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FINAL ADJOURNMENT: The meeting adjourned at 11:37 p.m. 19

The City Council of the City of Palo Alto met on this date in the Council Chambers at 6:08 p.m.

Present: Barton, Beecham, Cordell, Drekmeier, Kishimoto, Klein, Kleinberg, Morton, Mossar

STUDY SESSION

Mayor Kleinberg noted: 1) Council Member Cordell would not participate in Item No. 1 due to a conflict of interest because she was employed by Stanford University; 2) Council Member Klein would not participate in Item No. 1 due to a conflict of interest because his wife was employed by Stanford University; and 3) Council Member Mossar would not participate in Item No. 1 due to a conflict of interest because her husband was employed by Stanford University.

1. Presentation of Proposed Expansion Project for Stanford Shopping Center

No action required.

Mary Carlstead, 147 Walter Hays, stated concern that the Association of Bay Area Government's (ABAG) new quotas for affordable housing would overextend the City's resources.

Norman Beamer, 1005 University, urged the influx of traffic be ameliorated away from main streets throughout the City.

SPECIAL ORDERS OF THE DAY

2. Selection of Applicants to Interview for the Parks and Recreation Commission

MOTION: Council Member Morton moved, seconded by Drekmeier, to interview all seven candidates for the Parks and Recreation Commission.

MOTION PASSED 9-0.

ORAL COMMUNICATIONS

Don Letcher, 788 N. Rengstorff, Mountain View, spoke regarding the public process in Palo Alto; he felt the Human Relations Commission should advise the Council without input from City staff.

Mark Petersen-Perez, 434 Addison Avenue, spoke regarding illegal installation of phone wire taps.

Aram James spoke regarding wrongful convictions which result from the interrogation process.

Joy Ogawa requested consideration of a policy where public comment would be heard after the project applicants spoke.

Mayor Kleinberg introduced the Palo Alto High School football team, the Vikings.

Assistant Coach Steve Foug stated this season the Vikings had the most wins in the School's ninety-six year history. The team was invited to play in the California State Championship football game in Los Angeles.

Council Member Barton, Drekmeier, Klein and Morton stated their congratulations and support for the Vikings.

CONSENT CALENDAR

MOTION: Council Member Morton moved, seconded by Klein, to approve Consent Calendar Items Nos. 3 through 7.

Mayor Kleinberg stated Item No. 6 had an error related to 195 Page Mill Road.

City Attorney Gary Baum stated the matter was to approve the Record of Land Use Action. The Council would adopt, reject, or edit the findings. In the event the Council chose to reject the findings, the project would proceed but would be more susceptible to legal challenge.

Council Member Barton asked whether the Council would be able to act on Agenda Item No. 6.

Mr. Baum stated the Council could act on the approval of the Record of Land Use Action.

Council Member Mossar stated she would vote no on Agenda Item No. 6.

Vice Mayor Kishimoto stated she would vote no on Agenda Item No. 6. She asked whether the process would return to the Architectural Review Board (ARB).

Director of Planning and Community Environment Steve Emslie stated the project would be referred back to the Architectural Review Board (ARB) for resolution.

Council Member Barton stated he would vote no on Agenda Item No. 6.

Robert Moss, 4010 Orme, asked the Council to disapprove the 195 Page Mill Road project.

Sanford Forte, 280 College Avenue, stated his support for the 195 Page Mill Road project.

Mayor Kleinberg stated she would vote no on Agenda Item No. 6.

Council Member Klein stated the Architectural Review Board (ARB) reviewed environmental matters. They would review the appearance of the wall for this project.

3. Resolution 8676 entitled "Council of the City of Palo Alto Declares Weeds to be a Nuisance and Setting a Hearing on January 16, 2007 for Objections to Their Proposed Destruction or Removal"
4. Finance Committee Recommendation to Accept the Auditor's Office Quarterly Report as of September 30, 2006
5. Approval of Amendment Number 4 to add \$150,000 to the Contract with Carollo Engineers for Additional Engineering Support Services for Phase I Water Distribution System Improvements and Emergency Water Supply and Storage Draft Environment Impact Report Projects, for a Total Contract Not to Exceed \$2,726,462.
6. Approval of Record of Land Use Action for 195 Page Mill Road and 2825, 2865, 2873, 2891 & 2901 Park Boulevard, and Approval of Revised Mitigated Negative Declaration
7. Approval to Appropriate Additional Funds to Existing Blanket Purchase Orders with Cooper Power Systems and Howard Industries for the Purchase of Electric Distribution Transformers required for Capital Improvement Projects and to provide service to New Customers.

MOTION PASSED 9-0 for item Nos. 3-5 and 7.

MOTION PASSED 5-4 for Item No. 6, Barton, Kishimoto, Kleinberg, Mossar, no.

UNFINISHED BUSINESS

8. Colleagues Memo from Council Members Cordell, Drekmeier and Klein re Decision-Making Process on Use of Tasers by Palo Alto Police Department.

Council Member Cordell stated the Colleagues Memo with Council Member Klein and Drekmeier requested the City Council to establish a Taser Task Force to recommend whether or not to allow the use of tasers by the Palo Alto Police Department.

Council Member Mossar asked for clarification on expending funds from the COPS fund.

Chief of Police Lynne Johnson stated the COPS fund was an annual allocation provided through the State. The Council had to approve how the funds would be used.

Council Member Mossar clarified if the use of tasers was declined, a different proposal would be presented to the Council.

Chief Johnson confirmed.

Vice Mayor Kishimoto asked whether there would be a policy advisory group in addition to the auditor. According to the process, the Council would see the taser use policy.

Council Member Cordell stated the process was for the Task Force to inquire and study whether tasers be used.

Vice Mayor Kishimoto asked whether the Task Force committee meeting would be publicly noticed.

Council Member Cordell stated it was required that all meetings must be publicly noticed.

City Attorney Gary Baum stated the committee would be set up as a Brown Act Committee with an agenda.

Vice Mayor Kishimoto asked how many times the Police Department needed to use force.

Chief Johnson stated there were five incidents in 2005 and eleven incidents in 2004.

Council Member Morton asked whether a yes vote meant the funds were guaranteed indefinitely.

City Manager Frank Benest said the funds would not be used if the Council did not approve the taser program.

Council Member Morton clarified the funds would be transferred to some other program if the taser program was declined.

Mr. Benest stated the request for funds would be changed to an authorized program.

Council Member Mossar clarified that the taser use policy would become part of the recommendation to the City Council to be made no later than March 31, 2007.

Council Member Cordell answered the policy would be developed only if the Task Force recommended the use of tasers.

Council Member Mossar requested when the motion was made, the order of Items No. 2 and 3 of the Colleagues Memo be adjusted.

Darlene Wallach stated she did not support the taser initiative.

Donna Wallach stated she did not support the taser initiative.

Don Letcher, 788 N. Rengstorff, Mountain View stated he did not support the taser initiative.

John K. Abraham, 736 Ellsworth Place, stated he did not support the taser Task Force initiative.

Wayne Martin, 3687 Bryant, stated his support for the use of taser, although he did not support the Task Force initiative.

Aram James stated he did not support the taser initiative.

Mark Petersen-Perez, 434 Addison Avenue, stated he did not support the taser initiative.

Paul Gilbert, ACLU, 2309 Rock St. #29, Mountain View, stated there was not enough evidence to support the taser initiative.

Herb Borock, P.O. Box 632, commented on the Police Auditor chairing the Task Force on limited hours.

Council Member Cordell stated she did not have a position on the use of tasers due to a lack of sufficient information.

MOTION: Council Member Cordell moved, seconded by Klein, to approve the Colleagues Memo recommendations to:

- 1) Establish a Taser Task Force to recommend to the City Council whether or not to allow the use of tasers by the Palo Alto Police Department.
The Task Force is to be comprised of the following representatives, appointed by the Mayor: one of our police auditors (the Task Force Chairperson); an ACLU representative; a member of the Santa Clara County Public Defender's Office; a member of the Santa Clara County District Attorney's Office; a member of the Palo Alto Police Department (designated by Chief Johnson); two members of the Human Relations Commission; two Palo Alto residents; a representative of the faith community; a representative of the local NAACP, a medical expert, and a representative of the Office of the City Attorney. One member of the City Council will be designated as a liaison to the Task Force. The meetings will be public meetings with agendas.
- 2) Direct the Taser Task Force to make its written recommendation to the City Council no later than March 31, 2007.
- 3) Direct the City Manager to develop, with Chief Johnson, a Taser Use Policy, which will be considered by the Task Force in making its recommendation to the City Council.
- 4) Authorize Chief Johnson to request funding from the State Citizens' for Public Safety for the purchase of tasers, since the deadline for a designation of the use of these funds is mid-December 2006. However, in the event the City Council does not authorize the use of tasers by the Police Department, then Chief Johnson will submit to the City Council for its approval, a proposal for an alternative use for these funds.

Council Member Klein asserted the Task Force membership would ensure a thoughtful report enabling the Council to make an informed decision.

Council Member Morton said he supported the motion solely to earmark the funding.

Council Member Drekmeier inquired of staff to comment on the notice of application for funds in the paper.

City Clerk Donna Rogers read the notice from the Palo Alto Weekly newspaper advertisement: "Public Hearing on Monday December 18, 2006 pursuant to Government Code Section 30061 Title 3 Division 3 relating to the Supplemental Law Enforcement Services Fund to consider the Police Chief's request to purchase electro-muscular disruption devices, tasers or other equipment to be used by first line officers."

Mayor Kleinberg asked Council Member Cordell whether the Police Auditor stated that their participation in the Task Force would be an additional cost to the City.

Council Member Cordell noted the cost had not come up in conversation.

Mr. Baum stated his department would offset any additional cost of the Police Auditor to the City.

Mayor Kleinberg stated the City Attorney's budget was meant for legal expenditures.

Mr. Baum stated an attorney had been retained to provide legal services.

Mayor Kleinberg stated the Task Force did not provide legal services.

Mr. Baum stated the policy was legally based.

Mayor Kleinberg asked why diversity was not clearly supported in the Task Force.

Council Member Cordell stated the Human Relations Commission had a representative from the Hispanic community who was invited to participate in the Task Force.

Mayor Kleinberg stated the Colleagues Memo required a legal seat on the Task Force. The City Attorney funding the Police Auditor would be a conflict.

Mr. Baum stated an attorney from the City Attorney's office serviced the Task Force and, therefore, there was no conflict.

Mayor Kleinberg stated when two participants employed by a service were involved in the Task Force there would be no clear separation of responsibility.

Mr. Baum stated the Police Auditor reports to the Council.

Mayor Kleinberg stated the Police Auditor reported to the Council for Police Auditor business. The City Attorney's office paid for Task Force work, therefore, they reported to the City Attorney office.

Mr. Baum stated the Council decided to whom the Police Auditor reported. The City Attorney's office utilized available funds to simplify the funding complication.

Mayor Kleinberg stated there was not enough information regarding the taser issue to support it.

Vice Mayor Kishimoto stated she supported the Taser Task Force.

Council Member Mossar stated she supported the application for the funds although not necessarily for tasers.

Council Member Klein stated he supported the tasers and the Task Force.

Council Member Cordell responded to concerns brought to the table; the Police Auditor's position on the Task Force was necessary because of his position to the Police Department. The purpose for a Taser Task Force was an in depth review of every aspect of the taser.

Council Member Barton stated there was a question in the community regarding tasers. The Council was requested to put together a group of people from the community whose expertise was political and police oriented, guided by a trusted person who had investigated police issues.

Mayor Kleinberg stated the time was wrong to support the taser issue.

MOTION PASSED 7-2, Kleinberg, Mossar no.

Mayor Kleinberg announced Agenda Items No. 9 and 10 would be heard together and that the public testimony was closed on December 4, 2006.

9. Transmittal of Final Library Service Model Analysis and Recommendations (LSMAR) Report and Request for Approval of Staff Recommendation to Undertake Community Polling Prior to Final Decisions on Library Service and Facility Enhancements *(Item continued from 12/4/06 – PUBLIC TESTIMONY CLOSED)*
10. Transmittal of a Study by Group 4 Architecture on Library Space Needs at Mitchell Park Library and Community Center, Main Library, and Branch Libraries; Library and Parks and Recreation Commission Recommendations Based on the Group 4 Architecture Report; and Staff Recommendation to Undertake Polling Prior to Final Decision on Library Facility Enhancements *(Item continued from 12/4/06 – PUBLIC TESTIMONY CLOSED)*

Council Member Barton introduced the Colleagues Memo authored by himself and Council Member Klein who were both Library Advisory Commission Liaisons. The Colleagues Memo was written to maintain the distributive library system; it discussed the programs and recommended upgrades to the facilities, operations, collections, technologies, and meeting space uses.

Council Member Mossar stated the Council had been explicit in the desire for a branch or distributive library system.

Council Member Morton stated his support for the full implementation of the library system upgrade project with the rebuild of the Mitchell Park Library being the priority.

Council Member Drekmeier asked the City Attorney whether polling would be public information.

City Attorney Gary Baum stated the results of the poll would be public information.

Council Member Drekmeier commented that combining the Safety Building with the Library Bond could result in the City ending up with neither.

Council Member Beecham stated the issue before the Council was how the polling would be handled.

Council Member Barton stated the Council was committed to both the Public Safety Building and the Library programs.

MOTION: Council Member Barton moved, seconded by Klein, to take the following actions:

1. Thank and laud the Library Advisory Commission (LAC) for its hard work, dedication and vision in creating the LSMAR Report and the Council also thanks and acknowledges the hard work of the Library staff, City Manager's office, Public Works department and our consultants in the work to manage and complete the LSMAR Report.
- 2a. Approve the staff recommendation to begin polling on the library and public safety buildings with added language that the polling is one tool amongst many to shape the proposal for voters and that Council is committed to proceeding with library improvements. Further staff shall return to the Council with a report from which the Council will select between Options 2, 2a, 3 or 3a for the Mitchell Park Library expansion. Implicit in this motion is the rejection now of Option 1.
3. Approve the highest tier collections recommendations of LAC including the growth of the collection consistent with the expansion of the Mitchell Park Library.
4. Approve the technology recommendation of the LAC.
5. Table the discussion of staffing recommendations (and staff costs) until the City Auditor's report is complete and ask for LAC review and comment on that report. (This has already been acted upon by Council but is included here for clarity.)

6. Direct staff to use this report and its community support to investigate funding sources for both capital and staffing expenses. The Council is interested in looking at a variety of funding sources but that investigation should not delay taking a bond, parcel tax or other financing measure(s) to the voters.
7. Support the staff position to refer the possibility of City/School partnerships for library services to the City/School Liaison Committee. However, these discussions shall not delay taking a tax measure to the voters.
8. Ask staff to carefully detail the components of the cost models such that building, Fixtures, Furniture and Equipment (FF&E), escalation and contingency costs are clear and consistent in format between the Libraries and Public Safety Building.
9. Ask staff to return to Council with an updated timeline that takes into account possible changes in election schedule for 2008.

Mr. Baum stated Item No. 3 needed to be moved to a later date.

AMENDMENT TO THE MOTION: Council Member Klein moved, seconded by Morton, to reject the staff recommendation to begin polling and select Option 3b for the Mitchell Park Library/Community Center expansion.

Council Member Morton stated separating the Libraries from the Community Center would divide the population.

Council Member Mossar stated there had not been a sufficient amount of education surrounding the issue to support an accurate poll.

Mayor Kleinberg stated the funding portion of Item No. 3 would be discussed in Agenda Item No. 10.

Council Member Morton asked the City Attorney whether Item No. 3 should be removed from the motion on the floor.

Mr. Baum noted most of Item No. 3 belonged in Agenda Item No. 9 and also in a portion of Agenda Item No. 10. The vote order was at the discretion of the Mayor.

Council Member Mossar asked whether the motion before the Council was on Agenda Item No. 9 or 10.

Mr. Baum stated the motion was on Agenda Item No. 9.

Council Member Mossar stated Agenda Item No. 10 was about the Mitchell Park Library and the predominant portion of the motion was regarding Mitchell Park Library.

Council Member Barton stated the intention was whether the items needed to be voted on separately or as a whole.

Mayor Kleinberg requested Mr. Klein to redefine the amendment on the floor regarding polling.

AMENDMENT TO THE MOTION WAS WITHDRAWN BY MAKER AND SECONDER.

MOTION WITHDRAWN BY MAKER AND SECONDER

MOTION: Council Member Klein moved, seconded by Barton, to take the following actions:

1. The Council thanks and laud the LAC for its hard work, dedication and vision in creating the LSMAR Report and the Council also thanks and acknowledges the hard work of the Library staff, City Manager's Office, Public Works Department and our consultants in the work to manage and complete the LSMAR Report.
3. Approve the proposed facility improvements contained in the Group 4 Report and LSMAR for Main, Downtown and College Terrace libraries.
4. Approve the highest tier collections recommendations of LAC including the growth of the collection consistent with the expansion of the Mitchell Park Library.
5. Approve the technology recommendations of the LAC.
7. Direct staff to use this report and its community support to investigate funding sources for both capital and staffing expenses. The Council is interested in looking at a variety of funding sources but that investigation should not delay taking a bond, parcel tax or other financing measure(s) to the voters.
8. Support the staff position to refer the possibility of City/School partnerships for library services to the City/School Liaison Committee. However, these discussions shall not delay taking a tax measure to the voters.
9. Ask staff to carefully detail the components of the cost models such that building, FF&E, escalation and contingency costs are clear and consistent in format between the Libraries and Public Safety Building.
10. Ask staff to return to Council with an updated timeline that takes into account possible changes in election schedule for 2008.

MOTION PASSED 9-0.

Council Member Drekmeier asked Council Member Barton whether keeping the existing Library and Community Center, and expanding the Library was the less expensive option.

Council Member Barton stated the less expensive option was Option Two (New Mitchell Park Library).

Council Member Drekmeier clarified the reason Option One (Addition to existing Mitchell Park Library) was withdrawn was because it was the least attractive and the second most expensive option.

MOTION: Council Member Klein moved, seconded by Morton, to reject the staff recommendation to begin polling and select Option 3b for the Mitchell Park Library/Community Center expansion.

Council Member Morton stated the community would support an election for a single project.

Council Member Cordell stated the election would not be a single project. It would be for a Public Safety Building and upgrading the Libraries.

Assistant City Manager Emily Harrison stated she met with the polling firm and shared the project background. The firm recommended preliminary polling to assess general public attitude towards local government.

Council Member Cordell stated if there had there been a focus group in lieu of a poll, it would have been less costly and more effective.

Ms. Harrison stated the option of a focus group had not been broached. A Request for Proposal (RFP) would be sent out and the option of a focus group could be added.

Council Member Mossar stated the previous polls were viewed by the public as being biased.

Ms. Harrison stated the polling firm suggested the poll questions and responses be generated to the newspapers to be viewed by the public once the polls were closed. The firm also recommended a sub-committee to the Council to advise the staff on the poll questions.

Council Member Mossar asked Mr. Baum at what point did polling become advocacy.

Mr. Baum stated the City did not permit any form of advocacy; pollers gathered information but could not tell people how to vote.

Council Member Klein was concerned that polling caused more confusion to the issue.

Council Member Morton stated it was too soon to poll. The project(s) needed to be formed and then brought to the community for polling.

Council Member Drekmeier stated he supported 2A.

Vice Mayor Kishimoto stated the City was better prepared to poll for the current library project than four years ago.

Mayor Kleinberg stated in previous years she had heard the community's concern about the cost to the community.

MOTION FAILED 7-2, Klein, Morton yes.

MOTION: Council Member Barton moved, seconded by Beecham, to approve Item 2a: Approve the staff recommendation to begin polling on the library and public safety buildings with added language that the polling is one tool amongst many to shape the proposal for voters and that Council is committed to proceeding with library improvements. Further, staff shall return to the Council with a report from which the Council will select between Options 2a, 2b, 3a or 3b (CMR:434:06) for the Mitchell Park Library expansion. Implicit in this motion is the rejection now of Option 1a and 1b.

Mr. Baum stated the vote was on Agenda Item No. 10 with consideration for the motion 2a with the adjustments that had been made.

MOTION PASSED 9-0.

REPORTS OF OFFICIALS

11. City Council Direction to Identify One of Two City-Owned Site Options for Auto Dealer Retention and Expansion and Direct the City Manager and City Attorney to Work with the Director of Administrative Services and Director of Planning and Community Environment to Negotiate a Lease That Will Retain Anderson Honda in Palo Alto

City Manager Frank Benest stated auto dealers were producing two million dollars in annual sales tax revenue. In the past five years, Palo Alto has lost three dealerships. Council had directed staff to work with the remaining dealerships to retain them and help them grow in the City of Palo Alto. Staff had investigated available sites along the 101 Corridor and City-owned sites that would be used as auto dealer sites. Anderson Honda had come forward with a proposed growth plan to lease one of two City-owned parcels.

John Andersen stated Honda Corporate required that franchises expand their facilities. Anderson Honda was currently four acres short of land requirements, and eight thousand feet short in building requirements. By

2010, Honda Corporate expected their franchise to be standardized. It was proposed to lease the City-owned parcel at the end of Embarcadero Road by the Airport. The second option was the treatment plant parcel. The location would be used as a storage facility for vehicles with a building for new vehicle preparation and detailing which would provide the land and building requirements.

Mr. Benest said by leasing the site to Anderson Honda, an additional three to seven hundred thousand dollars in sales tax revenue plus the lease revenue would be generated. Staff recommended for the Council to identify land use for the retention of Anderson Honda and authorize the City Manager and City Attorney to negotiate an appropriate lease to retain Anderson Honda in the City of Palo Alto.

Council Member Drekmeier asked Mr. Andersen whether the site would be illuminated.

Mr. Andersen stated there would be low level security lights.

Council Member Morton asked whether the Airport site was under the master lease with the County of Santa Clara.

Mr. Benest stated that the Airport parcel was part of the leased land and would need to be negotiated with the County.

Council Member Morton asked whether the County would expect a portion of the lease revenue from Anderson Honda.

Mr. Benest stated the lease revenue was a minor portion of the revenue generated by the retention of the dealership. The revenue sharing from the lease with the County would be negotiated with the County during the meeting with the City Manager, the City Attorney, and the County.

Council Member Morton asked whether sharing funds would be probable for either site with the County or with Los Altos.

City Attorney Gary Baum stated the Airport was fully leased to the County. Therefore, all of the lease revenue would go to the County. The revenue generated by the lease at the treatment plant would be split with Los Altos.

Council Member Morton clarified when the City moved on the Airport site the lease was negotiated with the County to include sub-leasing and, therefore, revenue would be split.

Mr. Benest stated the City wanted to retain the dealership and there were two possible sites available to accomplish the task.

MOTION: Vice Mayor Kishimoto moved, seconded by Beecham, to direct the City Manager and the City Attorney to initiate appropriate negotiations with Los Altos for the Los Altos Treatment Plant site for the auto dealer usage and negotiate with Anderson Honda.

Mayor Kleinberg asked Mr. Baum whether the motion was to develop a lease with the City as partial owners of the treatment plant.

Mr. Baum stated the City did not have control of the treatment plant site.

Mayor Kleinberg requested the motion language be changed.

Vice Mayor Kishimoto stated the dealership was important to the City. She indicated her choice would be the treatment plant which complied with the de-urbanization of the Baylands.

Council Member Beecham asked what the options were in gaining control over the treatment plant.

Mr. Baum stated Los Altos had gone into closed session on the issue and it was likely the matter would not be resolved for a few years.

Council Member Beecham asked Mr. Andersen what impact that timeframe would have on his decision to stay in Palo Alto.

Ralph Britton, Palo Alto Airport Association, 240 Rinconada Avenue, stated he did not support the Airport location for the dealership.

Emily Renzel, 1056 Forest Avenue, stated she did not support the lease of City property.

Herb Borock, P.O. Box 632, stated he supported the treatment plant location for the dealership.

Council Member Drekmeier asked if there were other potential uses for the site at Greer and Embarcadero competing against the resource recovery center.

Mr. Benest stated it had been discussed that the Greer and Embarcadero location would be used for some of the City's environmental services locations.

Council Member Drekmeier stated the Los Altos Treatment Plant would be the preferred location with a minimum effect on the Baylands.

AMENDMENT: Council Member Drekmeier moved that the City commit \$10,000 to the eradication of invasive plants at the Baylands.

AMENDMENT FAILED FOR LACK OF A SECOND

Council Member Beecham stated if there were appropriate budget funds available to support the motion that would be fine.

Mayor Kleinberg suggested leaving the motion as stated.

Vice Mayor Kishimoto stated her support for the motion.

Council Member Morton stated he did not support discussion with the County or with the treatment plant possibly taking a few years to make a decision. Could the PASCO site possibly be a potential site.

Mr. Benest stated the PASCO site was not large enough to meet the Honda Corporate criteria.

Council Member Mossar asked Mr. Benest to comment on the other available privately-held location.

Mr. Benest stated the cost for leasing private land was too great.

Council Member Mossar asked if it were possible to consider redevelopment of a desired private location for the use of retaining the dealership.

Mr. Benest stated the City was not currently able to establish redevelopment area in the City.

Vice Mayor Kishimoto inquired on the potential of transfer development instead of redevelopment.

Director of Planning and Community Environment Steve Emslie stated transfer development was not usable in that scenario.

Vice Mayor Kishimoto asked staff and the Planning and Transportation Commission to explore the Transfer Development Rights (TDR) process.

Mr. Benest stated staff would explore any idea that assisted in retaining Anderson Honda in the City of Palo Alto.

Mayor Kleinberg asked whether the Palo Alto Harbor had potential for the Anderson Honda site and if it was available.

Mr. Benest stated he was unaware of the availability of the Palo Alto Harbor.

Mayor Kleinberg stated the best potential site for the auto dealership was the treatment plant location.

MOTION PASSED 9-0.

COUNCIL COMMENTS, ANNOUNCEMENTS, AND REPORTS FROM CONFERENCES

Council Member Drekmeier mentioned that the Mayor's Green Ribbon Task Force Report was included in the packet; it was an excellent report. He noted he supported the 195 Page Mill Project because of the 20 percent below market rate units.

Council Member Mossar reported she attended the National League of Cities Annual Conference in Reno, Nevada, the prior week and her committee successfully pushed through its policies on global climate change.

Mayor Kleinberg noted she also attended the National League of Cities Conference and spoke on a panel regarding the Palo Alto Family Resource Center, which was well accepted.

FINAL ADJOURNMENT: The meeting adjourned at 11:37 p.m.