



Planning & Transportation Commission Action Agenda: June 29, 2022

Virtual Meeting
6:00 PM

Call to Order / Roll Call

Approximately 6:08 pm

Chair Lauing called to order the Planning & Transportation Commission meeting for June 29th, 2022 and requested Roll Call.

Madina Klicheva, Administrative Assistant gave roll call and established there was a quorum.

Chair Lauing, Commissioner Reckdahl, Commissioner Hechtman, Commissioner Templeton and Commissioner Roohparvar were present.

Commissioner Chang and Vice Chair Summa are both absent.

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

Madina Klicheva, Administrative Assistant, provided directions on how members of the public can join the hybrid meeting as well as how to provide written and/or spoken public comments and conducted the roll call vote and announce all Commissioners were present.

Oral Communications

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

Aram James provided public communication expressing an interest for the City Manager to allow citizens to interview the final three candidates in the running for Police Chief.

Agenda Changes, Additions and Deletions

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

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1 Chair Lauing asked if there are any agenda changes, additions, or deletions.

2 No changes were communicated.

3

4 **City Official Reports**

5 1. Directors Report, Meeting Schedule and Assignments

6 Jonathan Lait, Director, provided the Director's Report to the Commission that City Council
7 approved the operating budget for the upcoming Fiscal Year, the project on Bayshore using the
8 State Density Bonus was approved 7-0 by Council and an urgency emergency ordinance to
9 establish a regulatory framework to require a conditional use permit for firearms dealerships in
10 Palo Alto. It will be going back to the City Council in August, and then before the Planning and
11 Transportation Commission possibly in September to codify those changes and make the
12 permanent change to the Ordinance.

13

14 Rafael Rius, Senior Engineer from the Office of Transportation provided an update that they
15 recently brought on an Administrative Assistant which brings the Office of Transportation to full
16 staff at fifteen employees. PAUSD School District signed the memorandum of understanding
17 that will allow staff to proceed with the final design for the Churchill Enhanced Bikeway Project,
18 also known as the bike-path that connects El Camino Real and Stanford. Staff is looking to put
19 the project out to bid later this year. Safe Routes to School staff partnered with a PAUSD special
20 education staff in the bay area Outreach In Recognition Program from Berkley to bring an
21 Adaptive Cycling Event for exceptional needs summer school students at Pali High School. All
22 the special education, secondary and post-secondary extended schoolyear students were
23 invited. Each student was fitted with adaptive bikes that were customized for youths with
24 various physical abilities and needs, the event was held at the Pali High School Basketball courts
25 and was supported by four former and current student volunteers and partnering staff.
26 Adaptive cycling is one way the Safe Routes to School team incorporates equity for all students
27 into its programs.

28

29 **Action Items**

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

32

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1 3. 2023-31 Housing Element Goals, Policies and Programs (Continued from June 6)

2
3 Director Lait provided a recap of where the Commission left off, which changes were
4 incorporated into the Staff Report for the June 29th meeting and explained the new At Places
5 Memo that was added to the Staff Report at the last minute. Since the last meeting staff met
6 has worked with the Transportation Commission ad-hoc committee twice to review the
7 changes previously discussed and more of the programs that had not been discussed, met with
8 the Housing and Community Development (HCD) staff and learned that they were able to make
9 a number of changes to the programs and to please be patient as they are still working finalize
10 those and incorporate them into the document. In addition, staff was provided feedback from
11 City Council ad-hoc regarding the ROLM and GM zoning districts near the northeast part of
12 town.

13 PUBLIC COMMENTS

14 Mr. Jeff Levinsky provided comments and concerns regarding Program 1.6, with particular
15 concerns towards allowing up-zoning for Stanford property, allowing Stanford to build with
16 mixed use, and believes unparked retail is a disservice to the community and potential retailers.

17
18 Mr. Hamilton Hitchings commented Stanford El Camino sites should be limited to 50-feet, up-
19 zoning beyond that should require additional affordable housing units, Stanford staff and
20 students need affordable housing to live in Palo Alto, the Stanford Transit Center should
21 include language that states all or majority of housing be affordable, more teeth should be put
22 in the Stanford Building or Housing pipeline for the next housing cycle, add a program to rezone
23 all housing sites on the RHNA site list so they can only build housing and ground floor retail
24 when required. Strengthen language when sites allow both housing and commercial, the mixed
25 use in retail preservation zones should be removed to allow for new parking requirements, FAR
26 and height additions are unnecessary because SB330 already allows density and height
27 bonuses, add a menu of preapproved bonuses for SB330, HIP should be limited to ROLM and
28 high-density office. Reduced impact fees should be limited to properties with 80% and below
29 AMI.

30
31 Winter expressed concerns with the potential movement of the building on 27 University
32 property which is a historical building that was designed by Julia Morgan, the first licensed
33 female architect in California. The building was moved years ago and should be allowed to
34 remain at its current location. The building was originally a hostess house during WWI in Menlo

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1 Park and was moved to Palo Alto in 1919. It's listed on the National Register of Historic
2 Buildings and there is no justification for moving the building.

3

4 Mr. Arthur Keller commented regarding concerns about policies, programs and goals stating
5 affordable housing should be for under 80% AMI; mixed use, 2700 University Avenue, up-
6 zoning for height density, and deed restricted affordable housing should apply to rental housing
7 were concerns and additions expressed.

8

9 Jessica von Borck commented as a former member of the Stanford working group they
10 appreciate the Planning Commission's consideration in taking a holistic review of Stanford sites
11 along El Camino and encourage the Planning Commission to not stipulate affordable
12 percentages at the current time and believes that height limits are not a trade off for more
13 affordable units.

14

15 Mr. Terry Holzemer commented about allowing rezoning and up zoning for projects with 60 to
16 80% AMI only, Stanford should do more to increase their affordable housing numbers, there is
17 enough retail space in Palo Alto and affordable housing projects should be built in the
18 communities which need it the most.

19

20 Mr. Aaron James commented on the need for reparation conversations in Palo Alto in relation
21 to affordable housing needs for communities of color within the City.

22

23 COMMISSION COMMENTS

24

25 Commissioner Hechtman thanked staff for incorporating the relational suggestions within the
26 format of the document information from the last meeting and believes it will be a useful tool
27 in reviewing the updated version, suggesting the section should use broader language such as
28 "Primary Associated Goals and Policies" in the title, which would imply the list is not exclusive
29 to the associated programs and goals that are listed.

30

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1 Chair Lauing reminded everyone that while the HCD is paying attention to base line RHNA goals,
2 the City is having to meet those while also considering residents requests and community
3 needs. Everyone is unified in understanding the need for affordable housing, the division seems
4 to be in how to accomplish that. Allowing for concessions seems to help pave the way to
5 mutual benefits for the communities and developers.

6

7 Commissioner Templeton commented she believes the focus of conversations around retail
8 space is more in how to retain the space that is already there, and the focus of conversations
9 should continue to focus around how to incentivize more affordable housing.

10

11 Director Lait provided clarity between the three versions of the documents provided to the
12 Commission. The First Staff Report includes changes from the June 8 meeting. The At Places
13 Memo has those changes incorporated and includes suggestions made from meetings staff had
14 with the PTC ad-hoc, the City Council ad-hoc, and the Housing and Community Development
15 staff. Mr. Wong began reviewing the changes incorporated into Attachment A programs before
16 moving ahead with the At Places Memo.

17

18 Commissioner Reckdahl suggested going through all versions simultaneously and providing
19 feedback as they proceed through the list. The Commission agreed and Mr. Wong began
20 reviewing the At Places Memo and Attachment A, with section 1.1.

21

22 In section 1.1 Commissioner Hechtman requested clarification between substandard and
23 vulnerable. Director Lait responded staff was trying to tie in seismic retrofit. Commissioner
24 Hechtman suggested the wording seismically vulnerable might be more appropriate.
25 Commissioner Templeton suggested using unsafe as opposed to substandard.

26

27 Commissioner Hechtman requested clarity in Policy 2.4 of the meaning of a healthy housing
28 program. Mr. Wong explained the term was meant to describe using safe products that are
29 green sustainable safe products, nothing that is toxic. Commissioner Hechtman and Director
30 Lait suggested using the phrase sustainable and green practices which doesn't limit it to
31 building products but can also imply safer housing systems.

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1

2 Continuing through the document Mr. Wong noted in Goal number four, staff made a small
3 change for stronger language and changed “support implementation” to “Staff will implement”.

4

5 Commissioner Reckdahl questioned if reduced number of standards would be more
6 appropriate in section 4.3. Director Lait suggested removing 4.3 as the State already has specific
7 policies regarding ADUs and are only requesting they be included in the implementing
8 objectives and programs. Mr. Wong commented he would confirm first that it’s not a
9 requirement and if not, 4.3 will be removed.

10

11 Barring feedback on those, Mr. Wong moved on to Programs and Implementing Objectives
12 within the document.

13

14 Commissioner Reckdahl commented in Section 1.1 of the programs, ROLM sites should be
15 limited to housing only if a rezone is required. Director Lait replied staff had recently considered
16 pulling this item to create its own program rather than imbedding it into the HIP program.
17 Commissioner Reckdahl stated HIP is optional and believes they should make the zoning
18 mandatory in the sense that if someone doesn’t want to do HIP they should still be constrained
19 to put only housing on it if that spot is in the Housing Element inventory. Mr. Wong confirmed
20 CD, CS and CN zones are included with ROLM and GM as sites that are proposed to be rezoned
21 for high density. Commissioner Reckdahl stated if the City is counting those sites as 100%
22 housing, the city should back that up with rezoning them as such. Director Lait responded that
23 would have to be a discussion between the Commission before they could make that change to
24 a Policy or add it as a new program.

25

26 Commissioner Hechtman responded that would be the perfect scenario if all the property on
27 the inventory list were vacant lots. The issue that ensues is if there are already commercial
28 zoned buildings on the site the current buildings will then become legal non-conforming
29 buildings and if given the choice, most property owners will elect to keep the run-down
30 commercial building because the economic return would be greater than adding affordable
31 housing, and suggested doing the rezone on only vacant properties on the housing site
32 inventory list.

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1

2 Commissioner Hechtman questioned why his suggestions in Section 1.5 subparts B and C did
3 not resonate with staff regarding the setbacks and height requirements, Direction Lait
4 answered they do not yet have that level of specificity at the current time.

5

6 Commissioner Templeton added during the PTC ad-hoc their thoughts leaned towards overall
7 height at the sidewalk level wouldn't necessarily be above 50-feet even if the overall building
8 was going to be above 50-feet. Commissioner Reckdahl commented the ad-hoc committee
9 didn't specify the specific measurements but that had been the over sense of the conversation.

10

11 Commissioner Hechtman agreed he liked the term avoid a wall effect.

12

13 Commissioner Reckdahl added that this section has a lot of specifics which could imply that
14 those measurements are set in stone when this document is merely a source of guidance to
15 Council of what the Commission feels would be appropriate.

16

17 Director Lait commented staff continues to try to maintain a balance between setting
18 expectations with property owners and developers while also keeping the programs goals and
19 objectives enticing to developers so the RHNA numbers can be fulfilled without offending the
20 community with the design of the new buildings.

21

22 Chair Lauing commented that the goal isn't to wordsmith each section, and to remember there
23 will be a level of flexibility throughout the process with regards to building standards and
24 number of units.

25

26 Commissioner Templeton stated one of the goals of the ad-hoc was to identify sites that a few
27 more units could be built which would increase the buffer in the RHNA potential sites due to
28 the flexibility of potential projects that could fall through and cause the City to miss their
29 projected RHNA goals.

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1

2 Director Lait stated staff wants to demonstrate that we are meeting our RHNA target and our
3 ability to place a larger number of units at these sites sets the expectation of what we
4 anticipate seeing developed here and at the density that's prescribed and create enough
5 incentive to encourage housing at these locations.

6

7 Chair Lauing stated in item F, the original intent of the Housing Element Working Group was to
8 make the properties be dominantly affordable and not just 15% inclusionary. Director Lait
9 restated Chair Lauing's point using predominantly, Mr. Wong said using predominantly would
10 be most appropriate.

11

12 Commissioner Hechtman confirmed this is the project that was originally recommended by the
13 working group at 180 units, he had motioned to move it to 360 with not enough support and
14 Chair motioned it at 270, which the PTC approved.

15

16 Commissioner Reckdahl summarized that the Commission initially voted to add that to the
17 Housing inventory at 270 and then he issued an amendment to say make it 100% affordable
18 housing and that failed 4/3 which was then changed to be primarily affordable housing and
19 then that passed 4/3. The recommendation to City Council did include the word primarily.

20

21 Commissioner Templeton recalled the ad-hoc discussion was that this might trigger a red flag to
22 HCD around the way demanding more affordable percentages kind of kills a project.
23 Commissioner Reckdahl stated there was never an official vote because affordable housing will
24 never pencil out without some type of subsidy.

25

26 Commissioner Templeton recalled she believed Commissioner Chang suggested changing the
27 underlying zoning to make that clearer instead of wordsmithing it in the document.

28

29 Commissioner Hechtman suggesting pulling this item and creating a parking lot for items that
30 will need a separate vote.

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1

2 Chair Lauing commented in items F, G and H he doesn't understand why it's pushed out to the
3 7th cycle and believes conversation with Stanford about the Research Park need to be
4 entertained and begin during the 6th cycle so that when the 7th Housing Element cycle comes
5 due, they have already reached some sort of consensus and the development can begin during
6 the 7th cycle and not into the 8th cycle.

7

8 Director Lait stated they are trying to set an expectation to the community and decision makers
9 as to when things may take place and progress. What is listed in these two items will have bear
10 any affect on if the HCD certifies or not certifies the current document.

11

12 Chair Lauing stated he understands Stanford is working on their Housing element as well, but
13 wanted to emphasize and document that it is an active process now.

14

15 Commissioner Hechtman stated he is good with the current wording because trying to predict
16 what Stanford does in the next eight years is a long shot and only minor language
17 improvements would be needed to emphasize when the working group for the 7th cycle is
18 formed, they want to be ready to roll with the Researchpark and not just beginning
19 conversations between Palo Alto and Stanford.

20

21 Commissioner Reckdahl recalled the leases in the research park are long term and if any expire
22 during the 6th cycle, the City has lost their opportunity to have those conversations until they
23 are into the 7th cycle.

24

25 Commissioner Roohparvar requested clarification about low-income tenants who graduate out
26 of low-income qualifications through time while living in a BMR unit.

27

28 Commissioner Templeton explained this was created to allow exactly those residents the
29 opportunity to have time to find alternative housing without having to turn down promotions

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1 because they don't have the money to relocate out of the low income housing, and the
2 landlords set the requirements.

3

4 Mr. Wong stated those requirements are within the purview of the City to set AMI levels,
5 length of affordability and the ability to dictate the terms of the BMR program.

6

7 City Attorney Yang clarified that the City sets these processes, generally as part of a BMR
8 agreement that gets recorded against the property, a regulatory agreement. However, there
9 are situations, particularly when you have a 100% affordable development, where the financing
10 for that project might have its own set of restrictions which come into play as well. When
11 you've got a 100% development, they may not be able to keep the tenants that doesn't income
12 qualify for more than 6 months or a year, depending on what the requirements of that
13 financing mechanism are. The City could do BMR requirements, we could amend those
14 agreements but again, we're going to have a lot more flexibility for products that aren't
15 financed with, in, by mechanisms that have their own set of regulations.

16

17 Mr. Wong added BMR is affordable housing, it's just not 100% financed. When market rate
18 development is proposed there's a certain percentage that needs to be set aside for below
19 market rate and this is what it refers to, the percentage that's set aside. Since it does not use
20 State or Federal funding, that's where the City has a little more leeway. This addresses for
21 RHNA, for example BMR units should be at 65% AMI, the City will let households in if they earn
22 less than 65% AMI, and what to do with those deed restricted households if they exceed that
23 65%.

24

25 BREAK 8:02 to 8:10 PM

26

27 Commissioner Hechtman questioned why item B in section 3.1 was removed from the
28 document.

29

30 Mr. Wong explained that during the PTC's prior conversations about affordable ADU's there
31 wasn't 100% agreement on whether that was feasible and secondly, staff was looking at the

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1 administrative side of deed restricting ADU's, however if the PTC wants staff to continue to
2 explore deed restricted ADU's for 10 years they will do that.

3

4 Commissioner Templeton added the PTC ad-hoc committee did not believe that would be a
5 good idea.

6

7 Commissioner Reckdahl stated it was hard not to have unintended consequences and while it
8 might be a good idea, there wasn't reason to add it to the Housing Element.

9

10 Chair Lauing initiated conversations regarding Section 3.3 and 100% affordable as it relates to
11 AMI.

12

13 Director Lait stated section B reflects current code which continues to allow overlays. 100%
14 affordable is a housing project that is 100% deed restricted for income levels at or below 120%
15 AMI.

16

17 Commissioner Reckdahl stated staff may want to make it clear that 100% is not talking about
18 AMI, 100% refers to a portion of the development that is deed restricted or take it out
19 completely.

20

21 Commissioner Hechtman suggested a compromise where it could say entire and then in
22 parenthesis put 100%.

23

24 Director Lait explained in section C City council has already voted and approved the language
25 but it has not yet been incorporated into the Code.

26

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1 Commissioner Hechtman questioned the new language in section D pertaining to sites already
2 zones other than R1 and R2 and asked if there are risks for making it Citywide.

3

4 Director Lait reminded that the State has requirements regarding FAR and density so there is
5 little flexibility with that area and the implication is the City would have to amend and extend
6 the affordable housing overlay which is now called the Incentive Program to fit into some areas
7 because this would apply to the multifamily site zones as well. The State made some changes
8 that said if you're building a project that has between 3 and 7 units, you automatically get a 1.0
9 FAR. That State Law is in the current City Code. This would allow a 2.0 FAR, a doubling. These
10 are great opportunities to encourage affordable housing. The implication for the community to
11 understand is that it's fairly tall and dense for what they are used to seeing.

12

13 After considerable discussions surrounding mixed use in Section 3.4, Director Laid stated they
14 could ultimately eliminate section C because it could be seen as an incentive for the housing
15 incentive program if the ROLM portion was set aside.

16

17 Mr. Wong believes the HIP incentives exceed what could be proposed in the program under this
18 section that has been deleted.

19

20 Chair Lauing believes the language isn't exactly clear maybe use ... Proactive solutions that
21 better align housing needs generated by new job growth, strive to reduce jobs - housing
22 imbalance.

23

24 Director Lait believes this reflects like a policy perspective in the community about to what
25 extent does office serve to help build housing as a numbers sort of consideration, what this
26 program is saying is there might be some places in town where it's appropriate to have mixed
27 use development, University Avenue ground floor retail, maybe commercial but housing
28 predominantly being above; and we have through our PHC process articulated this notion of
29 providing more housing units would then be generated by job creation.

30

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1 Commissioner Templeton suggested making it more succinct in saying there are places where
2 the City needs it, but it is not something that's wanting to be seen throughout the City.

3

4 Commissioner Hechtman commented he is uncomfortable with the wording in Section D to
5 provide clear rental subsidy compared to market rate rents for a comparable unit, and there
6 might be a clearer word there that don't have negative connotations.

7

8 Director Lait explained this is not intended to be public dollars, it is intended to be reduced rent
9 along the lines of AMI standard and keeping it capped at that. The zoning code of this policy was
10 created so that the housing project at El Camino and Page Mill Rd. Staff is trying to say if the
11 City wants to still plan for and consider work force housing concepts, how is the program
12 adjusted so that it provides relief and not be a market rate development.

13

14 Commissioner Hechtman suggested using the term reduced rents compared to market rate
15 rents for a comparable unit.

16

17 After considerable discussion surrounding the parking programs Director Lait suggested that
18 the document include that the City would not be relying on the parking programs for meeting
19 the RHNA numbers and to say the City needs to evaluate the policy implications of modifying
20 the In Lieu Parking Program downtown to include residential projects, with consideration of
21 how it might be extended to California Avenue.

22

23 Chair Lauing suggested better language would be to consider parking reductions in those two
24 corridors.

25

26 Commissioner Hechtman agreed it shouldn't be eliminated, rather consider extending the
27 programs.

28

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1 Director Lait stated that from their recent meeting with HCD, it's appropriate to not include
2 specifics as long as it's stated a Study is in process and the specifics would be better stated after
3 the Study is completed and staff would encourage the Commission and City Council to not
4 advance a program through the process that they are not willing to implement. What is listed in
5 the document should be considered as a contract with the State of what the City is willing to
6 follow through. The City is looking to create a base type of package that gives incentives for
7 developers to create affordable housing using the City incentives rather than the State
8 incentives so the package deal would need to be a step better than what the State mandates
9 and what the density bonus permits is really a case-by-case situation. The bonuses may still be
10 the same, but if the City requires less Public Hearings for a developer, that's a huge bonus that
11 could tilt the developer in the City's programs versus the State's programs, which gives the City
12 more flexibility in what they would like to see from a new development. The City is proposing a
13 newer variation of the HIP program (staff is calling it HIPper) that is an extension to the
14 residential area. Multifamily zones are RM20, RM30 and RM40. The program suggests it stays
15 the same in residential neighborhoods and extends it in multifamily zones and some
16 commercial properties where adjacent to R1.

17

18 Commissioner Hechtman suggested creating a HIPper that would include the ROLM area.

19

20 Mr. Wong commented regarding section 3.6C it might be good to talk to the City's consultant
21 based on their HCD experience because currently it gives a degree of certainty and based on
22 HCD and consultant input, he is not ready to delete it.

23

24 Commissioner Hechtman provided input on Section 4.2 stating he would recommend aligning
25 the changes to the program to make it more consistent with the goal and provided suggestions
26 to language changes.

27

28 Commissioner Reckdahl pointed out the consultant stated there was positive data to enforce
29 exempting FAR for three or more bedrooms, but that data was never provided. It would be
30 helpful if the staff would get this data and share it.

31

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1 Director Lait agreed, and commented staff discussed it as well and concluded it should not be a
2 blanket exemption, maybe modify the language just a little bit to suggest some kind of FAR
3 credit as opposed to a straight exemption.

4

5 Commissioner Templeton believes there is overlay between section 6.5 and 6.6. The
6 Homelessness Prevention should be retitled to Homelessness Transition.

7

8 Commissioner Roohparvar suggested on 6.7 “provide shared housing” should be changed to
9 facilitate shared housing so it doesn’t imply the City automatically provides it.

10

11 Director Lait summarized the changes for the ROLM/GM discussion and said that the City has
12 now in the program that under the HIP, that says consider extending or not extending, extend
13 the HIP to ROLM / GM and also consider rezoning this area to residential. So, we have that
14 program, one could argue that it’s not neatly aligned in the HIP section that maybe it ought to
15 get pulled out and be somewhere else. If it was pulled out it would likely be under Program 1.5
16 which is a blanket program at the moment for Stanford and pull out the RM 30 part. RM30
17 would have its own program or something similar.

18

19 Commissioner Hechtman asked that Section 1.6 E be a separate vote.

20

21 MOTION

22

23 Commissioner Templeton motioned that we recommend to the City Council the 2023 to 2031
24 Housing Element draft Goals, Policies, Programs and Implementing Objectives document as
25 revised in our meeting tonight, with the exception of 1.6 E to be voted on separately.

26

27 SECOND

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson’s presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 2. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Seconded by Commissioner Reckdahl.

2

3 VOTE

4

5 Madina Klicheva, Administrative Assistant, conducted a roll call vote and announced the motion
6 passed 5-0.

7

8 MOTION #1 PASSED 5 (Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) – 0 -

9 2(Summa,Chang Absent).

10

11 MOTION

12

13 Commissioner Reckdahl move to accept Program 1.6 E to align our Plan with Council with our

14 prior recommendation on site selection to encourage primarily affordable housing at 2700

15 University.

16

17 SECOND

18

19 Chair Lauing seconded the motion.

20

21 VOTE

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 2. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1

2 Madina Klicheva, Administrative Assistant, conducted a roll call vote and announced the motion
3 passed 4-1.

4

5 MOTION #2 PASSED 4 (Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) – 1 (Hechtman) -
6 2(Summa, Chang Absent).

7

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

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

10

11 **Approval of Minutes**

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

13 6. April 27, 2022 Draft Summary Meeting Minutes

14 MOTION

15

16 Commissioner Hechtman moved approval of the April 27, 2022 Draft Summary Meeting
17 Minutes as revised.

18

19 SECOND

20 Commissioner Reckdahl seconded.

21

22 VOTE

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 2. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Madina Klicheva, Administrative Assistant, conducted a roll call vote and announced the motion
2 passed 5-0.

3

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

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

7

8 7. May 25, 2022 Draft Verbatim and Summary Meeting Minutes

9

10 MOTION

11 Commissioner Hechtman moved approval of the May 25, 2022 Draft Verbatim and Summary
12 Meeting Minutes as revised.

13

14 SECOND

15 Commissioner Reckdahl seconded.

16

17 VOTE

18 Madina Klicheva, Administrative Assistant, conducted a roll call vote and announced the motion
19 passed 5-0.

20

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

23 **Commission Action: Motion by Hechtman, seconded by Reckdahl. Motion Passed 5-08.**

24

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

2 None.

3 **Commissioner Questions, Comments or Announcements**

4 Chair Lauing announced there is only one meeting in July on the 13th and currently the only
5 item on the agenda will be the ADU code changes.

6 Commissioner Templeton commented she had a family situation and will not be available on
7 July 13th and August 10th.

8 Chair Lauing reported he attended the Twilight Concert in the Park series for the Beatles and
9 had a fantastic time. His heart was warmed by the attendance of people and it was good to see
10 everyone getting out and enjoying such activities.

11 Commissioner Hechtman commented the next event will be on July 9th at Rinconada Park.

12 Commissioners Templeton and Roohparvar reminded everyone of the Covid variants and all the
13 positive test numbers after everyone's gatherings for graduations and both expressed a
14 concern for everyone to be safe while moving out and about during summer activities.

15 Chair Lauing adjourned the meeting.

16 **Adjournment**

17 10:53 pm

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