that program.

19

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1 Chair Lauing: So it doesn't... basically this means unless we required developers to contract
2 with a parking lot somewhere, then it would be a ... anything goes on the street. So if it was a
3 50 unit apartment, the one on University Avenue with in Lieu parking, they'd pay the fees and
4 the residents would have to figure out where to park, do I understand that correctly?

5

6 Director Lait: So right, so again there may be some onsite, there may not be, if this program
7 existed and a developer took advantage of it, and again there's a lot of details that would need
8 to be worked out, we're talking at a program level, the argument that some of the community
9 would make is you're attracting individuals to that development that do not require on...
10 require as much car usage as other people who may be dependent on cars. That's not to say
11 that everyone in that building is not going to have a car...

12

13 Chair Lauing: Right. The key word there is as much. If that person commutes from Palo Alto to
14 San Francisco 5 days a week that's fine but if she goes to the wine country on the weekend, she
15 probably wants to drive and is going to own a car.

16

17 Director Lait: Understood. So I think if you know, in everybody's experience, if you ... if parking
18 is hard to find at the place where you are renting and that is not contributing to a quality of life
19 experience, you maybe find a place where you can park your car and have that. For those who
20 do not need a car as frequently or even own a car, may adopt... adapt to a lifestyle where

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1 they're using Uber, or the train or other modes of transportation, scooters, bikes to get around.
2 So, I'm not trying to advocate one way or the other. It's a policy and if this Commission doesn't
3 think it's one worth including in the Housing Element than we should receive that feedback
4 from you.

5

6 Chair Lauing: Commissioner Templeton.

7

8 Commissioner Templeton: Thank you Chair. I just want to suggest that perhaps framing it as
9 that these kind of parking programs are anything goes might be more alarmist as necessary. I
10 think we have a lot of good parking programs in the City, we could have more, we could expand
11 them, we could find a way to price parking at a way that controls demand and do all the things
12 that we've done with our progress on the parking front. So, I think there are ways to manage it,
13 I just wanted to assuage your concerns that it's not as bad as all that. And you know, what I've
14 heard about people that don't have a car, when they do have special trips their willing to rent
15 one. Because it's less expensive than owning, maintaining, and finding a place to store the car.
16 There are people for whom this lifestyle is perfectly comfortable and would be attracted to a
17 program like this. So just to give another perspective. Thank you.

18

19 Chair Lauing: Commissioner Reckdahl.

20

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1 Commissioner Reckdahl: How would the In Lieu program work? So someone is building an
2 apartment complex, and they require to build x number of spots. And instead they give the City
3 a chunk of money and the City says okay you don't have to build as many spots or any spots
4 and then what... the city turns around and can build a ramp or build a lot with that money but
5 what to the residents of that complex get? Do they get a parking permit, do they get the right
6 to buy a parking permit, how would we work this? What would be the mechanisms?

7

8 Director Lait: So, everything you described up until the parking permit piece is exactly right and
9 then as far as how a parking permit program would work, you know, can they park in the
10 residential neighborhood, are they eligible, these are all the things that we would need to
11 figure out and there are some legal constraints that I'm not aware Oh Albert is probably on
12 the call maybe he might be able to help explain, I'm just not recalling the details of our existing
13 RPP and whether or not they'd be able to take advantage of that but that would certainly be
14 some push back from some communities that we would hear say downtown where we hear,
15 while it may have gotten better over the past couple of years, there's always that concern that
16 you know, about the RPP, so Albert I don't know if you have anything else to add about that,
17 but those are the policy considerations that you're addressing that are, that would be brought
18 to the floor with this policy.

19

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1 Mr. Yang: Yeah, I don't have much to add, I think Jonathan covered it, it's really sort of to be
2 determined how we would meet the parking needs for those residents. I guess I would just say,
3 if the building is within the boundaries of an RPP area, they must be allowed to participate in
4 that RPP. But if they're outside of those boundaries then we can exclude them from an RPP.

5

6 Commissioner Reckdah!: And so for downtown for an apartment complex right on University,
7 are they part of an RPP right now?

8

9 Director Lait: I could pull up the, I think they... I think they... well actually I don't know. I would
10 have to pull up the.. (crosstalk) we don't even.

11

12 Commissioner Reckdah!: So, I like the spirit of this because I think that University is a great
13 place to live. If I was a kid, a young adult, or a senior citizen, those would be two demographics
14 that would be wonderful to live on University and walk down and go to the Aquarius, have
15 dinner, walk back up. That would be just wonderful and I'm not... and I'm confused why we
16 don't have more housing downtown and I suspect parking is a big part of it. So, in that aspect I
17 think this is a really good deal. I have some of the same concerns that Ed has about the
18 implementation, but I certainly think it's something worth looking into.

19

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1 Chair Lauing: Yeah I think the... we've reviewed this a couple times on the Commission before
2 Commissioner Reckdahl came aboard but the way it's written there's no constraints at all, I
3 mean this is not code, this is a policy. But if it was put into code this way, they could pay In Lieu
4 fees in both those districts and not do anything and it would be up to the tenants to go find a
5 place to park or not have a car or whatever. So, unless you require them to pay In Lieu fees and
6 also do a contract with a parking lot or some actual constraint in the code, that would be the
7 result and so I understand where you're going with this. We're already getting complaints from
8 neighbors in the California Avenue area there isn't that, so as written I don't think this is a
9 supportable policy and I don't think it gets us incrementally that much more housing. I'm open
10 to some sort of car light approach on University Avenue but we can't get into that kind of thing
11 at this level. So...

12
13 Commissioner Reckdahl: Is there some text would clean it up? (crosstalk)

14
15 Chair Lauing: You mean arrest cars more quickly?

16
17 Commissioner Reckdahl: What?

18
19 Chair Lauing: Arrest cars more quickly if they over park in their zones and stuff? Probably but
20 that's not what we're trying to do. (crosstalk)

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Commissioner Reckdahl: Is this easily fixable for our Housing Element or is it something you think is too big for the Housing Element.

Chair Lauing: I think it's too big for the Housing Element quite simply, I don't think it should be there. And I don't disagree with Commissioner Templeton's idea that you know for some people this would be fine, but we're sitting here trying to figure out what's some people, versus all people, you know, I don't think that's part of the Housing Element.

Commissioner Templeton: Would it be possible for us to establish whether there's a basis for this concern? Is that part of the research that staff is doing? In other words, is there data to support either direction?

Chair Lauing: More than anecdotally I think we already have it from California Avenue because we get those from the RPP in Evergreen park and so on, they're talking all the time about overflow.

Commissioner Templeton: A lot of that complaint came before the park garage was built.

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1 Chair Lauing: There's been some of that afterwards though. And that is substantially from
2 businesses but it's not going to be any different if it's large apartment buildings there.

3

4 Commissioner Templeton: I don't think the anecdotal from a neighborhood activist group is
5 enough to establish that this is objectively going to prevent or provide housing. Right? It would
6 be better to know. I was just asking staff if they knew.

7

8 Director Lait: So I think, one way maybe to address this is since we wouldn't be relying on this
9 for meeting our RHNA numbers, this might be one of those programs where it's okay for us to
10 say evaluate the policy implications of modifying the In Lieu Parking Program downtown to
11 include residential projects with consideration for how it might be extended to California
12 Avenue where we can... I mean we're not expecting to dive into that detail tonight or through
13 this program, but we can embed that concept into the program.

14

15 Commissioner Templeton: Sure if it's not going to help our RHNA numbers than it's not worth
16 the argument or the discussion at this point but it is interesting... yeah I think it's a good idea to
17 look into it because that data would help up because it's definitely going to come up in the
18 future. Thank you.

19

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1 Chair Lauing: I think a better language Director Lait would be to consider parking reductions in
2 those two corridors.

3

4 Director Lait: Yeah, we're going to get to that in 3.5.

5

6 Chair Lauing: Well, if we've got that then I don't know...

7

8 Director Lait: It's one thing to do a parking reduction which I think we need to do and it's
9 another thing to actually park those projects on the sites that we have downtown and
10 elsewhere in the City. If you're got multiple lots that you're able to consolidate, then parking
11 becomes a lot easier to build. But if you're just a one-off property owner or maybe or even with
12 neighboring property owner those are the types of things that the In Lieu parking program may
13 help with downtown. So, it's two, it's reducing the standard but it's also building it and an
14 alternative for that.

15

16 Chair Lauing: Yeah, as we send this in recommendations, I would opt out on E. Other
17 comments? I just shut it off. Commissioner Hechtman.

18

19 Commissioner Hechtman: Yeah, thank you. So, I agree I don't think we should eliminate the
20 possibility of this from our Housing Element based upon even heart felt comments from

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1 residents in the California Avenue area, but also I'm reacting to what the Chair is saying
2 because the way this is written right now, it's kind of a done deal, right? Extend the program.
3 Right? It's ... that's not soft, that's we're going to do this.

4

5 Chair Lauing: Well stated.

6

7 Commissioner Hechtman: Right. And when you look at the back half of the sentence, it's
8 consider a program for Cal Ave, so it's softer. Right. I think actually what Director Lait was
9 suggesting a couple minutes ago is a nice way to thread the needle here, for example if we just
10 said something like you know, examine extending the In Lieu Parking Program, right ... then that
11 sets the wheel in motion, wheels in motion, without committing us to a definite course which I
12 think can address your concern but also keep this item in play, and again, part of the reason we
13 put things in our Housing Element is to have tasks to do that are written down that staff can be
14 accountable for pursuing. I kind of like that softened version along the lines that the Director
15 suggested. Yeah. Thanks.

16

17 Chair Lauing: No other comments on that one? Director Lait and Mr. Wong do we want to go
18 straight to 3.5, keep it in order or do we want to come back to that since it's all new.

19

20 Director Lait: No I think we can keep it in order.

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Chair Lauing: Okay, you're on.

Director Lait: Alright well, so, the Commissioners I think are aware that we have an existing housing incentive program in the City, and it is intended to serve as an alternative to the State Density Bonus. It's applicable right now along the... in the downtown, along California Avenue, portions of El Camino Real, and more recently along San Antonio. And so our recommendations for this program and it is specifically dedicated to just the housing incentive program, it is to continue to you know, you know, provide this program and to begin to start adding some additional incentives that would result in more housing production than we have seen as a result of the program implementation. So, what this program attempts to do is provide developers with alternatives to the State Density Bonus. We've talked about this briefly before, the State Density Bonus conveys a considerable amount of leverage to developers who want to build in any jurisdiction in California and you know, you have seen a project recently on Bayshore and we've had recent conversations at a staff level with folks who are exploring the possibility of other development in the City also using the State Density Bonus and depending on the amount of affordable units that are provided in the development and of course we have a local requirement for ownership housing, 15%, a certain number of concessions maybe granted to a development in addition to concessions a one or more waivers can be requested from development standards as well as a part of that State Density program. We can get into more

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1 details about that program, that State program, if Commissioners have questions, but what
2 the... but it can be a little bit unpredictable to know what developers are going to be asking for
3 what concessions or waivers from our development standards. Some may want floor area, like
4 the Bayshore project wanted, others may want height, some may want both, some may want
5 reductions in setbacks and so on and so forth. So, what we're trying to do here is sort of pre-
6 establish a list of development standards that we would acknowledge up front as areas that we
7 would yield or give concession to. And what we had attempted to do with the first draft that
8 you had seen with the blanks was to be prescriptive about it, or deliberate about it and again it
9 goes back to this notion of expectations and being you know, clear with the community and
10 decision makers about what we can expect. And, that's going to be informed by an analysis that
11 is currently underway that we have spoken to you about already. And that analysis is looking at
12 our existing codes in the commercial areas and in the multifamily zones and it's seeing what can
13 be built under today's code. And what we're also doing is examining sort of the history of
14 housing production actually built in the City relative to those zoning standards. And what we're
15 trying to understand is through that process, we already have a... staff is already aware of a
16 number of areas where we think that there are some constraints towards housing production.
17 This study will provide some clearer insight into that but also identify different layers that we
18 might want to adjust in our zoning standards to not only see housing be built from a practical
19 standpoint, what could actually get built on the site, but also from an economical standpoint,
20 would it actually get built, does it yield enough profit for a developer to actually want to build

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1 it. And then layering on top of that, some recognition of the existing land uses that are on
2 premise today... are we providing enough incentive so that when a lease expires, and a
3 developer has an old building... a property owner has an old building and they want to make a
4 choice of redevelopment, do they hedge toward another office building or commercial building,
5 or have we provided enough incentives that we would see housing begin to get more stature in
6 that decision making process. The... in our conversations with HCD this week, what we learned
7 was that while it's good to be specific, and we know that we need to be specific, if we don't
8 have that specificity because we're in the midst of doing that study, there's a recognition that
9 you know, it's okay not to include that as long as you include an understanding of what the
10 constraints are anticipated to be and an affirmative statement that you would amend the code
11 and do so, and in our case we'll need to amend it within the first year. We would have to do it
12 before the end of 2023, and so we've rewritten it. So we've deleted all of the zoning specific
13 programs and we've replaced them with a general statement for commercial, a general
14 statement for multifamily, and then another one for the ROLM and GM area. And what we're
15 trying to do with these programs is identify that a, this is an alternative and that we're going to
16 amend our development standards and we can talk a little bit about what the... I've already
17 mentioned what I think some of those are going to be. Retail preservation as we've talked
18 earlier is one of these areas where I think we need to tackle that issue, and so that would be an
19 incentive that would be offered through the Housing Incentive program, parking is one where
20 you know, this is a big one too, where if somebody wants... we have to compare our housing

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1 incentive program to what concessions might be given to a developer through a State Density
2 Bonus Law and State Density Bonus Law, whether you seek a density bonus or not, you can just
3 in actual density bonus, you can just claim that you want to use the parking requirements of
4 that law and so at a minimum I'm ... our recommendation is that we at least match the State on
5 what the parking requirements are, if somebody were seeking to develop. If our parking
6 requirements are greater than the State Density Bonus and that's a... and that's going to have
7 somebody leaning towards the State Density Bonus, we've not gained anything in that process.
8 We should at least match their parking standards and they do have different... the State does
9 have different parking standards depending on its proximity to fixed rail, or transit and other
10 factors such as the income restrictions. So, anyways, that's the... in a nutshell what we're doing
11 and we can talk a little bit more about ROLM and GM but if you haven't had a chance to read
12 the underlying text, you may want to take a moment to do so. Thanks Chair.

13

14 Chair Lauing: And in just words why do you feel like this is now better and will incent people to
15 move away from the normal State Density Bonus?

16

17 Director Lait: So, when you say better... better than what we had written before?

18

19 Chair Lauing: Better than the Density Bonus.

20

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1 Director Lait: Okay so... (interrupted)

2

3 Chair Lauing: I happen to agree with you that if we aren't going to make it at least equal to the
4 State then we might just leave it where it is and hope for the best but you know, so why is this,
5 why is this so ... oh.. that's cool, we're glad you did that?

6

7 Director Lait: Right, so, it's not better yet because we don't know what the development
8 standards are. So that's going to have to play out based on our analysis... (interrupted)

9

10 Chair Lauing: Fair enough.

11

12 Director Lait: But what we're setting up is the construct where ... and this is where we need
13 feedback from the Commission, and if you feel like this is heading in the wrong direction or not
14 necessary, there's another tact that we can take, but the concept here is one we can not stop
15 somebody from taking advantage of the State Density Bonus Law, that's a Right that they can
16 do. But, by giving, and the typical example you may see that is an SB330 project that you saw
17 with Bayshore and a State Density Bonus, those two State laws will come to play. So you know,
18 without getting into a lot of details about it, you know, that process has a 5 hearing restriction
19 and the way it works in the concessions and all these different things, the hous... and we know
20 the application processing time is really critical to home builders, lack of predi... greater

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1 certainty in the process is beneficial to homebuilders, we know that our processes protracted,
2 we know that it is, you know, has opportunities for appeals and delay, and so if we can offer an
3 alternative that says here are the set development standards, and if you meet our objective
4 standards which this Commission has reviewed, you get one courtesy meeting before the
5 Architectural Review Board and you're approved basically administratively. That process change
6 through the HIP is really huge. But it doesn't stop there. It matches the parking standards, it
7 would likely convey some increased height, it would likely convey increased floor area, we've
8 already got unlimited density as a standard for the commercial zones, we're exploring what
9 that might look like for some of our multifamily zones and that may sound like... that may
10 sound... some may be concerned by that statement but I will say that many of our lots are of
11 similar size and when you talk about unlimited density on a certain sized lot between RM20 and
12 RM30, you're not talking about a lot of units. It's a couple of units. Now when you start getting
13 to larger parcels, say greater than 10,000 square feet, you start getting something different but
14 maybe we could establish a cap where it still keeps things a different standard for larger
15 properties. So, anyways its... the intent is to have a suite of incentives that.. and process
16 enhancements that would encourage a developer to go through this path, which is something
17 that we would say, maybe we don't like it but we know what to expect and we accept this
18 versus this other path which a developer could pursue and ask for any number of concessions,
19 waivers.

20

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1 Chair Lauing: That was very helpful. Very helpful. I just want to ask one following question just
2 kind of looking down the line, we're going to do this like this and specificity is not required until
3 the end of 2023, I think you said, so what if we and Council approve it as it's going to be drawn,
4 I know what we're talking about, concept now, not the actual verbiage. And during the course
5 of 23, Council said eh... don't really want to do that, so does that mean this just steps back and
6 we either get the Housing Element approved without that or they say that was the deal breaker
7 and it's not approved, can we get into that kind of problematic situation?

8
9 Director Lait: So I would encourage the Commission and also with the City Council that there
10 should not be a program that is advanced through this process that we are not willing to
11 implement. We should consider this a contract that we are entering into with the State.
12 Because that's how their looking at it. So if there's a program that we do not think we could
13 stand by, or implement, we should not be advancing it. That's one response. Two, is our
14 analysis is coming along and I would hope that by the time we get to the City Council we can
15 have a little bit clearer information about what we mean in terms of heights and floor areas so
16 that the Council can have that conversation about tradeoffs. And I'm sorry, I wish we had it for
17 the Commission because I think this body would be invaluable for that engagement
18 unfortunately our timeline is what it is.

19

20 Chair Lauing: Okay. Commissioner questions. Commissioner Reckdahl.

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2 Commissioner Reckdahl: So, to clarify we'd be giving potentially more height or more FAR and
3 in return we would be removing the chance that they... right now they have this menu of
4 different exceptions they can have. We'd be limiting those exceptions and instead giving them a
5 couple known exceptions, known concessions. Is that it...

6

7 Director Lait: So, so are you comparing... so today (crosstalk) we have State Density Bonus local
8 program that offers up some incentives and ... (interrupted)

9

10 Commissioner Reckdahl: I'm comparing State Density Bonus to (crosstalk)

11

12 Director Lait: Okay. So the short answer to that question is it's site specific, it's developer sort
13 of specific, what we're offering is ... what we would anticipate offering is a.. sort of a package of
14 incentives that would... they would say... a developer would say you know, I'm not getting
15 everything I want, but I'm getting enough here, and the process is streamlined, and I don't have
16 to replace 5,000 square feet of you know, retail, in this area that is not a strong retail area, yeah
17 that makes sense, I'm going to try to... I'm going to develop to that. What I don't know... the
18 reason I can't really answer your question is the State Law provides a fair amount of latitude
19 and I would invite Albert in to chime in, a fair amount of latitude to seek waivers and
20 concessions relief from development standards that constrain the ability to reduce the cost of

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1 the affordable housing that they are providing as a part of that development. We can not pick
2 what those waivers would be, they can choose what they would like, and the burden is then on
3 the City to show that it doesn't reduce the cost of providing the affordable housing as a high
4 standard for us to be able to prove. We collected data for the Bayshore project just to
5 understand where we came in on that and we were not able to... what we found is that they
6 were making a reasonable return on their investment for basically doubling their FAR. Albert
7 did you want to offer anymore context or perspective on that?

8
9 Mr. Yang: I guess I would say that I agree with Jonathan what density bonus would permit is
10 really kind of a case-by-case thing, but I think at a high level it is... it's become, in recent years,
11 an extremely powerful tool. And I think where you know it may have started off, it may have
12 been a decade ago kind of more of a balance where there was opportunity for negotiation
13 between a City and a developer on you know, what a waiver and what a concession would look
14 like, it's become a scheme now where the developer really does... is entitled to a lot of
15 presumptions that you know, the City will approve what they're asking for. So, I think that's
16 part of the reason why there's a lot of staff interest in developing something as a local
17 alternative where we have some more control and clear expectations on both sides.

18

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1 Commissioner Reckdahl: But the process still is basically between the Density Bonus Law and
2 the HIP in the sense that you'd have one ARB meeting and basically everything else is objective
3 standards.

4

5 Director Lait: So they would both be subject to objective standards and also available to opt-
6 out of that objective standard if they chose to, but they would not opt-out of the objective
7 standards solely based on the waiver or concession that they are seeking, that does not
8 invalidate the objective standard. So, there's a nuance there and so I don't want to get bogged
9 down in that what the Housing Incentive Program has drafted conceptually or at least as I'm
10 articulating it here as shown in the programs is that if you are a Housing Incentive Program and
11 you meet our objective standards, and there's not much more we review, right, there's not
12 much more input to be had in that housing project. By approving these concessions or these
13 incentives in the housing program, we as a community would be saying, we as a community
14 would accept and tolerate a development of this size, scale, density with these reduced
15 standards, we accept that, you meet our objective standards, you've got a courtesy meeting,
16 you move on to getting a building permit. That's huge for a developer. I mean that's a huge
17 incentive. The other path that you were describing was an SB330 project with State Density
18 Bonus they would have up to five hearings. So they would go to the Architectural Review Board
19 probably two maybe three times, maybe they have to come to the Planning Commission for a
20 map or something like what you saw with Bayshore but we're probably going to reserve a

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1 meeting or two for the City Council so that they have the ability to make the final decision on
2 the project before the five hearings are up. When you think about one courtesy meeting before
3 the Architectural Review Board for a project that meets objective standards, first is up to five
4 meetings for a project that had... that also met the objective standards or you know, is going
5 through that process, that's a lot of time embedded in that process. So, it's going to make
6 somebody think about a sure path versus 'I'm going to get what I want eventually over here,
7 but I'm going to have to go through that process to get there'. Or I may get what I want in the
8 end, again if we can't make the findings that are these... and Albert can tell us these sort of,
9 health safety findings or things along those lines.

10

11 Chair Lauing: Commissioner Hechtman.

12

13 Commissioner Hechtman: Yeah I like this approach and I understand why we needed to pivot
14 from the more detail oriented, fill in the blank and I think this makes a lot of sense. Right now
15 we're... as Mr. Yang just explained, we're in a situation where using State Law, a developer can
16 essentially ram a project down our throat that we don't like and we can't do much about it.
17 Now, with 3.5 as it was rewritten in three particular settings, it's not citywide, we're targeting
18 three specific areas, we're going to go figure out if we can figure out a deal that a developer
19 would like more, and the City would like more. Because, you know, that's a win-win. Now it
20 may be that for one or more of these settings, we can't, right, that the things that we would

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1 have to give a developer to make it sweet enough for them to depart from state law, is more
2 than we would tolerate as a city. Right? And that's possible, but the way that this is written,
3 we're not committing to doing it now, what we are committing to is studying it now. And then
4 to act based on the study. So I think it sets us up, it gives us a path to explore whether we can
5 get more of what we as a city wants, by offering a different package than what a developer can
6 get from State Law and I agree, from my experience, with the comments of the Director that
7 one of the things that we can offer, at least theoretically is a streamline because, you know, in
8 the development community, time is... it's money. So if we can save them time, we save them
9 money and that gives them more money to use on the project and possibly on affordable
10 housing within that project. And so that's the kind of win we're looking for from the City's
11 perspective. So, I like it. I had a typo and a consistency question. The typo, Mr. Wong is down in
12 E, there you go. So I think the word increased at the end of like the sixth line down, Amended to
13 increased, I think you have a "d" that needs to go away, I think it's amended to increase height
14 and floor area allowances, so take a look at that. And then, while we're down here in E, do you
15 see the language you have here about parking... consideration of parking maximums that do
16 not exceed the provisions of the State Density Bonus Law. If you scroll up to the top of this
17 page, to what is now D, even though it looks like a crossed-out G, you have slightly different
18 language. Align the City's parking requirements to be consistent with State Density Bonus law,
19 so I wanted to ask staff if there's a reason that we're using different language in those two
20 places?

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Director Lait: Yes.

Commissioner Hechtman: Can I understand that?

Director Lait: Yes and... and not opposed to adding it to those other areas, but this... because this is in the ROLM and GM area and I think we have two Commissioners here this evening who heard the City Council ad-hoc discussion on this area of the City where again, it's a subset, minority, not a majority expression by the Council, but informative and not inconsistent with sort of the direction that I think we've been heading, but there was the suggestion that there be you know, real incentives that go above and beyond maybe some of the things that we've been contemplating in this part of the City to [microphone cut out] foster a you know, really robust housing production. And the reason being in this area is so that other areas of the City may have some relief or not have the same sort of pressure. And so by really reducing the cost of development for parking, this added component was placed here. So it's... it can be extended to the other areas but it was really intended to have communicate less parking required in this area.

Commissioner Hechtman: Okay, so then in E, when we're in the ROLM/GM, considering parking maximums that do that exceed provisions of State Density Bonus law...

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Director Lait: Right, so it's the ceiling as opposed to the floor.

Commissioner Hechtman: Okay, so then up in D, it's the floor, align the parking requirements to be consistent with State Density Bonus... Okay. That's a helpful way to think about it. Thank you.

Chair Lauing: Is that all?

Commissioner Hechtman: Yeah. Thank you.

Chair Lauing: Commissioner Templeton.

Commissioner Templeton: Thank you. I don't want to chime in on content here I think you've had a good discussion; I just want to encourage us to refrain from alarmist language. This is already a process that's wrought with a lot of tension and various opinions, and I think in our role I would hope to see us try and stay objective. Thank you.

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1 Chair Lauing: No other current comments? I wanted to do a couple little follow-ups. So, I did
2 want to confirm and I think Commissioner Hechtman actually did that, that in terms of the
3 areas by what I'll call a HIP 2.0, it's the existing areas plus the new ROLM district?

4

5 Director Lait: And what we're calling HIPper, is an extension to the residential area.

6

7 Chair Lauing: I yield to that title (laughter). It goes to what area now?

8

9 Director Lait: RM20, 30, and 40. Multifamily zones are RM20, RM30, RM 40.

10

11 Commissioner Hechtman: That's part D. Multifamily residential districts.

12

13 Chair Lauing: Yeah. That's... just to be clear on the comment that you made on the Council ad-
14 hoc that a couple of us did listen in to, their comments were specifically around that ROLM area
15 down there.

16

17 Director Lait: Yeah I don't think they had much conversation about the multifamily component.

18

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1 Chair Lauing: Right. Yup. That's right. And out of interest, when you looked at the ROI out on
2 Bayshore, do you think that as a model that's what we're using as a case study to kind of beat
3 that ROI?

4

5 Director Lait: It's certainly a data point that we are using but it's not the only data point. We
6 are building out models of what could be built under existing zoning, we're doing the economic
7 analysis for whether that's profitable and then you know, what we're finding out is.... If it is not
8 profitable, the next piece is to adjust these levers to see what would make it pencil out. So
9 we're ... we kind of know what some of those levers will be because we know what our zoning
10 code is and so that's what we're looking to. We're trying to use you know, our understanding of
11 you know, sort of community interest and what has been previously expressed by the City
12 Council in it's review of PHC applications so we have some tolerance for height, we have some
13 expressions from the Council about floor area and in particular how that's not as determinative
14 in some of the projects, that floor area does not seem to be as problematic. We know that
15 transitional heights are important to the community, so we're trying to preserve that where we
16 can, and we know parking of course is a tension point but that's why we're sort of defaulting to
17 State law on that. Our analysis may suggest that we may need to go a little bit further in some
18 areas but I don't have that information back yet. In the multifamily zones we know that our
19 setbacks are pretty generous so this is an area where we might want to make some
20 adjustments to some of our setbacks. Again, multifamily zones. And there's some other, just

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1 sort of miscellaneous standards that you know, have the effect of making development
2 challenging. So, we're looking at those.

3

4 Chair Lauing: Yeah. I mean I think in contract to the entire program of 100% affordable can go
5 anywhere, it doesn't seem to me that HIPPER should go everywhere. That we should have
6 designated areas, I can't [unintelligible] right now if we should go more or less but I don't think
7 we just kind of want to blanket say HIPPER can go anywhere. That's what you're envisioning. I
8 don't think you're disagreeing with that.

9

10 Director Lait: I think what we're saying is that for the... what the program suggests is that in the
11 multifamily zones it would extend. So, that stays the same. It already exists in the other
12 commercial zones, but I think we're also extending it to the other commercial properties too.
13 So, it is being more broadly extended throughout the community. Not everywhere, but what
14 occurs to me, and maybe Tim, we probably need to get a map, that shows where these where
15 the HIPs need extending. One thought that we've been toying around with is you know, where
16 a high density or multifamily property is immediately adjacent to a residential property, maybe
17 that parcel, right, doesn't qualify so that it could serve as a bit of a transition between the
18 zones.

19

20 Chair Lauing: Good example.

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1

2 Director Lait: Yup. So, we're exploring those opportunities as well, not only for multifamily but
3 for some commercial areas. Again, where adjacent to R1.

4

5 Chair Lauing: And just to make sure I heard it, did you say that with the density bonus there's
6 only one architectural review?

7

8 Director Lait: With density bonus... you know density bonus doesn't stipulate how many
9 reviews before a committee, but SB330 establishes that the project is subject to objective
10 standards in place at the time and no more than five hearings.

11

12 Chair Lauing: And 5 total...

13

14 Director Lait: Yup.

15

16 Chair Lauing: Okay. Good. Other comments? So procedurally did you want us to include this as
17 is. I mean we don't have any numbers. So...

18

19 Director Lait: It does not have numbers, we struck those blanks and what we're saying and
20 again this is based on guidance that we received from HCD, and I believe we captured it

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1 correctly and they'll let us know if we didn't, but the concept is... is we know that there are
2 some constraints and we're committing to correct those constraints. And we're writing some
3 concept for what it is here. In our staff report to the City Council we hope to provide more
4 detail in our staff report, that again, provides decision makers and the community a level of
5 understanding or expectation as to what that likely will mean. Because we don't want to be in
6 the situation that you described earlier where we're into 2023 and there's a lot of upset or
7 concern about the types of things that we're talking about. And we hope that our analysis will
8 be advanced over the next six weeks or so before we get to City Council. It may not be done,
9 but it's going to be far enough along that we can give it more colors to what we think that
10 might look like.

11

12 Chair Lauing: Right. So they could ... you could come back with six major areas and they could
13 trim back two of them and raise the other four.

14

15 Director Lait: Yeah, potentially. I mean I think we need to be cognizant of how we're doing that
16 in that form, because at the end of the day it still has to pass not only is it feasible to build but is
17 it economically viable because those are the tests that we need to be able to demonstrate to
18 HCD and the reason we need to demonstrate that in part is because many communities can
19 look to their development trends, housing production that they have built over time and while
20 we certainly have housing production, some of the more recent developments that we have

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1 seen are not consistent with our zoning. They exceed FAR, by the base zoning, they go up to
2 2.0, that affordable housing projects are taking advantage of the Housing Incentive Program,
3 the workforce housing, again 2.0, the Charleston, the teacher housing project, many of these
4 projects that people might look to are at higher FARs so our development trend data is not as
5 robust as some communities so by going through this exercise we're able to show that maybe
6 we don't have that same trend data, trend data but we have a professional analysis done by
7 folks who can design buildings and we have this economic analysis done by somebody who can
8 study proformas and we're going to submit that to the State and say here's our evidence, here's
9 why we think these FARs, these heights will result in housing production.

10

11 Chair Lauing: One informal recommendation that I would make, I don't know that we want to
12 make it a formal vote, is I would suggest that you not only do the HIPPER, but you do the
13 HIPPEST. (laughter) Based on what we heard at least two Council members say in the ad-hoc...

14

15 Director Lait: That might be the ROLM area.

16

17 Chair Lauing: That's what I'm saying. Yeah. I'm literally serious, if you come up with X height in
18 as one of the situations for this HIP but ROLM could go 25% higher than that on top of it, which
19 would encourage more developers to look out there and get more units faster. It's consistent
20 with my point of view that one size doesn't fit all and this is what I think we'd call a positive

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1 perspective on that which is... you could get more housing built out there if you went to some
2 pretty light parking because it's you know, accessible etc. etc... So I'd actually encourage you to
3 look at that as you do the feasibility study.

4

5 Director Lait: Yeah.

6

7 Chair Lauing: Anything else? Okay thanks, appreciate the ear work and the HCD's help on giving
8 us a little leeway there. 3.6, Tim.

9

10 Mr. Wong: I don't think we made any changes, a minor change just to strengthen the language,
11 we'll implement opportunities.

12

13 Chair Lauing: This one too there was a... ARB was limited to two meetings.

14

15 Mr. Wong: Correct.

16

17 (crosstalk)

18

19 Director Lait: Well that's just another sort of you know actually, to some extent I wonder if that
20 is needed if based on the previous discussion on 3.5. Again, as another incentive to encourage

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1 people to go through that path. And I'll also note, I think the Commission talked about this one
2 at length last time and it also was a discussion point at the Council ad-hoc. So, as... so. Where
3 this comes into play is for projects maybe that don't comply with the objective standards. I
4 think we can look at this one. Tim, I don't know if you feel strongly about keeping this one or
5 actually, I think you may have been suggesting we delete this one at some point.

6

7 Chair Lauing: I think there was some sensitivity in that Council ad-hoc on not giving the ARB lots
8 of looks.

9

10 Director Lait : Tim do you have a strong feeling on 3.6 C?

11

12 Mr. Wong: No, not a strong feeling, it might be good to consult our, talk to our consultant
13 based on their HCD experience because this gives a degree of certainty and so I'm not ready to
14 just get rid of it just yet. Based on HCD and consultant input.

15

16 Director Lait: Okay well, Tim is our expert. So. I would yield to his guidance on that one.

17

18 Mr. Wong: And as the previous meeting I think Jon and mentioned, ARB is generally pretty
19 good about processing these applications through, but it doesn't hurt to have it on paper
20 either.

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Chair Lauing: Commissioner Reckdahl.

Commissioner Reckdahl: How does it work if you have ... I understand if you have just a courtesy hearing and then whatever the ARB says is optional, but here if the ARB is actually issuing opinions, if its limited to 2, can the people just say no we're not going to do it?

Director Lait: Well they still... so assuming, well it's complicated a little bit or not as easy as I was about to make sound, so the ARB would make a recommendation to the Director, to me, and if a developer is just completely just a, they're going outside of the objective standards and therefor are subject to the ARB findings, and the Architectural Review Board you know comes back with ... oh they dropped the ball in all these different areas, that's not a project I'm going to approve.

Commissioner Reckdahl: Okay. So they don't have to necessarily rubberstamp it, they can say no we don't like it.

Director Lait: Yeah, and then they would articulate the reasons why and it's a decision I need to make does you know, I'd have to look at the evidence and understand the different State Laws, particularly as they relate to housing, I would try to first see if we could condition it to be

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1 approved, and if it was just so far off the mark and the developer was just not doing their part,
2 then we would send it up to City Council... it would probably get appealed to the City Council if I
3 also denied it.

4

5 Commissioner Reckdah]: That makes sense. Thank you.

6

7 Chair Lauing: Take it away Tim.

8

9 Mr. Wong: Okay, no changes, talking about conservation of affordable housing. This is just
10 minor changes kind of clarifying minor wording.

11

12 Chair Lauing: Mr. [Commissioner] Hechtman. Sorry, I thought you were done. Commissioner
13 Hechtman had a couple of questions.

14

15 Mr. Wong: Okay.

16

17 Commissioner Hechtman: Mr. Wong did you want to finish any comments on 4.2 before I talk?

18

19 Mr. Wong: No, just saying this was one of those revisions that you had suggested.

20

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1 Commissioner Hechtman: Yeah, thank you for that.

2

3 Mr. Wong: That's it.

4

5 Commissioner Hechtman: Okay so program 4.2 is the closest parallel to goal 1.0. It's aligned.

6 The first sentence of Goal 1.0 as brought to you today with the revisions that have been made,

7 says Preserve and Improve or replace In-Kind the existing housing stock in residential

8 neighborhoods. That's the first sentence of the Goal. Alright. This program is a way to

9 implement that goal and it's important that it be consistent with that Goal, and so we did a lot

10 of work on Goal 1.1 to avoid the unintended consequence of having to save a dilapidated

11 housing unit in the name of preservation that could be replaced with multiple units and still

12 provide housing to the residents of whoever lived there, that's a different issue of replacement.

13 But we did that by taking what was preserved and adding or replace In-Kind. And I think we

14 have to do something similar here in the first and fourth, which is the last sentence and it's a

15 little more complicated here because in here, we are ... because we've got in both of these

16 sentences, both the concepts of housing stock and neighborhood, you can't say replace In-Kind

17 housing stock and neighborhood. Right. So what we want to do is we want to preserve the

18 neighborhood and we want to preserve or replace In-kind the existing housing stock. And I

19 think that change needs to be made in the first sentence and again in the last sentence that

20 those two things... preserving the neighborhood and either preserving or replacing In-Kind the

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1 housing is a continued priority for the City. So, I would recommend those changes to 4.2 to
2 make it consistent with the goal, which again, the goal is in the pyramid of the regulations,
3 right? The Goal is above the program, the program is to carry out the goal.

4

5 Mr. Wong: Okay, thank you for that.

6

7 Commissioner Hechtman: Yeah. That was all I [mic cut out].

8

9 Mr. Wong: Staff will take a look at that but thank you for those comments. Yes, how to
10 incorporate that into this particular program.

11

12 Chair Lauing: Any more on 4.2? Okay. 4.3.

13

14 Director Lait: I'm sorry, Tim if we can go back to 4.2. So, Commissioner Hechtman you had
15 some language I think where you wanted to insert In-Kind somewhere in that... where was that
16 Tim?

17

18 Mr. Wong: No, his comment was to say, instead of existing... excuse me, housing stock and he
19 suggested putting residential.

20

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1 Commissioner Hechtman: No. Sorry, that was a different hand written comment that I had
2 submitted over the weekend.

3

4 Mr. Wong: Yes.

5

6 Commissioner Hechtman: And that change wasn't made and that's okay because when I think
7 about it, and I was trying to think of why you didn't make that change, this is the Housing
8 Element. It's only talking about residential neighborhoods so it's a little redundant that
9 suggestion I had over the weekend. So my suggestion now thought is something very different
10 than that. What I'm suggesting, if we were to look at the exact language is... The City is
11 committed to preserving it's... and here I'm going to relocate existing housing stock. So we're
12 going to start with existing neighborhoods... Preserving it's existing neighborhoods AND
13 preserving or replacing In-Kind it's existing housing stock.

14

15 Mr. Wong: Okay.

16

17 Commissioner Hechtman: Alright? And then in the last sentence, the fourth sentence, the
18 same concept. Preservation of and get rid of it's housing here and... so Preservation of it's
19 neighborhoods and preservation or replacement In-Kind of its housing stock is a continued
20 priority.

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Mr. Wong: Okay writing those down but feel free to email me that language also.

Commissioner Hechtman: I will do that.

Mr. Wong: Okay.

Director Lait: And Chair, without objection from the Commission, we'll go ahead and make those changes.

Chair Lauing: Yeah, that's fine, those are good adds. Okay Tim, rehab.

Mr. Wong: Rehab program. No changes.

Chair Lauing: We've got some questions from Commissioner Hechtman.

Commissioner Hechtman: Okay, thank you. So in this one the change you made that showed up in our staff packet was program A included what you now call the quantified objective. So program A said With the goal of assisting 40 households over the planning period. So what you did was you moved... down here in qualified objective, you moved the 40 households over the

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1 course of the planning period, which I don't really have an issue with, although I will note that I
2 couldn't find any other program where you had a quantified objective so I was a little curious
3 about that but that's okay with me, but what you did then with A, by moving 40 households
4 over the planning period, I think you left a partial sentence.

5

6 Mr. Wong: Yes.

7

8 Commissioner Hechtman: Because assisting What?

9

10 Mr. Wong: That is a typo, I can take that out right now. And it should just end after program.

11

12 Commissioner Hechtman: Perfect.

13

14 Mr. Wong: And in regards to quantified objectives, just... that's one of the questions we have
15 for HCD staff... when is quantified objectives needed and when are they not and so we can
16 provide great clarity on that.

17

18 Director Lait: And I think just based on my review whether certified Housing Elements in
19 Southern California that the... they probably won't be embedded in our programs but at the
20 end of the document, sort of a list of all quantified objectives for housing incomes and so forth.

-
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1 As Tim says, we're going to continue to follow up with HCD on that but I would not expect that
2 it's going to stay in that program.

3

4 Commissioner Hechtman: Okay.

5

6 Mr. Wong: Okay.

7

8 Commissioner Hechtman: Thanks. That was it on 4.3, thank you Chair.

9

10 Mr. Wong: And then program 4.4, the seismic retrofit. No changes. Move on. Moving on
11 program 5.1 preservation At-Risk Housing. I don't believe there were any changes to that.
12 Funding partnerships there was one change, or one addition and we'll also, in addition to
13 reviewing the CalShade partnership, also to support other funding sources that are being
14 established. Primarily the Bay area Housing Finance Authority. Since many of these are, as you
15 know, unfunded mandates. So the City will continue to pursue other funding sources to help
16 with housing.

17

18 Chair Lauing: Commissioner Hechtman.

19

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1 Commissioner Hechtman: So in this one you've got three defined terms... you've got three
2 abbreviations but only two defined terms. Right. You define what [inaudible] is, you define
3 what [inaudible] is but you don't say what Eli is and I'm not sure that everyone reading the
4 Housing Element will know, so I don't know that you need to define it there, maybe just spell it
5 out, say what it is.

6

7 Mr. Wong: Very good.

8

9 Chair Lauing: And you dropped original B on term in apartments. No, sorry, sorry, I read the
10 wrong item. That's good.

11

12 Mr. Wong: Okay, any other comments for 5.2? If not, we did delete program 6.1, renaming of
13 R1 zoning. Any questions or comments? Okay, if not, then again, everything was renumbered
14 but no changes. And let me know if I'm going to quickly, but no changes to these programs.

15

16 Chair Lauing: Commissioner Hechtman.

17

18 Mr. Wong: This is more of a clarification for 6.3, sorry.

19

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1 Commissioner Hechtman: Could you scroll down just a little farther there. So here again, we're
2 going to engage with housing advocates and nonprofit housing providers, here I think... you
3 take out non profit here, that could be any housing developer but I think what we're talking
4 about here is well, are we talking about affordable housing providers here or just every housing
5 provider, because I suppose any housing provider might be providing for somebody with special
6 needs, right? Because special needs is not necessarily income specific. So do we want to just
7 say, Housing advocates and housing providers.

8

9 Mr. Wong: As highlighted this was from the ad-hoc so I would defer to them.

10

11 Chair Lauing: Commissioner Reckdahl.

12

13 Commissioner Reckdahl: Yeah, I don't have any problem with that. The idea was just to give
14 housing advocates gets us kind of a loose term so if we talk about the housing providers, the
15 people actually building it and running it, it's a little more firm but non profit is not essential in
16 there.

17

18 Mr. Wong: Okay. So, it will just be... engage with housing advocates and housing providers.

19

20 Commissioner Templeton: I think that... can you guys hear me? I think that (interrupted)

-
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Chair Lauing: Yes.

Commissioner Templeton: I think that the reason we included that was that the nonprofit housing providers seems to be a more neutral whereas housing advocates have, you know there's a perception that there's some kind of... well I mean... they're advocating for housing, right, there may be a slight different connotation in those terms and I think we were trying to explain what we mean by housing advocates there in a neutral way. So if there's a better, more neutral way to say it, we're really trying to make this as objective as possible and not include inflammatory verbiage when possible. That was what the motivation was.

Mr. Wong: Perhaps housing stakeholders.

Commissioner Reckdahl: Yeah. We can strike the word advocates, that's...

Commissioner Templeton: and we don't' have to decide here, that's just what the jest of it was, and you guys can work on that with your team, I mean we don't have to decided it here.

Mr. Wong: Okay. Very good. We'll think of something else and place an alternative word for advocates. Very good.

-
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Chair Lauing: 6.4.

Mr. Wong: Minor revision.

Commissioner Reckdahl: But you're keeping, you're saying including housing providers still...
you said that you were going to swap out a term for advocates.

Mr. Wong: Oh, so this would be engaged with housing and housing providers.

Commissioner Reckdahl: Okay.

Mr. Wong: Advocates understand would be replaces by a more neutral term, if you will.

Commissioner Reckdahl: Okay, yeah.

Commissioner Templeton: Both places I think, Commissioner.

Commissioner Reckdahl: Okay. Very good. Thank you.

-
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1 Mr. Wong: Okay. This is 6.4. So, moving on, if there are no questions.

2

3 Commissioner Reckdahl: Alright, I have one for one point. In the Housing Element Working
4 Group we looked at this a.. 6... the multifamily housing number A, the letter A, exempting FAR
5 for three or more bedrooms. The housing consultant said they had some data that showed how
6 effective that was or, one of my concerns is, are there untended consequences of this. I think it
7 sounds like a really good idea, but I would like to learn and so ... I don't... I'm not sure.. if we
8 vote on this tonight, then that's kind of... it would be E, but it may be useful, especially for
9 Council to have the data.

10

11 Chair Lauing: Didn't the consultant say it was positive data?

12

13 Commissioner Reckdahl: She said yes. But I said well what do you mean... so... we never got
14 any results; it would be nice to say what the City's experiences were with this.

15

16 Director Lait: Yeah, we can do that. We've had a follow-up conversation just internally about
17 this one as well, I don't think it's a blanket exemption and maybe we want to modify the
18 language just a little bit to suggest some kind of FAR credit as opposed to a straight exemption
19 because you know, maybe if you're doing a three-bedroom unit you get some kind of relief for
20 that floor area, maybe 25% of that floor area is discounted. If you're doing a four-bedroom,

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1 maybe you'll get a little bit more. You know, something that just gives something a somebody a
2 reason to want to build a larger unit perhaps, but we'll talk to our consultant as well... and
3 maybe just add a little bit more nuances to that language so it doesn't read like a complete, you
4 know, give away on larger units.

5

6 Commissioner Reckdahl: Yup. Yeah, it would be nice to know do they find that 50% was good
7 enough or do they have to go 100% FARs exemption

8

9 Director Lait: Yup.

10

11 Commissioner Reckdahl: We don't know.

12

13 Director Lait: Okay.

14

15 Commissioner Reckdahl: Okay.

16

17 Mr. Wong: Okay. Very good. Thank you, Commissioner Reckdahl. Homeless prevention
18 program. There was a change based on again, another ad-hoc suggestion to expand this
19 particular program. I'll let you read that. Geographically and potentially expanding services.

20

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1 Commissioner Reckdahl: My one comment in I want to make sure the wording is such that it
2 doesn't sound like we're just opening up the facilities, this would be supervised. Because you
3 always hear of homeless run amuck, right, Cubberley itself had issues with homeless a few
4 years ago, so I would want to make sure that we say that is supervised. Yup.

5

6 Mr. Wong: Okay.

7

8 Commissioner Templeton: I'm still not super clear on this and I'm only sharing it because
9 maybe there's some opportunity for maybe clarification or maybe I'm not the only one, but I
10 don't know how that prevents homelessness. I think that's a response to homelessness.

11

12 Commissioner Reckdahl: It... the programs that I'm familiar with, the purpose is you don't want
13 these people sleeping in the streets because once someone starts sleeping in the streets,
14 they're much more likely to homeless for long periods of time. So people who are kicked out of
15 their apartments are found in places where they can park safely and have a normal life and
16 then part of the program is transition them back into an apartment. That's the goal. So you
17 really are preventing them from sleeping on the streets.

18

19 Commissioner Templeton: All of that I understand but if they're using these services they
20 probably are already you know some definition of homeless or unhoused due to sleeping in

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1 their vehicles or what not. So, I'm wondering if the title should be Homelessness prevention
2 and something else program.

3

4 Chair Lauing: Transition.

5

6 Commissioner Templeton: Transition. I love that. Right. Something like that, right otherwise it
7 seems somewhat out of place. And I understand what we're trying to say is not only to we want
8 to reduce the number of people that are entering into homelessness, but we also want to
9 reduce the amount of time that they spend unhoused right. Just a little nuance in the Title
10 would satisfy my comment. Thank you.

11

12 Mr. Wong: Okay.

13

14 Chair Lauing: Anything else on 6.5? Oh... we have transition in 6.6 though. Commissioner
15 Templeton.

16

17 Commissioner Templeton: That's just what confuses me. Is I guess there's some overlap in how
18 these go and yeah, we hit this in the ad-hoc as well. There's more... these are services, how
19 about instead of transition, how about Homeless, something to do with services that we're
20 offering to people that are unhoused. You guys, we don't have to wordsmith it here, that's just

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1 the extent of my feedback, is if we're going to include things that aren't... that are for people
2 who are already entered unhoused situation, we should title it property.

3

4 Mr. Wong: Okay. Okay very good.

5

6 Chair Lauing: So we're okay with 6.6.

7

8 Mr. Wong: 6.6. Another ad-hoc suggestion, look into using home key funding to convert hotels
9 in the City for transitional or supportive housing opportunities.

10

11 Director Lait: : And let me just clarify, I don't think the ad-hoc was that specific but there was a
12 reference to Mountain View. And when we looked at Mountain View's program...

13

14 Commissioner Reckdah!: Oh they used Home Key.

15

16 Director Lait: Yes.

17

18 Mr. Wong: Yeah, they used Home Key funding to purchase their two hotels. Yeah.

19

20 Commissioner Reckdah!: Okay.

-
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Chair Lauing: Yeah, I mean for a... one quick comment there. For a you know, an eight-year plan, we might want to reference Home Key or similar funding sources. So it's not just targeted to that one organization.

Mr. Wong: Okay.

Commissioner Templeton: Is Home Key, it's ... it may be State's budgets but your point still stands there.

Mr. Wong: Similar... Okay.

Chair Lauing: Anything else on 6.6? Okay, going on to 6.7 okay.

Mr. Wong: 6.7 Alternative Housing, we did a minor modification in that further research revealed that the County has suspended their shared housing program therefor we just revised it to say HIP housing or similar house sharing service. And I think that is the only change.

Commissioner Roohparvar: I've got a comment on that.

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1 Chair Lauing: Yeah. Commissioner Roohparvar.

2

3 Commissioner Roohparvar: Thank you. Do we want to change that to facilitate shared housing
4 arrangements because reading it, it sounds like the City is going to provide the housing
5 arrangements? So, coordinate HIP housing or similar housing services to facilitate shared
6 housing arrangements.

7

8 Chair Lauing: Yeah, good fix.

9

10 Commissioner Templeton: Yeah, agreed.

11

12 Director Lait: Thank you.

13

14 Mr. Wong: This will become facilitate. Okay.

15

16 Commissioner Roohparvar: Yeah.

17

18 Mr. Wong: Thank you.

19

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1 Chair Lauing: Director Lait would be in biiiiig trouble if we used that right now... (laughter)
2 provide... so you bail them out... that's good. I have a question on number C. It's pretty long,
3 but can you just tell us how that compares to the current situation. Because we're going to
4 amend the zoning ordinance. Is it just definitions, is it syncing up with California definitions?

5
6 Mr. Wong: Yes, this is more based on those number of housing legislative changes that we
7 need to respond to in terms of these definitions, correct.

8
9 Chair Lauing: Okay.

10
11 Director Lait: And we'll tighten that up, it looks like there's some redundancy in there.

12
13 Mr. Wong: Okay, yes. Alright very good. And Fair housing services, no additional changes, well,
14 there you go. Oh, I'm sorry. Any questions on 6.9? or 6.8 I should say. If not, moving on.
15 Affirmatively furthering fair housing. Just in reviewing we did make a change in the rent
16 stabilization. This was... the change was made based on following Council direction and these...
17 all these items were based on Council direction except for rent stabilization so that was
18 removed, and again, another ad-hoc that we placed in.

19
20 Chair Lauing: Commissioner Hechtman

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Commissioner Hechtman: Yes, I'm interested in hearing from the ad-hoc thoughts behind adding D.

Commissioner Reckdahl: The thought was first of all, I was not familiar with the State's 10% requirement... is that a requirement if you raise it more than 10% you have to give them 90 days' notice?

Director Lait: Yeah, Tim that's correct right?

Mr. Wong: Correct. That's from 1482 I believe.

Commissioner Reckdahl: Okay. And what this was was... the purpose of the rent stabilization was to prevent gouging, one way around that is let the market enforce that. If you give someone 30 days' notice they may have a hard time finding a new place. And so increasing that to 90 days' notice would allow them to more easily more out of a place that was gouging them. That was the purpose of that. And the 6 percent was arbitrary. We didn't do any research or figure out what the optimal amount was but that was the spirit of this. And so whether that would be 6% or 8%, I don't have strong feelings about that but I did think that preventing large rent increases on short notice I thought would be a good thing.

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2 Commissioner Templeton: And can you reiterate again on staff's side what the number of days
3 is for the State requirement. It's 90?

4

5 Director Lait: Yes, and apologies to the ad-hoc I learned, Tim and myself about the State
6 requirement so I didn't have that information when we got together.

7

8 Commissioner Templeton: No, that's fine it's just worth clarifying. You know Palo Alto has
9 some, is an outlier in terms of our rents in the Bay area in the state, so it maybe appropriate for
10 us to look at a lower threshold. I think a 90 day requirement is a critical part here so if you, you
11 know, find some reason amongst staff to change that percent, that's up to you guys, but I think
12 Keith's right, Commissioner Reckdahl's right, I think that we are really focused on giving people
13 enough time to change, we're seeing that's not always the case, it's happening here, even if it is
14 State law so we need to think about enforcement as well.

15

16 Commissioner Hechtman: I appreciate the more ad-hoc, that was my initial question, what was
17 the thinking, now I think I've heard it, so I'd like to react. Now, I'm hesitant to... you know...
18 particularly without studying the issue and knowing what other jurisdictions have done. For
19 example, one of the things we learned when we went through our recent tenant issues was
20 that even though this is referring to a State 10% requirement, in a lot of the housing, State law

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1 limits them to I think, maybe a 5% or a 5% plus CPI increase. And so they never get... all of that
2 housing under State law never gets to a 10% increase. But in this language here, we're not
3 making the same distinction. And that may be problematic.

4
5 Commissioner Reckdahl: I think the 5% plus CPI is a short term. Well, I'm not sure that's right
6 but, and I don't think we're going to be able to figure that out tonight, but what... What I would
7 suggest is that this is one of those where rather than state what we're going to do, let's state
8 that we're going to look into it. So, explore requiring 90 days' notice for a less than the 10%
9 requirement imposed by State law. Something like that. Which again, puts us on a path to look
10 into it, to get the data and find out what our neighboring cities that have similar issues are
11 doing. And then, I just think that's a better approach.

12
13 Commissioner Templeton: I would add that if I'm remembering correctly, some of these laws
14 don't apply to small landlords, and it's this kind of turnover that has people in Palo Alto
15 entering homelessness because generally if their living here they're invested either in schools
16 or some other reason that they can't just up and move on a very short notice. So, I would say if
17 we do change it to explore language, I'm happy to keep the 90 days but I would also explore,
18 you know, if State law does have exemptions for small property owners, in other words, people
19 with 2 properties or less or something like that, that we explore closing that loophole within
20 Palo Alto. Thank you.

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Chair Lauing: I think these are good ideas from Commissioners Hechtman and Templeton, just because it happened today, I have a bizarre case where my son had to move, and his girlfriend in like 48 hours because of violence in the building. They could not have done that without bank of dad.

Commissioner Templeton: Absolutely.

Chair Lauing: Doing bridge loans because they are relatively low income so there is definitely a need here and they are happily ensconced tonight in their new place. That's a good story, all of them aren't so good.

Commissioner Hechtman: And Chair I'd also wanted to mention the renumbering that Mr. Wong you've done consistently through, what's now new 6.8 just needs to be continued in the last three programs, which will become 9, 10 and 11.

Mr. Wong: Thank you. Thank you. Okay, since the numbering is off, I'll address the Fair Housing program. Oh, I'm sorry, any additional comment? If not, Fair Housing program, no changes. Community outreach, there were no changes, sorry, scrolling a little fast. And that concludes it. Those are all the programs.

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2 Chair Lauing: YaY. So let's see what's in the parking lot.

3

4 Director Lait: Great, so, there was an initial discussion about the GM ROLM and whether we
5 wanted to have a separate program to rezone that area of the City, not all of the GM/ROLM,
6 but just that portion near the Freeway and a couple of key roads. So, that's one question. There
7 was some question dealing with the Stanford Land and using the word predominant, I don't
8 know if we concluded on that, on item E and two other ones related to program 3.4. So, do you
9 want us to start with the policy conversation on whether we want to pull out a separate
10 program GM or ROLM.

11

12 Chair Lauing: Yup, we can start there. I had inadvertently made a comment on that about
13 coming up with a hitlist program so you can decide if that's sufficient. It's pretty general so you
14 can design whatever you want.

15

16 Director Lait: Yeah, and so... so the concept is... okay, well I guess what would be helpful to
17 know is, from the Planning Commission, do you believe if you have, if you feel like you can even
18 make this decision tonight that we should rezone the GM and ROLM zoning designation in this
19 part of the City, East Charleston Road, East Meadow Circle, you know kind of extending along
20 west Bayshore a little bit, should that be... should we explore rezoning that to residential, RM30

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1 for instance. And then, whether you do or don't, there's also the HIPPEST program that could
2 be extended into that whether it stays ROLM or if it gets rezoned. I think I've heard from
3 different folks an interest in rezoning that area, if we do, then that eliminates the commercial
4 opportunities that would be established anew. You would have non-conforming uses in that
5 area and... but if somebody is thinking about redevelopment, you know, you know they would...
6 housing would be the option if you rezoned it. Even if you didn't rezone it, you know, it may be
7 that the housing incentives that are being offered through the HIP may encourage somebody to
8 redevelop toward housing. I would expect that to be the case.

9

10 Chair Lauing: Yeah and this one seems to me to need a map.

11

12 Commissioner Templeton: I was just about ask Chair. I totally agree.

13

14 Chair Lauing: Yeah, because we say ROLM, that's pretty big. You know, there was some
15 discussion in the ad-hoc which sort of kicked off this discussion. The PTC ad-hoc not the... sorry,
16 the Council ad-hoc, not the PTC ad-hoc that there was room for maybe some significant height
17 over there right by San Antonio but they weren't talking maps either, you know, so, I would
18 think that what we would do on San Antonio wouldn't be the same as what we would do by the
19 JCC.

20

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1 Director Lait: Right.

2

3 Chair Lauing: Even though they're both ROLM. So I don't know that was can parse that tonight.

4

5 Director Lait: Yeah, understood. And I agree, I think there are other areas even throughout that

6 ROLM area as you go further north where it abuts R1 zoning where you wouldn't want to

7 convey the same heights that you might in other parts of the area. So...

8

9 Chair Lauing: To me the process is similar to what you're going to have to do with HIP, HIPPER

10 and HIPPEST to figure out what areas should have which of those zonings or programs in place

11 there and that's going to take a little time.

12

13 Mr. Wong: Just for a little reference, this is the interactive showing, it doesn't show the zoning

14 but it gives you some reference. So let me zoom in.

15

16 Chair Lauing: Yeah, that's excellent.

17

18 Mr. Wong: So this is ROLM and these are those GM areas, so it gives you a general idea.

19

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1 Chair Lauing: And San Antonio shows... is San Antonio there, I think I can see it but if you can
2 put your cursor on there. Yeah. Exactly. It could be for example to the right of that would be
3 something that would be amenable to more height whereas to the left and south of that it's not
4 and if it's all ROLM we'd have to do that on a, kind of neighborhood basis.

5
6 Director Lait: And this is just showing our opportunity sites, it doesn't show all the ROLM
7 zoning designations.

8
9 Chair Lauing: Yeah.

10
11 Commissioner Templeton: Just to keep in mind, I believe we discussed this at the ad-hoc as
12 well, but some of these are bail end approach, like they may interfere with wildlife and we
13 don't know exactly which ones, probably the orange ones and the green ones but like, it's... we
14 don't have a lot of information here about what the limitations are, I think we're just trying to
15 be open minded about what maybe we could do if we investigate further.

16
17 Chair Lauing: Yup, fair enough. And it seems like that's where we are again, is we should say we
18 should investigate the possibility of whatever you want to call it, height increases, beyond HIP
19 in that designated area that you would have to demarcate for us or if this has to move to
20 Council then you'd have to demarcate it for Council in four weeks.

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Director Lait: So, what we have now in the program is that is under the HIP, that says consider extending you know, or not extending, extend the HIP to ROLM / GM and also consider rezoning this area to residential. So, we have that program, one could argue that it's not neatly aligned in the HIP section that maybe it ought to get pulled out and be somewhere else, but...

Chair Lauing: I think that's probably right. It's distinctive enough and you are going to put hard mark around there. That would be my original (interrupted)

Director Lait: Okay so if we pull it out, we would probably put it under program 1.5, which is a blank program at the moment, for Stanford.

Chair Lauing: Just for convenience.

Director Lait: That's right... reserved. Unless Tim, you have another idea where that might go.

Mr. Wong: I think 1.5 is all about adequate sites for housing production so, now I think 1.5 would be appropriate.

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1 Chair Lauing: Okay, so that would give Council something to debate.

2

3 Director Lait: Okay. So we would say consider you know, etc. etc. Okay. Alright.

4

5 Chair Lauing: Commissioner Hechtman.

6

7 Commissioner Hechtman: Yeah, I wanted to ... sorry about this, I'm listening but I'm having a
8 hard time following along. So, we've been talking in the parking lot about 3.5 E, right? Right
9 now it's located at 3.5 E.

10

11 Director Lait: Yeah. We had the conversation before that but yes.

12

13 Commissioner Hechtman: Just now, the thing we're talking about moving to 1.5, is it 3.5 E? Or
14 something else.

15

16 Director Lait: Not the entirety of it. So 3.5 E would stay intact. I'm sorry, 3.5 E, if you read that
17 section, in the middle it says after Loma Verde Avenue it says "and consider rezoning properties
18 in this area for multifamily housing, ie. RM30.

19

20 Commissioner Hechtman: Right.

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Director Lait: We would pull that piece out and make that into it's own program, consider, and we would define that area, rezoning this area to RM 30 or something similar.

Commissioner Hechtman: Okay, so we pull that clause out of E, we throw it over to 1.5, or some other place and then do we keep the rest of the paragraph in E, starting with the Housing Incentive Program.

Director Lait: Yes.

Commissioner Hechtman: Okay. Alright. I got it. Thank you.

Chair Lauing: Because the idea is we're creating a whole different area that's not covered necessarily by HIPper.

Commissioner Hechtman: Right. Okay.

Chair Lauing: And whatever we're going to write in 1.5, would create perhaps other height standards and parking light and so on as we discussed in the Council ad-hoc.

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1 Commissioner Hechtman: Okay. Thanks.

2

3 Director Lait: Okay, so then the next one, right next to 1.5 is 1.6 E. And the Commission was
4 having a conversation about what to do with how much affordable at the transit center.

5

6 Mr. Wong: And to chime in, it was approved as predominantly, specifically that word.

7

8 Director Lait: Approved by the Housing Element Working Group or?

9

10 Mr. Wong: The Council.

11

12 Clare: I think it says primarily.

13

14 Mr. Wong: Primarily? Oh, I'm sorry.

15

16 Chair Lauing: So, you're saying that was the wording that we recommended and they adopted,
17 in the housing sites section. Just trying to confirm that.

18

19 Clare: Yes, That's correct.

20

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1 Chair Lauing: So it seems to me that would be consistent but...

2

3 Commissioner Templeton: I'm cool with that.

4

5 Mr. Wong: Should be primarily developed as affordable. Okay, Primarily, excuse me, not
6 predominantly.

7

8 Chair Lauing: Commissioner Templeton was in. Commissioner Hechtman?

9

10 Commissioner Hechtman: Yeah, so I would like to vote on this separately, I want to be
11 consistent and when this was in front of the PTC, I expressed concerns about unintended
12 consequences and dictating without study what predominantly, or primarily affordable is going
13 to mean to the likelihood of development. So, I wasn't in favor of it. As Commissioner Reckdahl
14 pointed out I was on the losing side of that particular motion but I want to vote again here so I
15 can be consistent.

16

17 Chair Lauing: Yeah, I definitely understand your perspective and it could impact the
18 development, but current language could impact the development as well. Because the
19 landlord has not agreed to develop any affordable housing there. So. I think it's perfectly
20 acceptable stance.

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Commissioner Templeton: Also, if Council has already voted on it, like than it's water under the bridge.

Chair Lauing: Yeah, so we could... let's just get through all these and then we can vote on that one separately. I just wanted to make one other comment since we're in this section, around 27, there was a public comment on the Julia Morgan Building and there's been no discussion about that, to my knowledge between the applicant, the housing working group or here, so that's... I don't see that at this point that's in our purview, there's no question we would preserve that building but I wasn't aware of concerns about potentially moving that building although I was involved in those discussions on the Parks Commission quite seriously because of where they wanted to move it, so I think that would just be in the context of the develop... owner, Stanford, deciding if they wanted to do a project there at all and how they could work around that building or if not, how they could move it, but that's kind of years down the line, so, to me that's not in our purview but if anybody disagrees we can take a stance on that.

Commissioner Templeton: I agree with you Chair.

Commissioner Roohparvar: Agree.

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1 Chair Lauing: Okay.

2

3 Director Lait: Program 3.4 C. Staff is recommending that we delete it.

4

5 Commissioner Templeton: The whole bullet?

6

7 Director Lait: Yes.

8

9 Commissioner Hechtman: There doesn't seem to be much push back on that. That concept and
10 taking it out.

11

12 Chair Lauing: Yeah, I'm fine with that. That's actually what I had in my notes.

13

14 Commissioner Reckdah]: So am I.

15

16 Director Lait: Okay. And 3.4 E. This is just I think we were just going to soften this language a
17 little bit so I think we have that direction actually. There was some debate as to keep it in or not
18 or there was some concern about keeping it in and I think Commissioner Hechtman had
19 suggested we soften the language.

20

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1 Commissioner Reckdahl: I think softening the language is appropriate.

2

3 Chair Lauing: Yeah.

4

5 Commissioner Templeton: That's okay.

6

7 Chair Lauing: Yup.

8

9 Director Lait: Alright. That is all I have on the parking list.

10

11 Chair Lauing: Where was In lieu Housing?

12

13 Director Lait: In Lieu Housing... that would be one of our earlier programs (crosstalk)

14

15 Commissioner Hechtman: That's what we're talking about now...

16

17 Commissioner Reckdahl: In Lieu Parking?

18

19 Commissioner Hechtman: Yeah, 3.4 A.

20

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1 Chair Lauing: Sorry, I was on 3.3. So what's the language going to be?

2

3 Director Lait: We don't have it but it would be...

4

5 Mr. Wong: there extending.

6

7 Commissioner Hechtman: Yeah, I had suggested explore extending.

8

9 Chair Lauing: Okay, yeah. That's fine.

10

11 Director Lait: Okay. Chair I don't have any other items in the parking lot.

12

13 Chair Lauing: I'm going to ask this in an appreciative way, Director Lait. Would you want us to

14 look at the new HIP programs before they go to Council, say at the next meeting?

15

16 Director Lait: Well, I don't think we're going to have it all dialed in by the 13th. So, you know,

17 we're just starting in on... we've done the basic analysis of existing zoning and we're going to

18 have some...(interrupted)

19

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1 Chair Lauing: No you drive it, I'm not questioning that at all, I'm just saying if you would benefit
2 from that if you were ready, that would be okay.

3

4 Director Lait: I wish we were a few months, although I don't know those last couple of months
5 were pretty rough. But...

6

7 Chair Lauing: Alright, so, ask Commissioner Templeton to speak, your hands up.

8

9 Commissioner Templeton: Thank you. Are we ready to make a motion? I'm happy to do so. Any
10 objections?

11

12 Chair Lauing: Seems promising.

13

14 Commissioner Templeton: Alright.

15

16 Commissioner Templeton: Alright Let's do it.

17

18 Chair Lauing: Except that one item we're going to call out. Which I can't remember.

19

-
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1 Commissioner Templeton: If you can remind me after I make the motion what the number is,
2 we'll call it out.

3

4 MOTION

5

6 Commissioner Templeton: So, I move that we recommend to the City Council the 2023 to 2031
7 Housing Element draft Goals, Policies, Programs and Implementing Objectives document as
8 revised in our meeting tonight, with the exception of...

9

10 Mr. Wong: It would be 1.6 E

11

12 Commissioner Templeton: 1.6 E to be voted on separately.

13

14 Chair Lauing: Great. Okay. Second?

15

16 SECOND

17

18 Commissioner Reckdahl: Second.

19

20 Chair Lauing: Mr. [Commissioner] Reckdahl seconded it.

-
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Commissioner Templeton: Good job everybody, that's my comments.

Chair Lauing: Yeah so, we need to vote on this motion as is and then come back to 1.6 E and get a separate vote on that. We do need to put this to a roll call vote, which I think can be, it's up to you Commissioner Hechtman but the way it's written it could be 7.0 on this.

Commissioner Templeton: We don't have 7 commissioners.

Commissioner Hechtman: At least 5-0.

Chair Lauing: They're with us in spirit. Would you please call the roll.

Ms. Klicheva: Commissioner Hechtman

Commissioner Hechtman: Yes

Ms. Klicheva: Chair Lauing

Chair Lauing: Yes

-
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Ms. Klicheva: Commissioner Reckdahl

Commissioner Reckdahl: Yes

Ms. Klicheva: Commissioner Roohparvar

Commissioner Roohparvar: Yes

Ms. Klicheva: Commissioner Templeton

Commissioner Templeton: Yes

Ms. Klicheva: Motion carries 5-0.

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

Chair Lauing: Great. Thank you. So, in light of that mess... motion, we don't need a separate
motion, we just have to vote on the dissention essentially.

-
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1

2 Commissioner Hechtman: Well, I would think you would want now a motion to approve 1.6 E
3 with the word either predominantly or primarily, whichever it is. Right. And then we can vote
4 on that.

5

6 Chair Lauing: That's good, that's better.

7

8 Commissioner Hechtman: I won't make that motion but one of you can.

9

10 Chair Lauing: I was guessing that.

11

12 Commissioner Templeton: I would advise any motion makers to explain in your motion that
13 you're aligning with Council's language.

14

15 Chair Lauing: Commissioner Reckdahl would you like the privilege?

16

17 MOTION #2

18

19 Commissioner Reckdahl: Okay. Let's see. I would like to move to accept Program 1.6 E to align
20 our Plan with Council...

-
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Chair Lauing: With our prior recommendation on site selection.

Commissioner Reckdah!: Okay, perfect.

Commissioner Templeton: With a descriptor perhaps?

Commissioner Reckdah!: To a... well, this aligns with our previous recommendation on site selection.

Chair Lauing: Which is to encourage ...

Commissioner Reckdah!: Primarily affordable housing at 2700 University.

Chair Lauing: No, that wasn't what Clare told us. What was the word? Oh, you already entered it Tim, when we weren't looking.

Mr. Wong: Yeah, I just... (interrupted)

SECOND

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Chair Lauing: Okay Great. Okay I'll second that. And if there's not any other discussion we can call the roll on that. It was me.

Ms. Klicheva: Commissioner Hechtman

Commissioner Hechtman: No

Ms. Klicheva: Chair Lauing

Chair Lauing: Yes

Ms. Klicheva: Commissioner Reckdahl

Commissioner Reckdahl: Yes

Ms. Klicheva: Commissioner Roohparvar

Commissioner Roohparvar: Yes

-
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1 Ms. Klicheva: Commissioner Templeton

2

3 Commissioner Templeton: Yes

4

5 Ms. Klicheva: Motion carries 4-1.

6

7 MOTION #2 PASSED 4 (Lauing, Reckdahl, Roohparvar, Templeton) – 1(Hechtman) - 2(Summa
8 ,Chang Absent).

9

10 Chair Lauing: Great. Thank you. And now I just want to take... (interrupted)

11

12 Director Lait: I'm sorry, just before the great pleasure can we just get the dissenting
13 perspective if that's your typical procedure.

14

15 Commissioner Hechtman: I actually explained during our discussion my hesitancy to include
16 that language. I don't have anything to add, but thank you for the opportunity.

17

18 Chair Lauing: Okay. I will continue my pleasure of thanking the ad-hoc for their work in a very
19 short time frame, a very lot of work, a lot of changes on up 'til now, so I think it was very
20 effective for Commissioner Templeton and Commissioner Reckdahl and in abstentia tonight

-
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1 Commissioner Chang. So really appreciate on behalf of the whole Commission that joint effort
2 on short notice and great work ethic. Commissioner Templeton.

3

4 Commissioner Templeton: Just want to echo your remarks and say it was a pleasure to work
5 with the Commissioners on the ad-hoc. We were super collaborative and gave me a lot of
6 optimism on, you know, continuing this work going forward so thank you to Commissioner
7 Reckdahl and Commissioner Chang.

8

9 Commissioner Reckdahl: Great, I'd also like to thank staff, Tim and Jonathan (interrupted)

10

11 Chair Lauing: Yeah, that was next.

12

13 Commissioner Reckdahl: (crosstalk) off Fridays and spent time with us so, I appreciate that. I
14 thought it was collaborative and I thought it was productive. So, thank you.

15

16 Chair Lauing: Got Director Lait down in the weeds again, huh? Great. That's the staff team
17 effort we're talking about... so.

18

19 **Commission Action**: Motion by Templeton, seconded by Hechtman . Motion Passed 5-0.

20 **Commission Action**: Motion by Reckdahl, seconded by Lauing. Motion Passed 4-1.

21

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1 **Approval of Minutes**

2 Public Comment is Permitted. Three (3) minutes per speaker.

3
4

5 Chair Lauing: Okay, we have some minutes to approve starting with April 27 draft Summary
6 Minutes. Packet page 64. I'll recognize Commissioner Reckdahl. I'm sorry, Commissioner
7 Hechtman.

8

9 4. April 27, 2022 Draft Summary Meeting Minutes

10

11 MOTION

12

13 Commissioner Hechtman: I move approval of the April 27th 2022 draft summary meeting
14 minutes as revised.

15

16 SECOND

17

18 Commissioner Reckdahl: Second.

19

20 Chair Lauing: No additions, okay. Go ahead and call roll.

21

22

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1 VOTE

2

3 Ms. Klicheva: Commissioner Hechtman?

4

5 Commissioner Hechtman: Yes.

6

7 Ms. Klicheva: Chair Lauing?

8

9 Chair Lauing: Yes.

10

11 Ms. Klicheva: Commissioner Reckdahl?

12

13 Commissioner Reckdahl: Yes.

14

15 Ms. Klicheva: Commissioner Roohparvar?

16

17 Commissioner Roohparvar: Yes

18

19 Ms. Klicheva: Commissioner Templeton?

20

-
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1 Commissioner Templeton: Yes.

2

3 Ms. Klicheva: Motion Carries 5-0.

4

5 MOTION #1 PASSED 5 (Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) – 0 – 2 (Summa,
6 Chang Absent).

7 **Commission Action**: Motion by Hechtman, seconded by Reckdahl. Motion Passed 5-0.

8

9 Chair Lauing: Great, and the next is May 25th Draft Verbatim and Summary meeting minutes.

10

11 5. May 25, 2022 Draft Verbatim and Summary Meeting Minutes

12

13

14 MOTION

15

16 Commissioner Hechtman: Move approval as revised.

17

18

19 SECOND

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1 Commissioner Reckdahl: Second

2

3 Chair Lauing: Roll Call Vote please.

4

5

6 VOTE

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Commissioner Hechtman: Yes.

11

12 Ms. Klicheva: Chair Lauing?

13

14 Chair Lauing: Yes.

15

16 Ms. Klicheva: Commissioner Reckdahl?

17

18 Commissioner Reckdahl: Yes.

19

20 Ms. Klicheva: Commissioner Roohparvar?

-
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Commissioner Roohparvar: Yes

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: Yes.

Ms. Klicheva: Motion Carries 5-0.

MOTION #1 PASSED 5 (Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) – 0 – 2 (Summa, Chang Absent).

Commission Action: Motion by Hechtman, seconded by Reckdahl. Motion Passed 5-0.

Committee Items

Chair Lauing: Excellent, Excellent. Okay, just taking a quick look at our next meeting, it's Accessory Dwelling Units code changes. Commissioner Templeton you had a question?

Commissioner Templeton: Yes, so our Agenda says that meeting is on the 7th. But our schedule says our next meeting is on the 13th.

-
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Chair Lauing: Thirteenth.

Commissioner Templeton: It's the 13th. Okay thanks.

Chair Lauing: And that stands, I don't know how long you think that's going to be Director Lait, but that's the only Agenda Item at this time. And then subsequent to that we're having our recess.

Commissioner Templeton: I have some updates around my availability. I... there's a good chance I may be out on the 17th of July and it's pretty definite I'm going to be out on the 10th of August. I've got a family medical situation I have to ready for that's scheduled for that date so I may be gone those two dates.

Chair Lauing: Did you say 7/13?

Commissioner Templeton: Yes.

Chair Lauing: Okay.

-
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1 Commissioner Templeton: And 8/10. Thank you. And if something changes I'll just show up on
2 the 13th, but right now, currently, I may not be available.

3

4 Chair Lauing: Okay. Commissioner Roohparvar.

5

6 Commissioner Roohparvar: Are we still going to recess one of those days like we were planning
7 a couple of months ago?

8

9 Chair Lauing: We're recessing on 7/27.

10

11 Commissioner Roohparvar: Oh I thought we were doing another one before or after. My
12 mistake. And then that's why Commissioner Chang was asking about it a couple meetings back.
13 Commissioner Hechtman you remember right?

14

15 Chair Lauing: No, but we never... I mean we talked about it but we only picked the one.

16

17 Commissioner Roohparvar: Oh, I thought we were going to agree on a date later. If I'm
18 mistaken no worries, I thought that might just solve like...

19

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1 Commissioner Templeton: I think the plan was for people to update as the summer plans
2 crystalize and then if we don't have a quorum then it becomes a recess.

3

4 Commissioner Roohparvar: I see, I see.

5

6

7 **Commissioner Questions, Comments or Announcements**

8

9 Chair Lauing: Okay. I don't think... we've heard from the ad-hoc, so I don't think there are any
10 other committee reports. How about announcements of any kind? This is not in our
11 [unintelligible] but it's so significant I just wanted to bring it up. Inadvertently it included
12 Commissioner Hechtman but I went to one of those concerts on Saturday night that we are
13 now paying for again, Twilight Concert at a Park sponsored by the City, it was a Beatles cover
14 band and it was just phenomenal and I don't mean just the music. I've got pictures of people,
15 particularly as the thing when rolling on, thanks to John Lennon and Paul McCartney and the
16 guys, I mean they were up in the air like this and they are arm in arm at the end, you talk about
17 community building and community is back it was just literally heart-warming for me to be part
18 of that. I don't know if you want to add to that.

19

-
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1 Commissioner Hechtman: Yeah only to say I'm glad you brought it up because I was going to if
2 you didn't and I believe that the next one is on July 9th at Rinconada and I think the band is
3 called Petty offense maybe, it's a Tom Petty cover band. So, come on out.

4

5 Chair Lauing: I'm going to be there. Commissioner Templeton.

6

7 Commissioner Templeton: Thank you, that reminds me of two things I want to share before we
8 go. One, Omicron variant 4.5 is in town and immune evasive so if you do go out and enjoy all of
9 our wonderful summer opportunities, just be conscious of your health and test if you start to
10 suspect and isolate if you find yourself positive. We had a lot of graduation activities in early
11 June, and it was definitely going around here in Palo Alto, so just to let you know. And the other
12 is slightly more topical for the PTC, earlier this month Senator Becker had a Town Hall on
13 homelessness that you can find on his [SB13.senate.ca.gov](https://www.senate.ca.gov) website under videos. It's really
14 good. And I enjoyed it thoroughly, so I wanted to let you guys know about it in case you want to
15 watch it and see what's going on in the world of addressing homelessness in the Bay area.
16 Thanks.

17

18 Chair Lauing: Thanks for that add. Commissioner Roohparvar.

19

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1 Commissioner Roohparvar: I just want to echo Commissioner Templeton that the variant is
2 here, and it is very easily transmittable. We all caught it. My whole extended family in Palo Alto
3 with very minimal outdoor contact. It was insane. Just a warning to everybody. It's super easy
4 to catch. On that positive note. Sorry guys.

5
6 Chair Lauing: Actually, I just wanted, on another not so positive note. But I wanted to just
7 acknowledge and be respectful of our colleague who lost her father, she's not here tonight, still
8 recovering, but I thought just a slight note of that, we would just adjourn the meeting in honor
9 of her dad. So.

10

11 Commissioner Templeton: Very thoughtful.

12

13 Chair Lauing: So, with that we stand adjourned.

14

15 **Adjournment**

16 10:53:00 pm

-
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