



Planning & Transportation Commission Action Agenda: March 30, 2022

Council Chambers & Virtual
6:00 PM

Call to Order / Roll Call

Approximately 6:04 pm

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

Chair Lauing: Would you like me to just read the spoken comments... commentary or do you have it there?

Rachael Tanner, Assistant Director: What I'll do while we're waiting for those who are online who are waiting for the screen to adjust in Chamber, but for now we can display the screen. So, if you want to show the slide. Okay great, excellent.

Madina Klicheva, Administrative Assistant: [unintelligible – off mic]

Ms. Tanner: Alright for those who are joining on Zoom. You are hopefully in Meeting ID number 916 4155 9499. If you're watching on YouTube and you want to join us you can go to Zoom.us/join and type in that Meeting ID number. Or you can call phone number 1-669-900-6833 and use the Meeting ID 916 4155 9499 to join the meeting and provide your public

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1 comment. Either during general public comment or the public comment period for the item,
2 you want to speak on.

3

4 And so, this meeting is being held pursuant to AB 361 as a hybrid meeting that's open both by
5 teleconference and video conference and in-person here in the Council Chambers at 250
6 Hamilton.

7

8 You can also submit written comments to planning.commission@cityofpaloalto.org. If you are
9 submitting written comments at this moment it may be a bit late for the Commissioners to read
10 them but we certainly can have them become part of the case file if you do submit comments
11 on the project tonight.

12

13 So, those are our opening announcements and I think we're ready to call the roll.

14

15 Ms. Klicheva: Chair Lauing?

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17 Chair Lauing: Present.

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19 Ms. Klicheva: Vice-Chair Summa?

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1 Chair Lauing: No present.

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3 Ms. Klicheva: Absent. Commissioner Chang?

4

5 Commissioner Chang: Here.

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7 Ms. Klicheva: Commissioner Hechtman?

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9 Commissioner Hechtman: Here.

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11 Ms. Klicheva: Commissioner Reckdahl?

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13 Commissioner Reckdahl: Here.

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15 Ms. Klicheva: Commissioner Roohparvar?

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17 Commissioner Roohparvar: Present.

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19 Ms. Klicheva: Commissioner Templeton?

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1 Commissioner Templeton: Here.

2

3 Ms. Klicheva: We have a quorum, thank you.

4

5 Chair Lauing: Thank you. I just want to report that I got a call from Vice-Chair Summa and she's
6 in a family crisis in Florida and was planning to come but just can't do that. So, she authorized
7 me to say that to everyone here and of course, she'll be back for the next meeting and will
8 catch up on the work as she always does so.

9

10 Are there any oral communications from the public either in the Chambers or online?

11

12 [note - unknown speaker]: [unintelligible – spoke off mic]

13

14 Chair Lauing: I'm sorry I thought that's what we did just now so.

15

16 [note - unknown speaker]: [unintelligible – spoke off mic]

17

18 Chair Lauing: Okay, so it is on the document that we need to adopt the resolution authorizing
19 use of the teleconferencing for our meeting during the COVID. Do we have a motion in that
20 regard? Motion to approve?

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2 MOTION

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4 Commissioner Chang: So, moved.

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6 Chair Lauing: Second?

7

8 SECOND

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10 Commissioner Hechtman: Second.

11

12 VOTE

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14 Chair Lauing: Thank you. Can we all vote?

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16 Ms. Klicheva: Commissioner Chang?

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18 Commissioner Chang: Yes.

19

20 Ms. Klicheva: Commissioner Hechtman?

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2 Commissioner Hechtman: Yes.

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4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Reckdahl?

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10 Commissioner Reckdahl: Yes.

11

12 Ms. Klicheva: Commissioner Roohparvar?

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14 Commissioner Roohparvar: Yes.

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16 Ms. Klicheva: Vice-Chair Summa is absent. Commissioner Templeton?

17

18 Commissioner Templeton: Yes.

19

20 Ms. Klicheva: Motion carries 6-0.

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MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -0- 1(Summa absent)

Chair Lauing: Thank you and now moving on to any oral communications on a subject that is not on the formal agenda.

Commission Action: Motion by Chang, seconded by Hechtman. Motion carried 6-0 with Vice-Chair Summa absent.

Oral Communications

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

Chair Lauing: If there are any speakers online or in Chambers?

Madina Klicheva, Administrative Assistant: Not for oral communications. I don't see any... there are no in-person speakers for oral communications but I see one raised hand in Zoom from Rebecca Eisenberg.

Chair Lauing: Let's do that then.

Rebecca Eisenberg: Hi all, thank you for allowing me to speak, and sorry to not be there in person. I have a newish rescue puppy so I'm... who hopefully is being quiet, but I have two quick things to talk about and you can start the timer by the way. There you go. Two quick things to

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1 talk about to you all, actually to implore you to consider as you consider what will occur in this
2 meeting and all others.

3

4 One is I implore you to consider environmental consequences with every decision you make
5 and with..., especially with regard to decisions of stands you're going to take on... you chose to
6 take on matters that you refer to City Council. All too often, it seems to me that environmental
7 consequences are only considered to the extent that EIR is required for CEQA analysis but as
8 I'm sure we all agree. We as a country and as a world, as a civilization are reaching very urgently
9 the tipping-off point at which point the environmental harm that we as human species have
10 done to the Earth will no longer be reversible. And we... our children may never see children or
11 grandchildren or great-grandchildren. We don't know how long it will take but life on Earth may
12 end. This is... I mean what is more dire and serious than that potentiality.

13

14 Given such, I urge you to consider environmental consequences with every decision. Very often
15 you all make decisions which may seem very good and fine and fair decisions in accordance
16 with the law. But those decisions sometimes involve the use, for example, tons of concrete.
17 Please consider the concrete when you make those decisions. Concrete is one of the worst,
18 most damaging substances, petroleum-based causes almost every kind of pollution. Air,
19 ground and it harms individuals who work with it. Concrete is to be avoided. If projects have a
20 lot of concrete, say no. Similarly, if projects require the removal of ancient trees, the world may

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1 not be around long enough for a tree to live to age 300. Again, please, this is the most
2 important matter you can consider when making every decision and I know that a lot of you, if
3 not all of you, consider your environmentalists. Now is the time.

4
5 Second, is just a matter about the Brown Act and I'd rather say it now than later in the hearings.
6 It's not about the substance but rather about the process. The Brown Act has pretty explicit and
7 clear guidelines on how to handle and how provide quasi-judicial hearings. Those guidelines
8 make it clear that individuals representing the applicant need to speak at that time and cannot
9 speak during... as part of the community. I hope you'll follow the rules and have the applicant
10 speak only during their time and not during community speaker's time. Thank you so much for
11 considering.

12
13 Ms. Klicheva: Chair Lauing, that concludes oral communications.

14
15 Chair Lauing: Thank you for those comments. After that musical interlude, we will continue.

16
17 **Agenda Changes, Additions and Deletions**
18 The Chair or Commission majority may modify the agenda order to improve meeting management.
19 Chair Lauing: Are there any agenda changes, additions or deletions?

20

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1 Rachael Tanner, Assistant Director: Chair, there are no changes or deletions, or adjustments
2 from Staff.

3

4 Chair Lauing: So, then we'll go to the City official report from Assistant Director Tanner.

5 **City Official Reports**

6 2. Directors Report, Meeting Schedule and Assignments

7 Rachael Tanner, Assistant Director: Good evening, good to be with you all in person and also
8 those who are joining online. I will be directing my comments to those in front of me but
9 peering out of the corner of my eye ever so often to those on the screen.

10

11 Not a ton of updates. I think one of the things that's pretty exciting is that the City, like many
12 other organizations, reoccupying our facilities. Of course, we've had many City Staff across
13 departments who have continued to work in person throughout the pandemic. Including for
14 our Planning and Development Services, our inspectors and we've had Staff at the
15 Development Center meeting with customers. That resumed... the in-person appointments
16 resumed earlier in March once the Omicron surge was on its way down and so we've had good
17 success with that. Just a reminder for everyone, you can make appointments in person or for
18 online appointments and meet with folks about your Building Permit applications or planning
19 applications that you have. And more Staff will be coming back to City Hall, so our fifth floor
20 Staff in particular starting next week. And we've already been begun warming up our chairs and

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1 getting used to our commutes and things like that. So, it's certainly exciting to be together
2 again and be working together in person. And also having a good balance between the hybrid
3 options and flexibility but also being together and collaborating. So, definitely a step in the right
4 direction and one we hope endures for some months to come. If not, kind of ongoing without
5 any more COVID interruptions but we shall see.

6
7 Council did I believe this last week... on Monday there was no Council meeting, but at last
8 week's Council meeting the Council did consider the Housing Element. The site selection and
9 did make a motion to adopt the sites. It was a long motion and [unintelligible – audio cut out]
10 via email but I'm not going to recite it. They did give the department some additional work to
11 do but they did make progress and take action to approve the sites. And so, we can discuss that
12 more in more detail but if you haven't seen that I'll make sure you all get that.

13
14 The Council also considered an ordinance to look at SB 9. Again, some other minor adjustments
15 to how folks can split their lots and having some Objective Standards for that. You'll recall, we
16 just want to make sure we have stuff in place, and then later this year, pretty soon actually, the
17 PTC will be considering the permanent ordinance for SB. But we do have some stop-gap
18 measures in the way and those measures in particular we're looking at making sure that when
19 someone is splitting their lot kind of what are the configurations that are allowed? What are
20 the standards that you can apply to the lot split?

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In addition, related to SB 9 and that item, the Council also has asked Staff to begin looking at properties that are identified as eligible for listing on the National or State Historic Registers and begin to evaluate whether or not we want to have those listed locally. So, that they have some protection as historic properties and I know this is not the Historic Preservation or Historic Resources Board. However, I do want to note there was confusion in some of the press articles about that decision. Nothing has changed about the process. The process to have a property become listed as part of a Historic Registry and inventory locally has not changed. Council has not changed that. It is part of our Municipal Code and the Code has not changed.

What's different though is that typically an owner of an eligible resource might come forward to the City and say hey, I would like to get the property listed and have it not just be identified as potentially historic but to become protected as a historic resource. And then we work with that property owner to go through that process. What Council is asking us to do is just be more proactive, so instead of waiting for someone with a historic resource to come to the City. We'll be going to them to say you have a resource that's been identified as historic. HRB is going to consider having it become listed and there's a process the HRB would make a recommendation to Council.

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1 In our Code, I think what was confusing is the Code does not require a property owner to
2 support listing for the HRB and the Council to make a... to decide to list it as a historic resource.
3 So, it isn't that the property owner's opinions won't be considered or aren't important. It's just
4 that it's not technically required and it's still not technically required. So, we do plan robust
5 outreach with those property owners and we want it to be a collaborative process for sure. So
6 just want to make that note for those who may be listening. If they are and if you are talking to
7 any folks who received that confusion. It was just, as you can see, it's very technical and so
8 you're probably like Rachael, please stop talking about it.

9

10 Anyhow, that's my report for today but I'm happy to take any questions that you might have.
11 And also, for Commissioners on the line, if you do have any questions please raise our digital
12 hand and we can get to you as well.

13

14 Chair Lauing: Commissioner Chang.

15

16 Commissioner Chang: Yes, Assistant Director Tanner I do have a question about something that
17 happened at the last Council meeting regarding the South Palo Alto Bikeways Project. So, I
18 know that that's been... we're relinquishing the million dollars of funding and then postponing
19 and then trying to apply again. So, my question for that is, how much of a delay is that then
20 expected to introduce to the project? And then when we apply again, are we starting... is the

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1 project team going to have to start over from the very beginning with the planning and the
2 outreach and all of that again? Or are we going to be able to pick up and... pick up from where
3 we left off because I know that there's quite a bit of public disappointment about that?

4

5 Ms. Tanner: Yes, it's a great question and I will even right now message our Office of
6 Transportation Director Philip just to get... make sure I don't speak out of school on that
7 because I don't know the details of what would happen if we get the grant again. I would hope
8 that some of the work that's been done could be a starting point. We'd have to look at the
9 grant requirements and of course, the timing of that funding. If we're successful really soon, it
10 makes sense to pick up but if unfortunately let's say it takes a couple of grant cycles or
11 something like that. We may have to redo some of it or at least refresh it. So, that community
12 members who have moved into the City since that time or you know what I mean? Just make
13 sure we're not leaving people out of the process. But hopefully that we would not have to start
14 from zero and use what we've learned thus far to even shape the grant application. And make
15 sure that the grant money and the scope of work we say we committing to do lines up with
16 what we believe that we can achieve in Palo Alto. And I think that process, even though
17 disappointing we did learn about some of the perhaps desired direction one might say for the
18 future grant as well but it's a good question. I will ask... I don't know if... I know he was available
19 just a few minutes ago but we'll see if Mr. Kamhi is online still.

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1 Chair Lauing: Transportation Staff is on. Ms. Star-Lack would you like to comment?

2

3 Sylvia Star-Lack, Transportation Manager: Sure, thank you. Rachael really had the answer. The
4 only thing I want to say is that... I just want to highlight what she said about the work that we
5 did is not wasted at all. It's actually going to really help us with the grant application moving
6 forward. I think we have a really competitive project and now that we've done some
7 community outreach. It will really help us narrow the scope and define the project for a grant
8 funder. Our hope is to pick up where we left off and move forward.

9

10 The grant that we were applying for was for construction only. We were never asking for
11 money for... to carry the project forward through design. So, we have those funds to move
12 forward. We're just... we just didn't... we just ran out of time to do the kind of quality
13 community engagement that we know that we need to do throughout the design process. So,
14 this move by the Council helps actually... helps us get more time to get an even better project
15 moving forward. And also, our project cost estimate was from several years ago and so allowing
16 us to reapply could potentially give us more money because we'll have a more accurate project
17 cost. Thanks.

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1 Commissioner Chang: Can I just follow on and ask do you know anything more about the
2 timeline than in terms of the next round of applications? Or when does that open or when
3 would we know if we received a grant?
4

5 Ms. Star-Lack: I'm actually looking at a couple of different grant options. So, for sure we will be
6 applying to the One Bay Area Grant Cycle Three that I believe opens in June. That's when we
7 could apply and I'm not exactly sure about when they would let us know but I think we would
8 know in December or maybe January. But I'm also looking at some other funding opportunities
9 as well.
10

11 Commissioner Chang: Thank you.
12

13 Ms. Star-Lack: Thanks.
14

15 Chair Lauing: Any other questions from the... any other Commissioners? No. Now we would
16 move on to Item Number Three which is actually the Consent Calendar I believe for the first
17 time since we added that to our minutes a couple of years ago.
18

19 **Consent Calendar**

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1 3. Staff Recommend the Planning and Transportation Commission (PTC) adopts the
2 2022-2023 Work Plan and Forward the Plan to Council for Consideration and
3 Approval.

4 Chair Lauing: And I'd like Assistant Director Tanner to kind of explain what's going on there and
5 the pluses and minuses on Consent Calendar for this item.

6

7 Rachael Tanner, Assistant Director: Thank you so much. So, a Consent Calendar is intended to
8 have routine items that hopefully capture the consent of the Commission and to not have a

9 discussion on the items. If the Commission does want to have a discussion on the item, what I

10 would suggest with this item is that there be a vote to pull it from Consent. And then we would

11 have that be on the last item tonight and talk about it. So, for example, if the Work Plan is not

12 reflecting what you believe was the substance of our conversation and not accurately reflecting

13 the Work Plan that we wanted to have and we wanted to have discussion. We would need to

14 have an action to do that.

15

16 Hopefully, the Work Plan that I've drafted reflects the goals and objectives and the many

17 projects that we have underway and continuing with Planning and Development Services and

18 Office of Transportation. And so, it would just be a simple majority to approve the Consent

19 Calendar and then we would send that item to the City Council for consideration. They, of

20 course, may yet have still further changes and adjustments for our Board and Commission

21 which would happen in a scheduled hearing as an action item for the City Council.

22

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1 Chair Lauing: Comment on the process of Consent Calendar and/or pulling it and discussing it
2 later tonight. Any Commissioners? Yeah, sorry, Commissioner Hechtman.

3

4 Commissioner Hechtman: Just a question and a comment. So, if I have questions about the
5 Work Plan then can I ask those within Consent; or do we need to pull the item from Consent
6 and then have the discussion at the tail of the meeting to ask questions?

7

8 Ms. Tanner: Typically, that's how the Consent (interrupted)

9

10 Chair Lauing: Attorney Yang just popped up.

11

12 Ms. Tanner: Oh yeah, go ahead Albert if you'd like to add something.

13

14 Albert Yang, Assistant City Attorney: Sure, I was just going to say it's fine to ask questions at this
15 point and we should also make sure to open up the possibility of public comment before taking
16 a vote.

17

18 Chair Lauing: Before what?

19

20 Ms. Tanner: Before taking a vote.

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Mr. Yang: Taking a vote.

Chair Lauing: Sure, sure.

Commissioner Hechtman: And then my comment is I thought under typical procedure it wasn't necessary to have a vote to pull something from Consent. That any, in our case Commissioners can ask that it be pulled from Consent and that was sufficient but I'm not sure that that's the rule.

Ms. Tanner: Yeah, I'll have to ask Mr. Yang if he's more familiar with our by-laws and procedural rules. I may be reflecting what Council's process is which is that it takes an action of a majority. I think were at least three at Council I think to move it off of the Consent Calendar.

Chair Lauing: Counsel Yang, are you still on?

Ms. Tanner: I'm not sure. He's coming.

Mr. Yang: I am, just a moment.

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1 Ms. Tanner: I think he's researching.

2

3 Mr. Yang: Yeah, I don't believe... okay. It... the removal from the Consent Calendar is by motion
4 with a second and a vote.

5

6 Commissioner Hechtman: We lost the end of your comment there after motion and a second.

7

8 Mr. Yang: So, a motion and a second... actually there is no further vote that is required if there
9 are two Members of the Commission who wish to remove an item from the Consent Calendar.
10 Then it is removed.

11

12 Ms. Tanner: Okay, thank you, Albert.

13

14 Commissioner Hechtman: Then with the Chair's permission let me ask a couple of questions.
15 So, the version of the Work Plan that I have in my Packet seemed to be missing some
16 information. Particularly, on project goals two, seven, 12, and 13. Those are places where they
17 were just blanks or there was sort of the bracketed prompt of the kind of information that was
18 supposed to go there. And so, I'm wondering if there's a more complete version of that?

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1 Sure, let's just start with project goal two on Packet Page 17, and on this particular one I'm
2 referring to the box for measure of success which has the bracket. So, and similarly, if we go to
3 seven which is on Packet Page 20. It's the same box is missing its information.

4

5 Ms. Tanner: [unintelligible – off mic]

6

7 Chair Lauing: You're muted.

8

9 Ms. Tanner: Turning my microphone off and then on and doing the opposite of what it's
10 supposed to be doing. And so, what we can do... thank you for pointing that out. I'm sorry that
11 the version maybe is not accurately printed. What we could do is for those ones certainly can
12 amend definitely before it goes to Council with the accurate information and some boxes are
13 blank intentionally. So, for that one, the lower priority in part because the items coming to you
14 today actually this particular one that's in number seven and so sometimes did not seem
15 applicable to certain items. So, those... so there are some intentional blanks but certainly those
16 two should have had those brackets filled in.

17

18 Commissioner Hechtman: And then let me just draw your attention to the other two I noticed.

19 Project goal number 12 on Packet Page 22, the last column again has the brackets awaiting a
20 yes or n/a.

-
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Ms. Tanner: Yes, and I believe those should both be that those are City Council yeses.

Commissioner Hechtman: And then finally on the project goals, project goal 13 is completely blank. Is this one of the ones that that's intentional? Other than the description of the goal, none of the boxes are filled in.

Ms. Tanner: Yeah and I think in that case that may be an oversight as well. So, let me just... one thing that we can do... so maybe just an update to on kind of what the process is going to be for these Work Plan. This is our second year doing the Work Plan process. So, my understanding the clerk working with all the Board and Commission liaisons to schedule a hearing with Council that will be either just exclusively about this topic. Or at least a majority of the action items would be around all of the Board and Commission Work Plan and so that is yet to be scheduled. It's supposed to happen sometime before their recess. Initially, it was going to be in April, I don't know if that date is going to hold so we'll be working with them. So, if the Commission wanted, we can either look at this tonight or we can bring it back to our April 20th meeting. And then that could be something that we take care of then and have any other questions or comments now and then continue the Consent Calendar or as an action on the 20th.

Chair Lauing: Did you have more questions?

-
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Commissioner Hechtman: Just one more.

Chair Lauing: Sure, go ahead.

Commissioner Hechtman: And that is at our retreat earlier this month we actually talked about the Work Plan which we had a rougher draft of and I had suggested and of course, it was informally because it's in the context of the retreat. a clean-up item in the... this is on the face page of the document which is Packet Page 15. Clean up item in the about Commission section and a modification to the first bullet in the mission statement section regarding the Comprehensive Plan and those didn't make it in this version.

Ms. Tanner: I did add the bullet at the end about the land use planning. Trying to capture what I thought was some of the direction but happy to adjust that further if that was not captured what you intended.

Commissioner Hechtman: Well, on that particular discreet issue, I don't think that's worth bringing this back to us later for and so I'm comfortable with any process to move this forward. I... Staff will fix the gaps in the projects so I'm okay moving forward with Consent tonight.

-
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1 Chair Lauing: Okay. Commissioner Templeton.

2

3 Commissioner Templeton: Thank you. I'm probably a little stuck on how the process works but
4 typically if we were going to have that kind of level of interaction. We'd probably want to pull it
5 from Consent Calendar and have the time to discuss it and have the time for all of us to discuss
6 it. I think it's... my short comment here would be that we would change this to a draft until the
7 items were addressed if Council needed to see it before we were able to approve the Work Plan
8 so that's my suggestion. Do we still need to pull this or?

9

10 Chair Lauing: I think that's a very interesting suggestion. Just as of last night or this morning
11 when I was talking to Assistant Director Tanner. The times for when this has to be at Council
12 have changed and they're still changing. So, when this was done on Consent Calendar, we
13 thought it would probably done tonight. That may not be the case right now but putting this
14 forth to Council as a draft and/or also discussing it at our last meeting I think would both be
15 quite good suggestions. Other comments?

16

17 Commissioner Templeton: Well, let me add one thing if somebody did want to pull this and
18 have a more robust discussion at the end of the meeting. I'd seconded it.

19

20 Chair Lauing: At the end of the meeting as opposed to continued?

-
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2 Commissioner Templeton: Well, it's unclear to me whether it warrants further discussion. I
3 think there's some appetite for discussion.

4

5 Chair Lauing: Okay, that's fine.

6

7 Commissioner Templeton: But if it needs to get pulled from Consent Calendar I'll support it but
8 I don't feel the need to pull it myself right now.

9

10 Ms. Tanner: I'll just offer, you could also pull it if that was desired by two Council or
11 Commissioner Members, and if we get to the end and there's not sufficient time. Then just
12 continue it to the 20th which we kind of have maybe talked about possibly doing anyways. So,
13 that's a way to approach it if you'd like.

14

15 Chair Lauing: Did you have another comment, Commissioner Hechtman?

16

17 MOTION

18

19 Commissioner Hechtman: Well, given Commissioner Templeton's concerns which and again,
20 I'm curious as to how we're going to fill in these boxes. Maybe the cleanest approach, given

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1 that we have the time, would be to... and I do think we have a full agenda tonight and Staff
2 does now has the time to fill in the boxes. I think it would be a more informed discussion if we
3 had that. So, I don't know if we have to do this as a two-step. First, pull it off Consent and then
4 move to continue it to the next time or I can wrap that in one motion but let me try it and see if
5 Mr. Yang feels differently.

6
7 I would move to pull Item Three, the PTC 2022-2023 Work Plan from Consent, and continue it
8 to our next meeting on April 20th where we can be provided with an updated draft with a more
9 complete document with the missing information provided.

10

11 Commissioner Templeton: Commissioner Templeton.

12

13 SECOND

14

15 Commissioner Templeton: I'll second that.

16

17 Chair Lauing: And according to counsel that's now a done deal.

18

19 Commissioner Hechtman: Not quite.

20

-
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1 Chair Lauing: Except (interrupted)

2

3 Ms. Tanner: I think we need to take a vote and also have public comment.

4

5 [note – many speakers started talking at once]

6

7 Mr. Yang: Yeah, first we should have public comment on this item and in addition, it is a done
8 deal that it is pulled from Consent. It is not a done deal of the direction on rescheduling it so.

9

10 Chair Lauing: Okay, so let's do the public comment.

11

12 Ms. Tanner: Sorry, just on that one. Mr. Yang, do we need a separate motion for continuance?

13

14 Mr. Yang: I think it's fine to have it wrapped up into one.

15

16 Chair Lauing: Let's see if there's any public comment on this.

17

18 Madina Klicheva, Administrative Assistant: We have several raised hands but I think they may
19 not be regarding this item.

20

-
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1 Chair Lauing: Yes, this would be public comment just on the Planning Commission Work Plan.

2

3 Ms. Tanner: We do still have three hands raised.

4

5 Ms. Klicheva: Okay, let me... our first speaker is Jochen Profit.

6

7 Ms. Tanner: Jochen, if you wish to speak you need to unmute your phone line or your Zoom
8 line.

9

10 Chair Lauing: We just need to know if any speakers that want to speak just on the Planning
11 Commission's Work Plan for the year.

12

13 Ms. Tanner: Jochen is not unmuting their phone and so we should go to the next speaker
14 perhaps Madina.

15

16 Ms. Klicheva: Our next speaker is Rebecca Eisenberg.

17

18 Rebecca Eisenberg: Hi there, yep I wanted to talk about this but I'm happy that my comments
19 will be very brief because Commissioner Hechtman and Templeton brought up the point... most
20 of the points that I was going to make. Specifically, I guess I wanted to clarify and I'm sure that

-
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1 Mr. Yang would agree with this too. That the use of the Consent Agenda is really supposed to
2 be limited to situations where discussion and deliberation is neither necessary nor appropriate.
3 Usually, those are situations where it's a second meeting rule or in the case of an issue that...
4 and/or in the case of an issue that has already been discussed at length where the
5 Commissioners have had ample opportunity to deliberate publicly and allow community
6 speakers.

7

8 From my understanding hearing the comments of you all, I'm... this doesn't appear to qualify
9 for something that you all have already deliberated and so obviously the community hasn't had
10 a chance to pop in. So, that... number one, my first objection to... well, I'm first happy that
11 you're taking this out of Consent Calendar. That I don't think that this is an issue that really
12 even qualifies for it. [note – audio and video cut out] appropriate.

13

14 The second is that as Commissioner Hechtman brought up. Looking through this Work Plan, it's
15 not completed. It's an incomplete draft and it's really hard to really get a complete sense of
16 what's going on here. Already, also there's some coms that are not really just not really to
17 explained very well. Like for example, it says what quarter towards the end and it doesn't... that
18 doesn't necessarily mesh with the timeline. So, I just feel like it needs to be finished.

19

-
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1 And the third thing is, is that there's a long list of projects without, as far as I can tell, any sort of
2 prioritization. And I expect that you all agree that especially given so many problems that seem
3 to happen time and time again with this Planning Department like giving back the million
4 dollars. Especially in the context that identical grants are not assured and actually I think it's
5 kind of a not an accurate or rational assumption to make that you would have more luck the
6 second time you applied. I mean having been on both sides of the grant-making process,
7 usually, if an entity that receives a grant gives it back. They're far less likely to receive a grant
8 again. You know, grant makers want their grants to go to entities that will use the money
9 because Palo Alto took that money and in giving it back. Palo Alto deprived another
10 municipality of using that money and I bet they really would have used it. Anyway, prioritization
11 of goals is really important. Thank you.

12
13 Ms. Klicheva: We have one more raised hand from Jochen Profit. Should I try one more time to
14 give him a chance to speak?

15
16 Chair Lauing: Yes, if it's on this same subject, yes.

17
18 Ms. Klicheva: Yeah, on the PTC Work Plan 2022. Mr. Profit, if you could unmute yourself on
19 your end. No, his mic is still muted. Mr. Profit's mic is still muted.

20

-
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1 Chair Lauing: That's the same cell phone you called on before?

2

3 Ms. Tanner: Yes, it's the same name that's appearing. If the (interrupted)

4

5 Chair Lauing: So, maybe that person is actually wanting to speak to a different agenda item.

6

7 Ms. Tanner: It's possible. If the person, Jochen Profit, is wanting to speak on this item and
8 you're having technical issues. You may want to use the phone option to call into Zoom and use
9 the unmute that way. And I'm just going to just out of abundance of caution and assuming that
10 they do need that. I will read out the phone number again for calling in. That is 1-669-900-6833,
11 Meeting ID 916 4155 9499.

12

13 Chair Lauing: Okay, counsel Yang, did you want us to take a second motion on the date?

14

15 Mr. Yang: No, I think it's acceptable just to go to a vote on the motion that was made.

16

17 VOTE

18

19 Chair Lauing: Okay, so Ms. Klicheva would you make roll call vote, please?

20

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1 Ms. Klicheva: Yes. Commissioner Chang?

2

3 Commissioner Chang: Yes.

4

5 Ms. Klicheva: Commissioner Hechtman?

6

7 Commissioner Hechtman: Yes.

8

9 Ms. Klicheva: Chair Lauing?

10

11 Chair Lauing: Yes.

12

13 Ms. Klicheva: Commissioner Reckdahl? Commissioner Reckdahl?

14

15 Commissioner Templeton: He's looking for his (interrupted)

16

17 Commissioner Reckdahl: Alright, I was muted. Yes.

18

19 Ms. Klicheva: Thank you. Commissioner Roohparvar?

20

-
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1 Commissioner Roohparvar: Yes.

2

3 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

4

5 Commissioner Templeton: Yes.

6

7 Ms. Klicheva: Motion carries 6-0.

8

9 Chair Lauing: Okay, thank you.

10 **Commission Action**: Motion by Hechtman, seconded by Templeton. Motion passed 6-0
11 (Summa absent)

12 **Action Items**

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

15

16 4. PUBLIC HEARING/QUASI JUDICIAL/LEGISLATIVE: Review of the Castilleja School's
17 Requested Conditional Use Permit and Variance per Council Direction March 29,
18 2021, and Review of a Draft Ordinance per Council Direction Amending Section
19 18.04.030 Regarding Definition of Gross Floor Area in the R1 Zone for Below Grade
20 Parking Garages. Zone District: R1(10,000). Environmental Review: The Final
21 Environmental Impact Report (EIR) was Published July 30, 2020 and the Draft EIR was
22 Published July 15, 2019

23 Chair Lauing: Alright, so the next item is Agenda Item Number Four I believed. Let me go back

24 and check it. Correct and this is a quasi-judicial hearing. Our review of Castilleja School

25 Conditional Use Permit and Variance per Council direction of March 29 and a review of the

26 draft ordinance per Council direction of 18.04.03 [note – 18.04.030] regarding definition of

27 Gross Floor Area for the R-1 Zone below grade parking garages.

-
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1

2 So, since it's quasi-judicial, first we're going to see if there's any recusals? Commissioner
3 Reckdahl.

4

5 Commissioner Reckdahl: Yeah, the City Attorney has requested that I again recuse myself from
6 tonight's Castilleja item. I have mixed feelings but I have agreed to do that just because I want
7 to prevent any appearance of bias in our deliberations. So, I will not be participating tonight,
8 thank you.

9

10 Chair Lauing: Okay and then quasi-judicial, Commissioner Hechtman do you have any recusals?
11 Oh sorry, hopefully not, do you have any?

12

13 Commissioner Hechtman: No, I don't Chair Lauing. I was just going to point out that it's also
14 legislative tonight and I think it's important to reference that because of the adoption of the
15 Text Amendment which is a City-wide amendment. So, this is an interesting combination of
16 quasi-judicial and legislative action and again, just to have a complete identification of the
17 action I wanted to make sure that was included.

18

19 Chair Lauing: Right, yeah as it is in the text so for the agenda item. So, does anyone have any
20 disclosures? Okay, seeing none, so the process tonight is, as always, is to get a Staff

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1 presentation and then have general questions from the Commissioners and then go to public
2 comment. And then from that, we'll come back to the Commissioners but this is intended to be
3 continued to the 20th as part of two meetings. So, just so everyone is... it's been published that
4 way, it's been discussed that way for 3-weeks so but just to make clear to everyone that's
5 listening. That's the overall game plan, so we will go through that process and ask the Staff
6 who's going to do that?

7

8 Rachael Tanner, Assistant Director: So, we will have Ms. French who will be presenting. She is
9 [note – audio and video cut out] will be showing our slides and she'll be presenting. She is
10 supported tonight not only by our Office of Transportation Staff but we do have the Chair of the
11 Architectural Review Board that is also on the line, Ms. Osma Thompson and so she's available
12 for additional resources if the Commission needs. We will also have a presentation by the
13 applicant as well which will be 15-minutes following the Staff presentation. So, Ms. French?

14

15 Amy French, Chief Planning Official: Good evening, I'm Amy French, Chief Planning Official. Give
16 me a moment while I share my screen.

17

18 Ms. Tanner: Thanks.

19

20 Ms. French: Can everyone see my screen?

-
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Ms. Tanner: They can see it and it looks great.

Ms. French: So, we're back, and thank you for your dedication to reviewing this project. Tonight, we have an overview here. It's approximately 3-hours. We said we would go until about 9:20, getting a little late start but that's what the agenda says. So, we do, as noted, we have our Architectural Review Board Chair Osma Thompson. She can present a little bit about what the ARB did on March 17th and answer Commissioner questions if there are any of her. And, of course, the Commissioners may ask clarifying questions of Staff, consultants, and the applicant after the presentations.

Staff's goal is to hear public comment tonight and if time, the applicant rebuttal following the comments. Staff understands the need to continue the hearing to April 20th to enable deliberation, discussion, recommendations from the Commission. We have a number of speakers.

Last time we met, the Commission conducted about 10 polls on seven topics that were referred or remanded to the Planning and Transportation Commission. Seven of those poles were unanimous, two of the polls were split votes. We had two topics that were not needed to be pursued further in our understanding and that was about the RPPs or permit parking...

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1 Residential Permit Parking and the alternative campus topic. That those didn't... we did not
2 have requests for further information from the Commission. So, these discussions and polls
3 resulted in five topics coming back and we had a couple of requests for two of the topics and
4 one request each for a couple of other topics. So, without further ado, you can see them on the
5 screen here. The Text Amendment had two requests and the TDM had as well two requests.
6 Now the numbers are a little... may be a little confused because we skipped over the four and
7 the seven here because we weren't bringing anything back.

8
9 So, without further ado, this is the images. The prior 2021 plan and the 2022 Kellogg study that
10 came to the ARB and if Osma, you would like to talk to the Commission now, you're welcome.
11 Let me know.

12
13 Osma Thompson: Sure, I guess I can just... hi, I'm Osma Thompson, I'm the Chair of the
14 Architectural Review Board and I'll just kind of summarize our review. We were asked to review
15 two primary things. One was the façade of the Kellogg facing side of the project and the other
16 thing was the parking garage options and so we had a healthy debate.

17
18 We now have five people which is great. We... I think the... our two new members were not
19 able to vote but they did review the project and had informal... we had informal discussions as a
20 Board during our last meeting about these issues. And almost unanimously we felt like the

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1 elevation for Kellogg that the I guess what's sort of not noted here is it's broken up into three
2 sections. And so, the section to the far right we all voted to revert back to the former elevation
3 which is the one on the top, and then in the middle section we asked the applicant to study a
4 hybrid. We liked the element on the left at the bottom that has an extended planter and trellis.
5 We felt like that added visual interest on the street but the façade of the second half of that
6 middle section on the right. We felt had more glazing and was better for that façade, so that
7 was what we recommended as far as the Kellogg façade goes.

8
9 And then for the parking, also somewhat unanimously we felt a hybrid between Options D and
10 E were... would be a better solution. And so, we discussed that we really liked the pool move
11 for Option E that saves that tree. So, we were all in favor of that, and then as far as Option D
12 goes with the larger parking garage. We felt like that that would be better for the project as
13 well and so that was what we discussed unless I missed anything Amy.

14
15 Ms. French: No, I think you've got it. Thanks so much, appreciate your participation. So, without
16 finishing that, we have topic one as per the Staff report. That's the Gross Floor Area definition
17 Text Amendment and last time we met, the Commission asked us to respond to the applicant's
18 January letter which is Attachment F to your Staff report. And also, from December 15th
19 discussion, to come back with a broader... some... a study of a broader ordinance. The
20 ordinance that's attached to the Staff report is the same ordinance as was brought forward

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1 before, but in the body of the Staff report, we have discussion about broadening the ordinance.
2 That is reducing the threshold of acreage for this new Text Amendment and so in the report, it's
3 clear that if you go down to a 2-acre threshold. That's really broad and that would affect about
4 16 R-1 Zoned properties that are in non-residential use. They're religious facilities, one school
5 Castilleja, and then three recreational facilities. There's a couple of ratcheting up, so you have a
6 3-acre threshold would give you... would affect seven properties similar uses. Churches, some
7 with schools, Castilleja, and a recreational facility. And then when you go to 4-acres you've got
8 two churches with schools and Castilleja and then at 5-acres it's just one church with a school
9 plus Castilleja. So, basically, the broader ordinance would impact these types of uses and
10 potential future conditionally uses of the larger R-1 properties. And the Commission is
11 requested to determine the appropriate acreage here.

12
13 So, let's see, the next topic, topic two, is about... I have about three slides for this and it's about
14 the yearly... the phased enrollment which Staff is going with this yearly increase of 25 and this is
15 if all things are in compliance, right? So, this is what this chart represents, Staff prepared this
16 chart, to show what it would be like if Castilleja complied with everything. The no net trips... net
17 new trips and the TDM plan. So, then there's upcoming hypothetical schedule of corrective
18 actions where the City could impose corrective action. So, this was a split vote topic and Staff
19 encourage the Commission to get a majority of help Council. Staff does not support a concept
20 of coming back each time the school would like to increase students for reasons stated in the

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1 report. So, and then if the Council did approve the CUP, the soonest Castilleja, under these
2 circumstances, would be able to increase its enrollment to 450 which is the Council motion to
3 begin at 450, that would be 2023-2024 academic year. So, anyways, we can talk further about
4 this table but it's in the report. The next slides are going to be excerpts from the applicant's
5 submittal which is Attachment A to the report and on the web pages. And this is showing
6 graphically the... to answer the Planning Commission's request for clarification. Note, that this
7 peak trip that's shown here is really meant to refer to both AM peak and ADT which is cited in
8 the Mitigation Measure 7(a). So, this slide is also excerpted from the applicant's submittal. This
9 shows a phase diagram here. Phase One would be as between the approval of the CUP and
10 attainment of maximum enrollment for and then this Phase Two is following attainment of
11 maximum enrollment for two consecutive years. So, these do show now the 383 AM peak hour
12 trips and the 1,198 average daily trips. It all gets very technical but the next topic here is topic
13 three in the Staff report.

14
15 TDM Plan measures and what this is, is... let's see... I got a little lost here. So, the... I had a little
16 bit of a reverse on my slides with topic numbers so I hope it didn't confuse you before but the
17 report tried to follow along with what the report has. So, the TDM we have two slides here, one
18 to address what the Commission had asked which is to adjust Page 26. There was something
19 about the word cumulative, that was adjusted and referred Attachment A again for the
20 corrective action and TDM measures and the authority given to the Planning and Development

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1 Services Director as well as the Office of Transportation Director. So, we have a new condition
2 which is the TDM Oversight Committee. This was created crafted to address Council's motion to
3 consider a TDM Oversight Committee. So, this would activate when there is an exceedance of
4 one of the metrics in Condition of Approval 22.

5
6 Then we have this topic which is topic six, I'm skipping over topic five for a moment. This is the
7 special events topic and you can see here the last time we were talking about this. We wanted
8 to bring back... there a was request to bring back clarification as to evening events, weekend
9 events. So, that was done with the applicant's several submittals. You can see on the right here,
10 three submittals from the applicant and then related to the Council request was Staff has begun
11 studying with a document attached to the report Bay Area high schools in particular.

12
13 And then we have topic five which is the parking, related to the parking adjustment and the
14 parking options. And so, of course, Staff is on record as supporting Option E which is 89 spaces
15 which would require a parking adjustment of 15 spaces or 14.4 percent below the Code
16 required 104 spaces. So, this is... the other item here is that Attachment H is a CEQA review of
17 the two options, Option D and Option E as compared to the original or the Project Alternative
18 Four with meeting the 104 spaces. This shows you just because questions may come up. We
19 have these all available showing what the distribution of the trips are. So, important to note is
20 the garage functions to handle 38 percent of the AM peak trips as per the final EIR. So, that

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1 garage is serving a drop-off function as well as parking. And the conclusion of this report is that
2 neither of these options increases adverse impacts. They, in fact, minimize or further minimize
3 the impacts. More on topic five, just to be clear, if any of these [note – audio and video cut out]
4 Option E the surface spaces you can see where have the trees. Tree 155, which is protected or
5 because the ramp has been moved or removed. And you can see here I over laid four spaces
6 here that would go on top of existing asphalt near this tree 89. So, and here's the pool that is
7 adjusted over with Option E. Just a couple more slides. This shows Option E versus Option D
8 below grade, the two different sets of spaces. Of course, Option E meets the Council's directive
9 of half of the required spaces. Here is the Code section that says how we calculate required
10 spaces. It's based on the teacher stations and the grade level of the students. Another slide,
11 here again, showing existing spaces because there has been some confusion about existing
12 spaces on the site. Some of the numbers that get thrown around are incorporating some
13 tandem spaces which are not technically counted towards the required spaces as per Code and
14 then again, some close-ups. This shows this tree 155 that's protected with Option E, this area
15 here is to be a trellis over some equipment, so it does not count as floor area. That was a
16 question that was raised and this was a chart from the last time from December 5th that was
17 presented by the applicant. If anyone needs to go back to this at some point to see how we kind
18 of calculate the impact of the TDM on peak parking demand. So, that concludes Staff's
19 presentation and I'm happy to bring up any of those slides again but we do have the applicant
20 that is posed to present.

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Ms. Tanner: Thank you, Ms. French. Chair, would you like to have the applicant present or did you want to have some time for questions at this moment?

Chair Lauing: It probably would be productive if we had the applicant's presentation so that we get the gestalt of it. Is that person with us? Oh no.

Ms. Tanner: I believe that they are online. I think Ms. Kauffman, are you going to take the lead?

Nanci Kauffman: Yes, I am.

Ms. Tanner: Okay and then just one moment. Are we going to show their slides or are they going to show their own slides?

Ms. Kauffman: I believe they're showing their own.

Ms. Tanner: Okay, so if whenever you all are ready with your slides, we'll start the timer; or if you're going to talk without the slides first, let us know.

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1 Ms. Kauffman: Yes, I'll talk first without the slides and then when our architect Adam Woltag
2 comes on he'll be showing slides. Okay? Thank you everyone for being here tonight or being at
3 home remote. I am the applicant, Nanci Kauffman, Castilleja's Head of School and I'm excited to
4 be able to once again present our project to you. A project that under CEQA has had a multi-
5 year comprehensive EIR review. Our goals remain the same, to sustainably update our campus,
6 to reduce our neighborhood impacts, and to expand educational opportunities for young
7 women.

8
9 Tonight, you'll be making important recommendations to City Council in accordance with
10 Castilleja's... with Palo Alto's Comprehensive Plan which is a road map for how to implement
11 change in Palo Alto. Our application is aligned with this plan. Furthermore, the findings in the
12 Record of Land Use Action provide the basis for recommendations to support the project and
13 I'll just list some of those findings now. Over 9-years of TDM monitoring, the school has proven
14 that it can reduce trips and maintain that reduction. The proposed building conforms to R-1
15 height limits, replacing one that does not. The plan reduces Gross Floor Area and Floor Area
16 Ratio and it is compatible with the residential character of the neighborhood. The redesign
17 reduces at grade parking, increases green space, and relocates bus loading and uploading to the
18 center of campus. The updates meet sustainability goals with photovoltaics, energy efficiency,
19 and water reuse. The proposal will not increase peak trips and will not increase daily trips.

20

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1 I could list more benefits but this summary statement prepared for you by City Staff regarding
2 our request to gradually increase our enrollment speaks volumes and I quote. “The proposed
3 CUP amendment will not be detrimental or injurious to property or improvements in the
4 vicinity and will not be detrimental to the public, health, safety, general welfare or
5 convenience.” After years of listening to our neighbors, City Staff, and leaders like you. We have
6 a proposal built upon compromise that checks all of the boxes.

7

8 Tonight, you have a decision, you have a chance to make a decision that will improve the lives
9 of generations of girls who seek a Castilleja education. Please, prioritize them, the future
10 leaders our country so desperately needs. We promise to educate them for a better future
11 without negatively impacting our neighborhood. It’s time to approve this plan.

12

13 Before I turn this over to Castilleja’s land use counsel Mindie Romanowski and then our WRNS
14 Studio architect Adam Woltag. I do want to introduce the other team members here so that we
15 can have a full team answering your questions. From WRNS we have Pauline Susa and Natalie
16 Kittner. From BFS Landscape Architects we have Jane Lew and from Castilleja, Associate Head of
17 School, Kathy Layendecker. Thank you.

18

19 Mindie Romanowski: Hi, good evening, thank you, Nanci. My name is Mindie Romanowski and I
20 do serve as Castilleja’s land use counsel. I want to thank you and all of the Boards, the ARB, the

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1 City Council, and Staff for these past many years as you have navigated the community
2 feedback and worked with Castilleja to arrive at the project before you.

3

4 Tonight, we respectfully request that you honor the City Council's final motion from March 29th
5 which was both prescriptive and narrowly tailored. To that end, please avoid introducing new
6 concepts tonight regarding below-grade parking or adding new conditions related to
7 enrollment.

8

9 First, let me summarize our position regarding parking solutions for the project. The proposed
10 below-grade parking is an environmentally superior way to reduce surface-level parking and is
11 strongly encouraged by your Comp Plan. Castilleja supports maximizing the number of spaces
12 below grade while preserving trees which is the hybrid parking solution that was supported by
13 ARB and was described by Ms. Thompson a few moments ago. Finally, while often confused,
14 there is no correlation between the size of the garage and the number of cars coming to
15 campus. It's easily confused but there is no correlation. If Castilleja violates the stringent car
16 trips in the EIR and the conditions. They will be subject to penalties, including reducing their
17 enrollment.

18

19 I'd like to move on to the Text Amendment briefly. We've submitted a number of legal letters
20 that I won't repeat but I do think a number of highlights bear speaking about this evening to

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1 remind you of the important decision in front of you. First, the Text Amendment restricts
2 underground parking and directly conflicts with your Comp Plan which quotes “strongly
3 encourages underground parking where ever possible”. As you know, this City approved a prior
4 non-residential project in an R-1 Zone and concluded that underground parking for a non-
5 residential accessory use like a parking garage does not count as Gross Floor Area. It would be
6 arbitrary to take a different position now.

7

8 As you also know, the City Council in its March 29th Text Amendment, they did not motion for a
9 Text... in they're... excuse me, in they're March 29th motion, they did not motion for a Text
10 Amendment. To the contrary, their motion clearly supported 50 percent of required below-
11 grade parking and there was no request that it be broadened to other parcels around town. The
12 Planning Commission and the Council would be well within your purview to construe your Code
13 as not counting the proposed garage as Gross Floor Area and I would encourage you to not
14 recommend the Text Amendment. It's legally unnecessary, it's arbitrary, and it only serves to
15 confuse rather than clarify the Council's clear direction on March 29th.

16

17 Finally, I just want to mention enrollment. The gradual increase that we would be doing would
18 only occur if we comply with trip caps. That serves an appropriate mechanism for growth and
19 that is what the Council asked for. If anyone questions whether Castilleja can be trusted with
20 trip thresholds. I invite you to look at Packet Page 63 where by Staff spoke over the night... Staff

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1 provided information that over the last 9-years, Castilleja has quote “provided fall and spring
2 TDM monitoring reports that comply with trip cap and this demonstrates that the school is
3 capable of reducing peak hour trips and maintaining these reductions”.

4
5 Finally, in conclusion, if approved, this project will be subject to a highly stringent and detailed
6 set of conditions with checks, balances, and penalties that have been drafted for many years
7 now by a team of objective professionals based on data in the record. Please recommend
8 approval of this project to the City Council without further delay, whether it be tonight, or if it’s
9 continued on April 20th. Thank you.

10
11 Adam Woltag: Good evening, everybody. Can you all hear me? I’m Adam Woltag, Partner with
12 WRNS Studio and I hope everyone can see my screen?

13
14 Ms. Tanner: We can hear and we can see your screen.

15
16 Mr. Woltag: Excellent, alright that’s a great way to start. So, this evening I’m going to be
17 speaking to these four topics. Set of review square footage calculations, tree protections, pool
18 location considerations, and sustainability. But to help orient you here’s an aerial view of the
19 campus showing the buildings both new and old coming together around that central circle.

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1 This perspective also shows the rooftop PVs supporting one of our sustainability goals which is
2 to be net-zero energy.

3
4 This is a site overlay plan that shows the campus footprint to be demolished in orange over the
5 proposed in green. New campus buildings maintain or improve on existing setbacks and the
6 central campus circle, that open space, has been reduced in size and repositioned. Now
7 comparing heights, the new buildings respect Code allowable building height of 30-feet where
8 existing building height is at 34-foot 6-inches. So, just to be clear, the new campus buildings will
9 be lower than what is there today.

10
11 Now looking at the original site plan for Alternative Four, that shows the proposed below-grade
12 pool location, the service drive that will access the below-grade programs for trash, recycling,
13 and deliveries. And Option E site plan shifts that pool location and moves below-grade program
14 elements to grade and eliminates the need for a below-grade driveway but there will be a little
15 bit more on that later.

16
17 We had a successful meeting with the ARB recently which we are really thrilled about and
18 received some wonderful comments. But I wanted to just kind of briefly walk through some of
19 the elevations that just to remind you folks of the architecture of the project. So, this is the
20 Bryant Street elevation. You can see Gunn to the far right and the middle building would be the

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1 library and performing arts. And then you have the middle school building closest to you here
2 on the corner and then what it would look like in reality incorporating the existing trees. And
3 then the Kellogg Street elevation, as it was at our prior ARB meeting in November, and then the
4 proposed design with changes that were really focused on creating an additional break in the
5 massing, revised roof design, and fenestrations that everyone seemed to feel was much more
6 in lined with the residential character of the neighborhood. And as Chairmen Thompson said a
7 little while earlier in her presentation, the ARB proposed a hybrid solution, which will be taking
8 some elements from the above design and incorporating them with the approved design which
9 is illustrated there just below.

10

11 And again, as you get to the Emerson Street corner, just there's the architectural elevation with
12 the recessed balcony at the upper right and then the Emerson Street View. Illustrating the
13 preferred Staff Option E which is before you this evening and the acoustic screen wall that is
14 designed to help reduce noise impact on the neighborhood and a screen wall that will also
15 reduce the visual impact of a surface parking lot just on the other side. And by the way, that
16 proposed acoustic wall also will generate energy from the sun.

17

18 Now moving on to square footage reductions. This table summarizes existing and proposed GFA
19 calculations using volumetric and non-volumetric methods. Either way, the new design has less
20 above-grade GFA than what is there today. So, regarding overall height and GFA, and acoustics,

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1 the presence of the new design as it sits on the site is less than the existing condition which we
2 all feel will be a benefit to the surrounding neighborhood.

3

4 Now moving on to tree protections, so these two options were brought you previously. Options
5 D and E. Now both designs protect the redwoods along the south side of the playing fields and
6 both will require, as we heard earlier in Staff presentation, some parking adjustments. But
7 Option E, with its smaller garage footprint, parks less cars below grade and therefore shifts
8 more cars to park at grade. But it also protects an additional tree located within the campus
9 center close to the circle. Now the enlarged plan shows in red the proposed locations of the
10 surface parking spaces and you can also see the location of tree 155 and the proposed acoustic
11 wall that runs from the pool wall along Emerson to the corner of Kellogg.

12

13 Regarding the hybrid parking option, ARB again, we wanted to kind of circle with them and they
14 proposed something we thought was a very elegant solution. That takes the below-grade
15 parking design of Option D and blends it with the above-grade tree preservation measures of
16 Option E. And they're logic was if you're already going to be investing in a below-grade parking,
17 it would be best to just make most use of it and try to remove at grade parking spaces to below
18 grade.

19

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1 And then finally, just to touch on sustainability, as you know the sustainability measures of this
2 design are in line and support your own City's carbon and Greenhouse Gas reductions. This is a
3 truly sustainable building in not only in how it generates its own energy or manages its storm
4 water; how its envelope is designed to bring in day light and fresh air to its occupants; or that
5 all the materials in the design were considered for regional options. This design has been
6 carefully crafted to allow this institution to grow and continue to thrive with spaces that reflect
7 who they are and prepare their students for where they want to go. We believe it's a design
8 that our team feels will continue Castilleja School as a vital part of this neighborhood and the
9 City of Palo Alto.

10

11 And we do have a video we'd love to share with you. I'm going to go ahead and play it. It's a
12 little choppy on Zoom but it's always kind of nice to see something in 3-D as opposed to just the
13 2-D documents we're so used to looking at. So, this hopefully going to at least illustrate a little
14 bit how the design is going to actually feel in sight. So, as you see here, we're moving along the
15 Embarcadero with the large playing fields on the right. Very critical spaces, not just educational
16 spaces but we feel that open green space is vital to the neighborhood and the experiences long
17 Embarcadero. Now as we move along Bryant passed the Gunn building to the right, the
18 liberated Gunn building to the right, you see the new campus entry there at the drop-off. We're
19 now moving along to the library portion of the project and the porch entry between the middle
20 school and the library that leads into campus. Now we're going to turn and head toward Kellogg

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1 and just... this does start to illustrate the texture of the façade, the materials of the façade, the
2 battens are there that we are real excited about. They're play of light and the warmth of the
3 wood material as a siding option.

4
5 Now as we turn down Kellogg we walk past the middle school and with some of those clear
6 stories to the right that bring daylight into that lower level and to the existing Kellogg Street
7 driveway. We're maintaining that and the revised... some of the revised roof and façade designs
8 that we shared with the ARB at our last presentation. We'll come out to the exit of that Kellogg
9 Street driveway and a view into the high school campus entry under that covered eave and that
10 concludes our presentation. We look forward to your questions and comments. Thank you very
11 much.

12
13 Ms. Tanner: So, Chair, that concludes the applicant's presentation and the Staff presentation. I
14 believe it's now over to the Commission for discussion and public comment when you're ready.
15 Mr. Yang, I just want to confirm that there is a 3-minute rebuttal for the applicant. Is that
16 accurate? I think I saw a note regarding that.

17
18 Albert Yang, Assistant City Attorney: That's correct. After the conclusion of public comment, the
19 applicant will have an opportunity for rebuttal up to 3-minutes.

20

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1 Ms. Tanner: Great, thank you.

2

3 Chair Lauing: Excuse me, so our approach at this point is to ask questions of the... of Staff or of
4 the applicant and get those questions answered. This isn't the time to sort of debate them but
5 just to ask those questions and then we're going to go to public comment. Questions on the
6 process from Commissioners? People with questions, light them up. Commissioner Hechtman.

7

8 Commissioner Hechtman: Thank you, Chair Lauing. I do have actually a lot of questions
9 primarily of Staff but I heard Ms. French say earlier tonight and I agree that the... that
10 particularly since we don't have the luxury of going all night on this tonight. We have another
11 item that needs to be finished that's suppose to start at 9:20, maybe it will start a little bit later,
12 but what Ms. French said is that really the key from Staff's perspective is to hear the public
13 comment. And so, even though I have a lot of questions, I'm going to defer those questions
14 until after we get through the public comment, the applicant's rebuttal, hopefully, we have
15 time for all that tonight and there will be time for my questions later. Thanks.

16

17 Chair Lauing: Commissioner Chang.

18

19 Commissioner Chang: Well, I also have quite a few questions but maybe I want to defer mine to
20 and hear from the (interrupted)

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Chair Lauing: Well, I do think that public comment can help... be helped by questions that we ask so.

Commissioner Chang: Okay, then let me just ask some specifically about the parking and Kellogg façade items that were presented because I'm not sure I really understand them. So, for the D... the parking Option or the hybrid where we're going to... where what's proposed is the larger underground area from D and then the above ground mitigation from E. Which trees... tree numbers, because I can't see them in the plans that I have that's really small, are kind of more closely encroached upon underground with the larger underground parking lot in D? Because there's a few that the parking lot then comes much closer to and could potentially injure those ones and I'm wondering what tree numbers those are or maybe we can pull up the images?

Ms. French: I'm happy to do that. So, I'm... let's see (interrupted)

Commissioner Chang: And maybe Ms. French, while you're talking about it also because you probably know the tree numbers in and out in a way that I do not. Which trees are positively affected by the above ground changes for E or by the shifting of the pool in E?

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1 Ms. French: So, I was going to start with the garage but I'm going to flip over to the pool. So,
2 this is existing conditions, this is tree 89 that's currently in this kind of sea of asphalt. This is the
3 tree that would benefit from the pulling over the pool. You see this is tree 89 here and here's
4 another oak, tree 87, if this pool is adjusted towards Kellogg over here. It improves the
5 conditions. It becomes a 37-foot setback here instead of a 27-foot setback in the Option D
6 above-grade. The other tree of note is tree 155 which is saved with Option E because no longer
7 is there a ramp down and that is all to save tree 155. So, hopefully, these three trees are the
8 ones you most wanted to hear about because they relate mostly to the pool; whereas the other
9 trees, the trees alongside the homes here and alongside Spieker Field are best shown in... well,
10 there was another drawing that showed them. Yeah, this drawing, so you can see Option E, the
11 wall of the garage pulls farther away and Option D is closer to those trees that lined Spieker
12 Field. Does that help?

13

14 Commissioner Chang: Yes, that helps a lot and then can you talk about the distance between
15 the... how much bigger is D or how much closer... how many feet closer is D to those trees than
16 E?

17

18 Ms. French: I do not have that number at my fingertips. We do have our Urban Forester
19 attending tonight. We also have the applicant that probably has the number. I know there's

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1 numbers here but I can't see them very well. So, I'll stop sharing and see if I can seek... am I still
2 sharing? Shoot, still sharing. Not sharing, okay.

3

4 Ms. Romanowski: Hi, this is Mindie Romanowski, and I think just for purposes of clarity. I'm
5 going to field the questions to our team tonight. This question we do have a diagram we can
6 share that shows the... that answers that exact question. If I could ask WRNS to now come on
7 and put those diagrams up that show distances for each D and E but what I also want to just
8 echo what Amy said which is to say the hybrid that ARB seems to support. It's the surface of
9 Option E whereby those trees are all preserved, the pool is relocated. So, that's all the surface
10 and then the below-grade is the Option D and you'll see now what that looks like below-grade.
11 WRNS is sharing their screen to show you the distances that even though the Option D is
12 slightly larger. It is still completely outside the TPZ zones for these trees. So, they're going to...
13 so that's what you're looking at now. I'm going to stop speaking so they can speak to this
14 diagram.

15

16 Mr. Woltag: So, can everybody hear me?

17

18 Commissioner Templeton: Yes.

19

20 Chair Lauing: Yes.

-
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Mr. Woltag: Great, so I think what you're looking at are the two options. D on the left and Option E on the right and this is the profile of that below-grade wall as you see right here. So, looking at the distance to the Tree Protection Zone, Option E, that wall is 20-feet farther away from the Tree Protection Zone than Option D. Does that answer you're... answer the question?

Commissioner Chang: Yes, thank you. Can you just keep that image up for a while because this is very enlightening and not something that I could see in the plans that I had. And am I reading it correctly to say that there's also two large trees on the left side of the image, 6 and 122, that the garage in Option D would then go right up to the TPZ Zone for those two?

Mr. Woltag: That's what you're seeing here. This line here gets them... one is within 2-feet of the TPZ and the other looks like it approaches the edge of the TPZ, correct.

Commissioner Chang: Okay, thank you.

Mr. Woltag: You're welcome.

Chair Lauing: If any Commissioners have specific questions on this area this would be a good time to ask them. Commissioner Roohparvar.

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1

2 Commissioner Roohparvar: Yeah, just super quick, so we're... just a clarification question, I think

3 I got it. We're looking at Option D, Option E, and also separately the hybrid which is the best of

4 both worlds. And then with the hybrid, I think it was applicant who said there's going to be less

5 Gross Floor Area on the site than there currently and that's still true with the hybrid, right? Did I

6 understand that correctly?

7

8 Ms. French: That's correct. Floor area is the Gross Floor Area above-grade.

9

10 Commissioner Roohparvar: Above-grade, yeah.

11

12 Ms. French: I'm not sure what's going on with my video.

13

14 Commissioner Roohparvar: Sorry and then the three options, D, E, and hybrid the ARB came up

15 with. Okay.

16

17 Mr. Yang: I guess I would interject. I think there's a question about what gets counted as Gross

18 Floor Area and if the hybrid includes the larger garage that exceeds 50 percent of the parking

19 spaces required on the site. The direction we got from the Council was that that would count

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1 towards Floor Area. So, there's no more above-grade area but you know, if you're question is, is
2 there more Gross Floor Area. Well, it depends.

3

4 Commissioner Roohparvar: If it exceeds the 50 percent? The language that we read last time.

5

6 Mr. Yang: Right and if that's the stance that Council sticks with.

7

8 Commissioner Roohparvar: So, does it exceed the 50 percent?

9

10 Ms. French: Yes, Option D has 69 spaces below grade of the 104 total required spaces whereas
11 Option E has 52 spaces. So, Option E is the one that meets the Council's prescriptive statement
12 that no more than 50 percent of the required spaces shall be below-grade.

13

14 Commissioner Roohparvar: Got it. Does... and then the hybrid meets or doesn't? The hybrid
15 also (interrupted)

16

17 Ms. French: The hybrid is Option D below-grade which does not meet the Council's direction
18 (interrupted)

19

20 Commissioner Roohparvar: Got it.

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Ms. French: To only put 50 percent below grade.

Commissioner Roohparvar: Got it, thank you for clarifying that.

Chair Lauing: So, net Staff is in favor of E now or D?

Ms. French: Staff is promoting Option E, which is 52 spaces below grade because it meets the Council’s directive to only put 50 percent of the required spaces below grade.

Chair Lauing: Which also happens to save a couple of serious trees as I understand it, right? Just one?

Ms. French: It does not to anymore for the trees than Option D because both Option D and Option E are outside of the trees along Spieker Field.

Chair Lauing: So, the trees mentioned of 155 and 89 are retained, is that right?

Ms. French: Well (interrupted)

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1 Mr. Yang: Just to be clear, Option E does not do anything more for trees than the hybrid. It does
2 do more than Option D which doesn't include moving the pool over or making some of the
3 other above-grade changes.

4

5 Chair Lauing: And since (interrupted)

6

7 Ms. French: Option E and the hybrid save tree 155. Option D by itself does not save tree 155 if
8 that helps.

9

10 Chair Lauing: Right and could briefly the representative from ARB say why they decided that
11 they needed to create a hybrid?

12

13 Ms. Thompson: Sure, I think we kind of recognized that we wanted... I guess we learned that
14 Option D doesn't... the underground aspect of Option D doesn't appear to affect the trees. And
15 we've also sort of taken to heart the Comprehensive Plan of advocating for most parking to be
16 below-grade. So, I think the underground... I think that's why we were advocating for the
17 underground option... the underground aspect of Option D, but I think we wanted to merge it
18 with the tree protective aspect of Option E above grade. We felt like that was the most elegant
19 solution.

20

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1 Chair Lauing: Any other questions related to this particular issue? I had one on the garage which
2 is slightly related. Was there consideration given either from the architect or from ARB, I'm
3 always looking for what could happen that we don't know might happen, the circulation of
4 doing the drop-off inside the garage? I believe that's going to be supplemented by dropping off
5 at the original main entrance and the question is there risk of backup or slows down getting in
6 and out of that garage? Which suggests there should be other possible drop-off areas on the
7 school ground, such as Kellogg.

8

9 Ms. Tanner: Do you want the applicant perhaps to answer that or do you want Staff?

10

11 Chair Lauing: I think yeah, applicant would be good but also ARB.

12

13 Ms. Thompson: Maybe I'll go after the applicant does.

14

15 Ms. Romanowski: Well, let me just clarify. The project Alternative Four is a distributed drop-off
16 alternative, it was deemed environmentally superior and it does do what you are saying Chair.
17 It does have distributed drop off both in the parking garage and at the other locations around
18 the project. It was also studied for queuing and it was deemed environmentally superior
19 because the impacts were less than significant.

20

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1 Ms. Thompson: And I'll just follow up that it was my understanding that there are drop-offs on
2 Kellogg to echo what the applicant said.

3

4 Chair Lauing: Thanks.

5

6 Ms. French: If you'd like to see percentages, I have that handy on this slide. The drop-offs here
7 are the morning peak drop-offs. So, the existing Kellogg Avenue circular drive there would have
8 30 percent of the drop-offs in the morning. The Bryant Street circular drive would have 32
9 percent of the trips and the parking garage two lanes going in one direction would have 38
10 percent of the drop-offs in the morning. And then this is the daily totals or percentages of total.
11 Does that help?

12

13 Chair Lauing: Yeah, it's great. Other questions from Commissioners on other subject?
14 Commissioner Chang.

15

16 Commissioner Chang: So, I had a question about the Kellogg hybrid recommendation from the
17 ARB. Does that affect GFA at all? In other words, the applicant came with a proposal, and then
18 the ARB recommended a hybrid... hybridization. Does the hybridization change the GFA at all?

19

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1 Ms. Thompson: I think I'd really want the applicant to answer that but I'll just say from our
2 perspective the changes that we were asking were to sort of increase glazing on a few of the
3 facades which don't affect the GFA. And then we wanted to retain the trellis and the planter in
4 the left part of section two. So, the majority of our changes were both glazing related and on
5 the far right, it was also a height item.

6
7 Commissioner Chang: Okay, I seem to remember something about the height and I guess my
8 question is that spurred a question in my mind because of volumetric. And so, I didn't know if
9 it would then cause a difference in the GFA.

10
11 Ms. French: From Staff, I can answer that there would be no volumetric difference between the
12 two.

13
14 Ms. Thompson: You mean GFA?

15
16 Ms. Romanowski: And from the applicant, I can confirm that there is no... there would be no
17 GFA change with these minor sort of this hybrid solutions. That would be... they would be the
18 exact same.

19
20 Commissioner Chang: Great, thank you.

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Chair Lauing: Other Commissioners? I had one other for Staff... I'm sorry, for the applicant. If I'm going to ask the question right or not but there was a suggestion that if the trips did go up. You used the phrase something like there would be additive TDM measure and then if it went up again. There would be another additive TDM measure. Are there any examples that you would go to next if this didn't work out? Because I know you've done a very good job of getting the reductions so far and just wondering how many more tools are left in the toolbox?

Ms. Kauffman: Kathy, are you able to answer that?

Kathy Layendecker: Sure, I'd be happy to. It's a great question, Chair Lauing. There are a lot of tools in our tool kit and most of those are outlined in the TDM proposal that we put forward and are also mentioned I believe in the mitigations and possibly also the Conditions of Approval. But yes, we have a lot of things that we can tweak if things aren't going as planned and I would like to reiterate that we have an excellent track record of keeping our car trips actually well below what we're... is currently required of us.

Chair Lauing: Okay, so nothing particularly comes to mind of we would take this extraordinary measure to bring it down? You just think... you just feel like there's enough there?

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1 Ms. Layendecker: Well, we could add additional shuttles, that has a big impact. So, we could
2 pick up students in other places that we weren't currently picking them up. We can do more
3 off-site parking, so there are number of things that we can do.

4

5 Chair Lauing: Commissioner Chang.

6

7 Commissioner Chang: I wanted to give everybody else a chance to ask other garage or
8 architecture questions first. So, I have a question about the ordinance. There was a public
9 comment that was sent in and I think I also raised this last meeting. About the Impact Fees that
10 would potentially be lost because the garage... if the ordinance is in place and the underground
11 parking is not counted towards GFA, then how much Impact Fees would be lost because of
12 that? Let's just say using D or E approximately because they're not that different in size so
13 maybe a range?

14

15 Ms. Tanner: I would... one... sorry about that everyone. I think that Ms. French may try to
16 answer but I would say you know generally we don't calculate fees at this point in a project.
17 And so, I don't know that we've calculated those Impact Fees for this project at this point. So,
18 we could get back to the Commission on that but I'm not sure that we have the number in a
19 comparative number of fees. But Ms. French, did you want to say anything to that?

20

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1 Ms. French: Well, Impact Fees are typically calculated for additions of Gross Floor Area and so
2 that is not the case of any above-grade floor area being added beyond what's there now and
3 came through Building Permits. So, I guess the question would be if Option D below-grade were
4 to count towards Gross Floor Area. Then we would... and that would be per Council action then
5 we would proceed to do some calculations there. Does that help?

6
7 Commissioner Chang: Sort of, I mean the reason I'm asking is because I'm thinking about
8 looking forward to needing to vote on the ordinance... the proposed ordinance, and I wanted to
9 understand the impact of essentially not counting something as Gross Floor Area on revenue to
10 the City. Because that's an impact of the... right, that'd be an impact of the ordinance, so I
11 wanted to understand the full picture of what we would be effectively voting for. But it sounds
12 like you don't have that or even an estimate right and maybe we could understand... maybe
13 since this is going (interrupted)

14
15 Ms. Tanner: We could do that.

16
17 Commissioner Chang: To be continued, maybe it could be brought to the next.

18
19 Ms. Tanner: Well, I will say, you know, we do want to try to avoid bringing new information to
20 the next hearing because then we will open public comment again. I would offer, and Ms.

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1 French please correct me, but I don't know if the parking lot would be counted at Gross Floor
2 Area so if you look at that as an option instead of a garage. I would say there's no Impact Fees
3 revenue from that because it's a surface parking lot but maybe Ms. French I'm speaking
4 (interrupted)

5

6 Ms. French: I'm talking about the below-grade garage, so (interrupted)

7

8 Ms. Tanner: Correct but I would say (interrupted)

9

10 Ms. French: If Option D (interrupted)

11

12 Ms. Tanner: I'm just trying to make a comparison if the garage were not to be there and the
13 parking lot was to replace it. I don't think the parking lot has the Impact Fee assessed upon it.

14

15 Ms. French: Definitely not. Impact Fees are only based upon Gross Floor Area for the Impact
16 Pact Fees.

17

18 Ms. Tanner: So, depending upon kind of what the alternative is. So, I don't know... I mean I
19 think what we could perhaps look up is just the general Impact Fee schedule for you and

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1 provide that. But again, that would be pending legislative changes that would need to be
2 approved and then levied against the project.

3

4 Ms. French: So, I guess I would ask a clarification about that. When you're talking about the
5 ordinance, right now we have a 6-acre parcel. If you were to broaden that ordinance to say 2-
6 acres is the threshold. Then you're impacting more properties and if they were to come in with
7 parking garages that were more than 50 percent below-grade in the R-1 for a school or church
8 or what have you. Then we would park... count the entire parking garage if it went over the...
9 over 50 percent of what's required by Code. So, does that help you with at least the
10 conversation regarding broadening the ordinance to a smaller acreage?

11

12 Commissioner Chang: Not quite but I think what I am going to try and do is look up the general
13 Impact Fee schedule. Just try and understand the implications so thank you. I'm going to keep
14 going with my next question if that's okay? Okay, so I was looking at the proposed enrollment
15 increase schedule on Packet Page 39 and I was... I remember an earlier iteration of this that
16 may have been or maybe I'm getting it confused with TDM monitoring. But I thought that there
17 was an earlier iteration of this that tied somewhat to the construction schedule for the school
18 and if that's not the case, my question still remains, which is how would the construction
19 schedule of the school potentially overlay with the enrollment increases? Because I can imagine

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1 enrollment increases on top of construction would then create more of a TDM or more of a
2 trips burden in the area, traffic in the area.

3

4 Ms. French: The original... if I can answer that through the Chair. The original proposed from
5 Castilleja did have enrollment tied to milestones of construction. So, before it got to Council,
6 the proposal had been to tie it to construction of the garage and there would be... they could go
7 to 490 students at that point. You know begin that process at no more than 25 to 27 per year
8 according to the EIR. So, what Council did was say well, they can go right away to 450
9 regardless of where they are in construction, and of course, they wouldn't be able to get there
10 right away because there's this admissions process. Does that help?

11

12 Commissioner Chang: Okay, thank you. Yeah, that does help and then my last question
13 regarding the TDM monitoring. I had a question about the timeframes that were chosen for
14 monitoring. So, I think before maximum enrollment it's January, May, September, and then 2-
15 years after that it's February, August and I'm wondering first of all, how were those timeframes
16 chosen? And then second, is that when the reports are delivered, or is it the time period that
17 the reports are monitoring?

18

19 Ms. French: I'm going to bring up that screen to help. So, this is the slide that shows Staff's
20 chart in the body of the Staff report and it shows the three reporting periods where reports are

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1 coming in and there's a Condition of Approval that talks about this. I think it specifies the
2 further... I mean this is drawn from that Condition of Approval. I believe it's Condition of
3 Approval 22, I'm not looking at it right now, but somebody else can weigh in and say if there's
4 specificity there. But it's... sorry, Condition of Approval 23.

5

6 Ms. Tanner: Commissioner Chang, is that answering your question in terms of the timeframe?

7

8 Commissioner Chang: Yes, I got it. Thank you, that helps, but okay, yeah great, thank you.

9

10 Ms. Tanner: And then we did have a guestimate from our attorney Albert Yang, thank you,
11 about \$320,000 is the estimated Impact Fee. So, \$320,000 would be the for gone Impact Fees if
12 they are not levied against the garage.

13

14 Chair Lauing: Commissioner Templeton.

15

16 Commissioner Templeton: Thank you. Yes, I had a follow-up question and just trying to gauge
17 scope. There's a lot going on, a lot of questions, a lot of areas of concern, and I'm not sure
18 what's in scope and what's out. So, I was wondering if Mr. Yang, if you could tell us whether we
19 can... is it within scope for us to consider Impact Fees at this point in our recommendation?

20

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1 Mr. Yang: So, I understood Commissioner Chang's questions to relate to her consideration of
2 the Text Amendment that's before you and so that is... if that's part of her deliberation then
3 that's relevant.

4
5 Commissioner Templeton: So, for the Text Amendment that's because it would be more
6 broadly applied we can look at the general impact on the City but the question was specifically
7 about this project. So, I'm just trying to... I know it sounds weird but I want to make sure that
8 we're being fair and that we don't have anything that would undermine our decision-making
9 process. So, I'm really just asking out of that perspective that this is... help guide us when we do
10 go out of bounds. How about that as a different way (interrupted)

11

12 Mr. Yang: Sure.

13

14 Commissioner Templeton: To put it? Thank you.

15

16 Chair Lauing: Did you have other questions, Commissioner Templeton? Not right now.

17

18 Commissioner Templeton: Not at this time.

19

20 Chair Lauing: Commissioner Roohparvar.

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Commissioner Roohparvar: Of Mr. Yang, we have... I was just looking at the ordinance, we have below-grade parking facilities defined somewhere else in the Code, right? I was just confirming.

Mr. Yang: No, I don't believe the phrase below-grade parking facility is defined itself. We do define I believe what is at grade or below grade and we also define parking facility.

Commissioner Roohparvar: Okay and then the other point I was going to make which is more for our next meeting and for Staff to think about. But I think it would be helpful if we could get just a summary slide with like, and you've heard me say this before in pre-PTC meetings, but just a summary slide. This goes to Ms... Commissioner Templeton's point, kind of with the focus areas because I know it was all laid out, but trying to reflect back and think back is creating a lot of swirl so something to think about. With all the points and what we need to deliberate so, we stay kind of on topic.

Mr. Yang: Yeah, I think Ms. French probably does have that and can put it up when we get to deliberations.

Commissioner Roohparvar: Okay, perfect.

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1 Ms. French: And I'm happy to put it up now if you'd like before we go to the public testimony if
2 you'd like.

3

4 Commissioner Roohparvar: To... oh I mean I would love just to just quickly see it because I
5 always love those. Okay, okay, yeah, thank you.

6

7 Ms. French: Oh sure, if you want to see it large there it is.

8

9 Commissioner Roohparvar: I might even screenshot it so I can refer to it when I talk.

10

11 Ms. French: It might help.

12

13 Commissioner Roohparvar: Yeah, thank you.

14

15 Ms. French: Sure.

16

17 Ms. Tanner: Commissioners, you may also have the slides in your email that you could look at I
18 think.

19

20 Commissioner Roohparvar: Oh yeah.

-
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Chair Lauing: Okay, if there are no other Commissioner comments then we're going to go to public comment. Ms. Klicheva, do we know how many are queued up?

Madina Klicheva, Administrative Assistant: Yes, we have 15 raised hands... oh sorry, just a second.

Ms. Tanner: So, I think folks are beginning... some folks had raised their hands. We've got about 65 attendees (interrupted)

Ms. Klicheva: Yeah, we have (interrupted)

Ms. Tanner: In which about 20 have raised their hands but more are raising them every second so.

Ms. Klicheva: Yeah, we have 20 speakers right now and several groups.

Chair Lauing: Sorry, I didn't quite hear that. 20?

Ms. Klicheva: 20 speakers and several groups.

-
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1

2 Chair Lauing: So, some of those 20 are representing people of five?

3

4 Ms. Klicheva: Yes.

5

6 Chair Lauing: So, some of those will be 10-minute ones?

7

8 Ms. Klicheva: Yes.

9

10 Chair Lauing: And does that include people in chambers?

11

12 Ms. Klicheva: Yes.

13

14 Chair Lauing: Okay.

15

16 Ms. Tanner: The number 20 I don't think includes the chamber speakers.

17

18 Ms. Klicheva: Right, the chamber speakers and the groups.

19

-
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1 Ms. Tanner: So, there's 23 folks with the hands raised online and then there are folks here who
2 may be speaking who we... I don't know if we have speaker cards yet? Do you have the cards
3 Madina? How many cards do we have?

4

5 Ms. Klicheva: I have, I have.

6

7 Ms. Tanner: How many cards do you have?

8

9 Ms. Klicheva: Let's see (interrupted)

10

11 Ms. Tanner: So, we have probably 30 would be my guess if I were just rounding up.

12

13 Ms. Klicheva: Just a second.

14

15 Chair Lauing: Yeah and some of those will be groups. So, I guess we could do 3-minutes and
16 then obviously the 10 minutes for groups. So, we can start the list and I can't see it so you're
17 going to have to call it.

18

19 Ms. Klicheva: Okay, okay, alright and could you repeat the times again for... so 3-minutes per
20 person and 10-minutes for groups, right?

-
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Chair Lauing: Correct.

Ms. Klicheva: So, our first group representative is Bill Burch and he is... he has joined via Zoom.

Ms. Tanner: Can I actually just pause one second just to clarify, Chair? If you have a preference on either having Chambers speakers or online or does it matter to you what order we call folks?

Chair Lauing: We can even go back and forth.

Ms. Tanner: Okay, continue.

Ms. Klicheva: Mr. Burch, if you could unmute yourself you have 10-minutes to speak.

Bill Burch: Thank you and good evening Commissioners and Staff. My name is Bill Burch and I am here to speak once again in support of Castilleja’s application for a new Conditional Use Permit. As I shared the last time I spoke with you, my family has lived in Palo Alto for over 40-years. During that time, we’ve come to love and appreciate our community. A community that’s seen unprecedented change. What was once known as agricultures Valley of Hearts Delight is

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1 now known as Silicon Valley. Leading the world with innovative technology that has changed
2 everyday life on every level.

3
4 Castilleja School is only a few years younger than this City that has progressed so much. In fact,
5 by the time Bill and Dave started working in their garage on Addison Street just a few blocks
6 from the Casti campus. Castilleja had already been educating young women for 31- years, but
7 for the past 15-years, Castilleja has been frozen in time. Other schools throughout Palo Alto
8 have been allowed to update and improve their facilities with cutting-edge science labs and
9 updated art studios. All the while, homes surrounding the campus have been taken down to the
10 ground and rebuilt anew with energy-efficient systems that meet Palo Alto's sustainability
11 goals. Castilleja too wants to be part of a sustainable future and its plans include net-zero
12 energy, fossil-fuel-free operations, water reduction, and reuse, and over 100 new trees.

13
14 At this point, I have to ask, what are we waiting for? Like many Palo Altans, we have seen how
15 our valley has moved from apricot groves to office parks in a relatively short period of time. I
16 know how easy it is to conflate change with growth but let me stop right here. In the case of
17 Castilleja, change does not automatically equate to growth. If anything, the school is becoming
18 smaller, minimizing its impacts in every way possible as it updates its campus. Let's look at this
19 with regard to traffic.

20

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1 Since 2013, Castilleja has reduced daily car trips by up to 31 percent. This is a change, but as I
2 said, not all change represents growth. Instead, traffic is reduced by almost one-third and under
3 the Conditions of Approval. It will need to remain at that level. It is at this reduced level that
4 Castilleja will be expected to function in the future no matter how many students are added.

5
6 Regarding events, with the plan before you, Castilleja will reduce the number of on-campus
7 events by 30 percent, limit hours of operation, and work under the most restrictive CUP for any
8 school in the region.

9
10 With regards to scale, let's begin with the circle which is the heart of the campus. The new plan
11 makes the circle smaller, drawing activity into the center of the block, increasing the setbacks,
12 and pulling the buildings away from the neighboring homes. The redesigned roof lines will be
13 lower and more varied and more in keeping with the scale and shape of the neighboring
14 homes.

15
16 With regards to square footage, there is a lot that has been said during these hearings about
17 the square footage and these conversations plow deep into the weed very quickly. I think this is
18 because it takes real work to find a way to characterize this change as growth but two points
19 stand out. First, the above ground square footage of the new learning spaces is smaller than the
20 count of the structures it is replacing. Second, the proposed above ground square footage falls

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1 well below the current permits, and applying new regulations to old permits doesn't change
2 that fact. These are good changes and they do not represent growth.

3
4 Castilleja has been operating as a school on this block for well over a century. The school had
5 already been open for a year when the first Model T road off Henry Ford's assembly line. It pre-
6 dates zoning and it pre-dates every single one of us attending this meeting tonight and it will be
7 around long after we are all gone. This historic school is asking for permission to change, not
8 grow.

9
10 When I hear arguments against this proposal, I feel that many of them come from a basis of
11 fear. But to address those fears, please look closely at the proposal and the Conditions of
12 Approval. First, traffic cannot increase, even as more students join the community. Fearful
13 voices say it can't be done. That increased enrollment equals increased traffic. If that is true,
14 then the school would not be allowed to enroll more students and in fact, might be required to
15 reduce the number of students depending on traffic conditions. There is nothing to fear here.

16
17 Okay, let's take a moment to hone in on the tasks given to you by the City Council last spring.
18 Two points, first the Council Members asked you all to find a path from 450 to 540 students in
19 this proposal. They did not ask you to determine another number. Number two, the Council
20 Members asked you to find a path from 450 to 540 students in this proposal and they did not

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1 ask you to create a new process that involves reapplying for a new CUP each year. Let me speak
2 specific... to this specifically. At your most recent hearing about this project, I heard some
3 Commissioners suggest that the school should be forced to return to the City to apply for a new
4 Conditional Use Permit each time it hopes to grow by 25 or 27 students. As someone who has
5 experienced the Palo Alto process first hand, including my dad who served on the Council, I
6 must express that I completely oppose this idea. It is a misuse of City resources. Our City Staff
7 and volunteers like you, Commissioners, Board Members, and Council Members, have already
8 spent years reviewing this proposal. The accountability measures are built into the Conditions
9 of Approval. CUPs have never been and should not become an annual process. Certainly, the
10 length of time it has taken to review this one proves that.

11

12 Within their directive to find the path to 540, the City Council Members have signaled their
13 faith in Castilleja and in you. The City Council Members have clearly told you that they believe
14 that this could be done and I wholeheartedly agree. So, I ask again, what are we waiting for? I
15 realize we are in an era of polarizing anti-growth in Palo Alto. In this case, I urge you to support
16 this project as it does not represent growth. To fulfill your mission as a Commission, you are
17 asked to make recommendations to the City Council about the Comprehensive Plan which
18 quote “reflects community values and provides a collective vision that both guides preservation
19 and growth and change” end of quote. In this case, your work is easy. You are overseeing
20 change, not growth. Just positive change. Change that opens doors educates children, creates

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1 opportunity, improves the environment, beautifies the neighborhood, limits traffic, and
2 reduces impacts. This is the good kind of change and to love the City, to really love it, you have
3 to follow in the footsteps who those who came before us and continue to embrace the spirit of
4 innovation and change. What are we waiting for? Thank you very much.

5

6 Ms. Klicheva: Thank you. Our next speaker is Jeff Levinsky and he represents a group of five
7 people.

8

9 Chair Lauing: And let me just add as Mr. Levinsky starts that, excuse me, suddenly have a bad
10 throat here, if people in Chambers would like to speak and then leave do Covid or anything
11 else. We can boost you up on the list here and accommodate that. So, just give us a heads up if
12 you'd like to move up. Sorry, Mr. Levinsky, go ahead.

13

14 Ms. Klicheva: Yes.

15

16 Jeff Levinsky: [off mic] Good evening, Commissioners.

17

18 Ms. Klicheva: [unintelligible]

19

20 Chair Lauing: Sound.

-
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Ms. Klicheva: Let me just quickly start your slide first and your microphones on right now.

Mr. Levinsky: Okay, great.

Chair Lauing: There you go.

Mr. Levinsky: Wow, this is so different than being on Zoom. Good evening, Commissioners and thank you for taking up this topic. I'm going to vary from my slides by talking a little bit about the Impact Fee since that came up just now and then I'm going to rush through the rest of my slides. I think it would be helpful for me to explain the Impact Fee issues and how the calculations might be done on that.

The Council when they were trying to figure out whether to allow Castilleja an underground garage, realizing that it was up against its Floor Area limit, said well how about that they ask the PTC and Staff to consider an ordinance that would exempt a certain size garage or a certain capacity garage from Floor Area. And the idea was that way because Castilleja was running up against the limit of Floor Area that would allow the garage to be built. But another option is to allow more Floor Area and the difference between these two options is a lot of money and the Impact Fees. I think it would be helpful to calculate that carefully. The number that I heard

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1 earlier tonight was much lower than the calculation that I did based on the publicized for the
2 Scheme E garage times the per square foot Impact Fees for commercial property of the nature
3 of Castilleja. So, it would be helpful to get a breakdown of the two numbers. How many square
4 feet was the City looking at? Where they looking at the entire size of the Scheme E garage times
5 how much per square foot was the City thinking that would be charged for that case? It also
6 would affect any other properties that you might exempt in this way, so it's two different
7 approaches. I honestly just don't think the Council realized that there was an issue when they
8 said oh, we'll just not count it as Floor Area. That there was this alternative that would raise
9 money for affordable housing, parks, community centers, and other needs of the City that we
10 do through Impact Fees. So, I just hope that gets clarified maybe with further questions in the
11 process.

12
13 Now, let me talk a little bit about the Variance and then about the pool. Next slide please. Very
14 quickly, the Staff report doesn't quote the full law and I hope you get copies of my slides as part
15 of the distribution from this. So, you'll be able to look at these more carefully. The next slide is
16 this... have the next slide? Does Castilleja even qualify for the Variance and there's various text
17 in the Code. Next slide, please. The Code requires there be a special circumstance. The Staff
18 report refers to Castilleja's Zone as R-1 10,000 but really, it's R-1, the 10,000 is a subdistrict.
19 Next slide, please. And in R-1 you could have could have so much floor area... next slide please...
20 and this slide simply shows that Castilleja is getting to build already far more Floor Area than

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1 any of its neighbors. He has 33 neighbors on four sides, R... all of them are R-1 in the same
2 zoning district but Castilleja wants a FAR of .48. That's more than you were told last time
3 because the counts have changed now as the size of the building. So, these numbers are back in
4 play. Next slide, please.

5
6 The Code said that you... there has to be special circumstances but if you read the Code
7 carefully. You realize that .48... trying to get .48 FAR doesn't qualify because there's no other
8 property in the vicinity and no other property in the R-1 Zoning district that we give .48 FAR. So,
9 it doesn't qualify in that basis. Next slide, please. It doesn't qualify because the Code expressly
10 excludes from consideration personal circumstances of the property owner and the fact that
11 Castilleja is a private school. That it's been there a long time, that it wasn't granted a Variance
12 before. Those are special circumstances particular to it and disqualifies it from the Variance.
13 Next slide, please.

14
15 The Code also says that any changes in the size or shape of the subject property made by the
16 property owner or his predecessor in interest while the property was subject to the same
17 zoning designation should be excluded. Castilleja increased the property size in 1992 when it
18 was R-1 so that should be excluded. The size of the property needs to be excluded. Next slide,
19 please.

20

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1 And there also, the Code says that you can't give a special privilege that's inconsistent with the
2 limitations on other properties. Well, everybody else is subject to no more than .45. Many... the
3 surrounding properties, most of them have lower, so giving .48 would be a special privilege
4 completely inconsistent with all other properties in the zoning district. Next slide, please.

5
6 So, the Staff report, I won't even bother to read all this, but the Staff report claims that
7 exceeding the maximum FAR does not make it inconsistent with limitations on other properties.
8 It of course makes it inconsistent. Nobody else has .48, so if you were to grant it, it would be
9 inconsistent. Next slide, please.

10
11 So, it's very simple, Castilleja is not entitled to the requested Variance for many reasons. Staff
12 should have never agreed to this. It's just like claiming that the garage under the play field was
13 a basement. You're again being asked to approve something that doesn't make any legal sense.

14
15 Okay, now let's plunge into the pool, next slide. The pool moved and some new information
16 showed up. In the ARB report was a very mysterious sentence. It says pool equipment would be
17 in an area below grade under a portion of the bleachers. No one has ever said that before. Next
18 slide please. So, here is a piece of the plans that show the pool and this is the sunken portion.
19 And I've shown you where the bleachers are shown and there on the side of the pool, closest to
20 Emerson, that's the bottom of the screen and then the equipment area is over on the right with

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1 another blue area. And we have to ask ourselves is it under a portion of the bleachers? Next
2 slide, please. Now we've moved up to the ground level and there's just a white area there.
3 There's no bleachers shown, next slide. This is a cross-section, I've flipped it so it would look the
4 same as the previous slides and you can see the pools there at the bottom. There's the top of
5 the pool equipment building and then you can see where ground level is. If you were to put
6 bleachers on top of the pool equipment building as the Staff report said. They would be above
7 ground. Next slide, please. No one has talked about the impact of bleachers above ground, right
8 across the street from homes. No one has talked about that and that, if true, is a huge issue
9 that has to be added. So, that got me to go look at the noise study and so forth. Next slide,
10 please.

11

12 Well, actually before we get to that, there's another problem with the Staff report and that is
13 that it says the below-grade pool step bleachers would face northwest towards the interior of
14 the campus. That sentence is also wrong because northwest, I put a compass there for you,
15 does not point towards the interior of campus. It points in the direction if you had bleachers on
16 top of the pool equipment building. Next slide shows you what direction that would be. Here
17 we have a street map from the City and shows you the same yellow arrow that the sound from
18 people sitting in those bleachers would be pointed towards the homes on Emerson, next slide.

19

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1 Now, I'm going to talk about the pool noise study and it did not consider above round
2 bleachers. It also ignored loud speakers at the pool and that was differed until after the CUP is
3 granted. A very strange concept that you grant the CUP saying no problems. Oh, and then we
4 haven't studied this problem yet. So, that... it is a mysterious Mitigation Measure 8A and that's
5 supposed to be studied after the permits have been granted for the... the CUP has been granted
6 and what it says is that the pool noise will be studied. Well, they're going to study the loud
7 speakers but they're not going to study the loud speakers in context with the sound of the
8 swimmers, the coaches, and all the screaming fans sitting in the bleachers. They're just going to
9 study the impact of loud speakers. So, even then, if you read carefully in the noise studies, they
10 say that the pool noise will exceed the Palo Alto Municipal Code limits. In other words, we're
11 granting a CUP permit when we know it's not going to work. It's an amazing concept. Next slide,
12 please.

13

14 So, I have some recommendations. First of all, clarify where are the bleachers going to be and
15 how tall... where are they going to be on top of? So, is the Staff... was the ARB Staff report
16 completely mistaken about the compass directions and about where the bleachers are? Or was
17 it accurate and no one has revealed that information before? Second, look at Mitigation
18 Measure 8A. Instead of studying just a loud speaker, study the combination of the loud
19 speakers, the pool, and the bleachers. The whole package to understand and remember folks,
20 this is 20-feet from the sidewalk. You're going to put a high school pool with screaming

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1 swimmers and parents and fans and everybody with a loud speaker 20-feet from the sidewalk
2 in a residential neighborhood. Could you imagine that in your neighborhood and finally, the
3 CUP language is crazy? It says that if noise complaints are satisfactory... not satisfactory. The
4 Director can require the placement of noise monitors to collect some data and determine
5 whether there's some... there needs to be compliance. That should be changed, instead, there
6 should be monitoring from day one, automatic record the events and the complaints will shut
7 down the pool. The violations will shut down the pool. The neighbors shouldn't have to
8 complain. The equipment should record that it's too loud and do it for them. Thank you very
9 much.

10

11 Chair Lauing: Thank you, right on time.

12

13 Ms. Klicheva: Thank you. Our next speaker is Mary Sylvester and she has joined us via Zoom
14 today. Mary, we can hear you now.

15

16 Mary Sylvester: Good evening PTC Chair Lauing and Commissioners. I'm Mary Sylvester, a 44-
17 year neighbor of Castilleja School living one-half block from the school's Emerson/Melville
18 Parking lot, who's deeply concerned about the environmental implications of the school's
19 expansion project.

20

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1 Our community's environmental future is being threatened time and time again by giving away
2 of fragile, irreplaceable resources to the politically well connected and to the highest bidders.
3 It's time now to put a pause on this and I am not going to lay out five factual points about
4 Castilleja's expansion plan that all intersect and cumulatively undermine our existing natural
5 environment as to traffic, air quality, Palo Alto's ground water as well as the community's
6 protected trees and noise and undermines our City's sustainability efforts.

7

8 Point number one, Castilleja's project is an expansion project as the school is requesting almost
9 50,000-square feet over what the project is allowed by the City's Municipal Code Section 18 as
10 well as a request for 30 percent more students which brings more cars to public thoroughfares
11 and narrow neighborhood streets.

12

13 Point two, the proposed new swimming pool, which will be moved from its current site, poses a
14 threat to Palo Alto's groundwater and like the 2006 construction of Castilleja's gymnasium.
15 Threatens to waste countless amounts of irreplaceable ground water and in my letter to
16 Commissioners, I have correspondence from Keith Bennet of Save Palo Alto's Groundwater. An
17 expert on the City's groundwater situation.

18

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1 Point three, only adoption of Option E allows safe guarding protected oak number 89. Neither
2 Option D or a combination of Options D and E is recommended or suggested by the ARB on
3 3/17/2022 and I'd like to note none of these options is ideal.

4
5 Number four, it is an oxymoron to state construction of an unneeded, underground garage is an
6 environmentally superior option as stated by Castilleja. As thousands of cubic tons of
7 irreplaceable soil will be trucked away. The removal of which will be extremely polluting and
8 will be replaced with cement. The production of which is a carbon-intensive process and highly
9 polluting.

10
11 Number five, Castilleja's traffic plan does not aim to be a net-zero carbon impact as claimed by
12 the school. It defies belief that adding 30 percent more students and at least 300 additional car
13 trips per day will meet any rational person's sense of common sense. Particularly, as Castilleja
14 refuses to implement mandatory shuttling as other private schools and please refer to Notre
15 Dame School, Nueva School, and Harker robust shuttling program to its four campuses provided
16 for you in our Packet.

17
18 I would also like to say that neighbors are not speaking from fear on these issues. Many of us
19 have lived in the neighbors 20-years or more. We know the history of Castilleja's over-
20 enrollment, its failure to meet its TDM requirements and its overage on special events. These

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1 were not made up and neighbors had to spend tens of thousands of dollars to hire attorneys to
2 get the City to enforce the school's Conditional Use Permit.

3
4 Alright, please note, that Castilleja operates under a Conditional Use Permit as it is a non-
5 conforming use in a residential neighborhood. [note – video and audio cut out] valuable public
6 resources, i.e. natural resources, to a very privileged school threatening irreplaceable resources
7 that undermine... that also undermine our zoning and municipal safe guards that were enacted
8 to protect residents.

9
10 My point of expansion, Castilleja under the City's Municipal Code is allowed 81,385-square feet.
11 The school's new plan request 128,687-square feet. The school likes to argue that it is a
12 reduction plan because it is less than the illegally added square footage that has come to their
13 campus over the years that has not been accurately accounted for. Until recently, their
14 consultant Dudek, in 11/17/21 study noted that the school was over their allowable limit by
15 law.

16
17 Secondly, as to enrollment, Castilleja has had a history of over-enrollment. They wanted to start
18 the baseline of their new project at 438. Not their legal limit of 414 students. Castilleja should
19 be allowed only 450 students as suggested by Council to demonstrate to the public that they

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1 can follow the law and that they're not going to follow the smoke and mirrors campaign as they
2 have in the past.

3

4 Number two, the proposed pool threatens our water table. Again, we are revisiting Castilleja's
5 planning to build a structure that threatens Palo Alto groundwater. Based on the letter and
6 statement of Keith Bennet in your Packet of Save Palo Alto's Groundwater. He states, the pool
7 deck is 15-feet below ground surface and excavation for the pool will extend to approximately
8 26-feet below ground surface. Allowing for the 7.5-foot depth of the pool below the deck, 1.5-
9 feet for pipes and pumps plus an approximately 2-foot thick slab of concrete to reduce
10 buoyancy when the pool isn't filled. The water table at this location is about 25-feet below
11 ground surface in autumn. Rising to about 18-feet below ground surface during winter storms.
12 We must assume groundwater will be encountered during construction as it was in the 2006
13 construction of the gym, end of quote.

14

15 Only Option E will adequately safeguard protected oak 89. Neighbors have had to fight tooth
16 and nail, bringing in consultants and experts, and attorneys, to keep tree 89 protected as well
17 as the grove of redwoods. For Castilleja to purport to save trees, save residential homes, just
18 flies in the face of factual knowledge and I hope you bear this in mind. I would like to say
19 protected tree 89, an iconic tree in our neighborhood, not only must be protected for the
20 benefit of the neighborhood but for the community for what it represents.

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And underground garage, number four, is not environmentally sustainable and to say that is an environmentally superior option is beyond the pale. Removal of 16,000 cubic tons of earth or 6,000 truck trips and use of cement, as I've said which is a carbon-producing substance. Castilleja's own consultant Fehr and Peers in 2021 said that there is sufficient existing parking on campus, on the street and at its off-site location First Presbyterian Church.

Number five added traffic does not equate to net-zero carbon. Please weigh this substantially. Many other private schools have mandatory shuttling, Nueva, Norte Dame, Harker School. In conclusion, at a time when Palo Alto has so many pressing needs such as our natural environment, our inadequate affordable housing supply, and our current financial situation. Is the Castilleja expansion plan the project that the City wants to provide so many free and deleterious giveaways too? I would also like to add, we're losing another neighbor on our block who no longer wants to put up with the conflict and years of construction. Clever slogans and unrealistic plans by the school are destroying our neighborhood (interrupted)

Chair Lauing: Please wrap it up when you can.

Ms. Sylvester: And... yes, thank you... and board by board dismantling our neighborhood. Thank you.

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Chair Lauing: Thank you very much.

Ms. Klicheva: Thank you. Our next speaker is Andie Reed.

Andie Reed: Thank you. Hi, I'm Andie Reed and I live across the street and down one house from Castilleja. I represent a neighborhood group, PNQLnow.org, and we have been involved neighbors trying to reduce the scope of Castilleja's expansion for many years. We all want the school to modernize and rebuild. Within Code and reason, it could have been done years ago.

My point today is that the neighbors have not been included in any authentic way all this time. Not with the school and not with the City. There is a pattern, it's a one-way street. We study the plans and the reports, do the research, meet with our neighbors, discuss flaws and confusions in the plans. For 5-years we've been taking these issues to the planning Staff. It goes one way. Nothing we say takes hold. We are not given a place at the table, although everyone knows who we are and where we live. The school is required to meet with the neighbors twice a year and those meetings go one-way as to them.

The one revealing statement we got in 2018 I think it was, was a trustee who was exasperated with our questions and said we will do what the City tells us we can do. In other words, we

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1 don't have to listen to you. This is all forum neighbors, not substance. For example, regarding
2 the proposed Conditional Use Permit, Packet Pages 70 through 86, these conditions are
3 astounding and they're a reflection of what the school wants and disregard for neighbor's
4 needs and interests. Who's protecting the neighbors?

5
6 Could you put my slide up? Casti's neighbors slide? Ten neighbors from Kellogg, Emerson, and
7 Melville streets met around dining room tables and took the current CUP apart, and worked up
8 a new draft Conditional Use Permit. This slide shows all those green stickies are people who...
9 those represent neighbors who have come together to try to reduce the scope of this
10 expansion plan. Most of them have lawn... our lawn signs on them but some of them don't, but
11 all of them has signed petitions with us. And we all get together and may not walk in lock step,
12 but we are all behind trying to retain the character of our neighborhood by reducing the scope
13 of this project. In August of 2019, representatives from all three streets, so that's Kellogg,
14 Emerson, and Melville, went into the Planning Department and described our work and handed
15 them a copy of our draft CUP that we've been working on for weeks and weeks. And we
16 included samples for... of CUPs from other schools that were simple and direct. The planning
17 Staff assured us we would get input into the CUP. We were snickered. That was the last time we
18 ever heard about it and now you are being asked to approve a CUP that the neighbors have not
19 participated in. Here are a couple of examples. You can take the slide down. You can take the
20 slide down. Oh, thank you.

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Enrollment, of course, you know the school remains over-enrolled and now wants more students. That's highly unusual. Most private schools abide by their agreements. As a side, I need to clarify some statements in your last meeting on January 19th. When over-enrollment was being discussed, it's in the draft minutes Pages 5 and 6, a Commissioner asked about the school's highest enrollment and Staff said 450. The Commissioner went on and then concluded that is it true that the over-enrollment wasn't discovered because of neighbors' complaints but that the school self-reported and the Staff agreed. Again, this another urban myth that we have to spend our limited public access to address. The school says they self-reported in their... their over-enrollment in 2012. There's no record but let's just say they did. If so, the City didn't do anything about it. They certainly let us know, but in late 2013, due to neighbors' complaints at a meeting. The school admitted publicly their enrollment numbers. It was reported in the Post. Jen Newell, the reporter, was at the meeting and then the City took action because of the neighbors' complaints. So, why is the Staff disseminating the school's talking points? Why didn't anyone ever ask the neighbors about the traffic in 2013 if you're going to quote the school? You know us, you know where we are.

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Events number six, Packet Page 71, we complained about events in 2017 to Hilary Gitelman who said that the language wasn't specific enough in the current CUP. So, they couldn't make the school abide by five large and several other which was supposed to be how many events

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1 they had but the next CUP would be much better at reflecting our input. Now the Staff is
2 recommending 70, based on what? I hear things at these meetings where the school is asked if
3 you get this increase, how many events would you absolutely need for the best results? Why do
4 the school's needs trump the neighbors? The City Staff has not asked neighbors when are you
5 impacted? How often? What works and what doesn't? What do you suggest? Why is Palo Alto
6 concerned with making an already popular and successful girl school even denser and more
7 action-packed?

8
9 Events number seven, Packet Page 72, the Director of Planning and Development Service may
10 approve a request to use the school's campus by the PAUSD up to five times per year without
11 counting it towards an event number. Why is it even being suggested to allow PAUSD, Palo Alto
12 Unified School District which controls hundreds of acres of public facility zoned school property,
13 to use Castilleja which is on 6-acres in an R-1 Zone, and then not count? Please don't allow.

14
15 And please pay particular attention to TDM Item number 20, Packet Page 75. 60-days... it reads
16 in part, 60-days following the effective date of the Council's action, the school shall prepare the
17 final version of the TDM plan. The TDM plan required by this condition does not need to be
18 verbatim restatement of the TDM but shall include measures and other criteria where
19 appropriate. First of all, why would the City Council approve this application before the TDM
20 Plan is completed? This item appears to be letting the school out of following their own TDM.

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1 Language like where appropriate rings loud bells in my head. Please ensure that the TDM is
2 final before sending it to the City Council.

3

4 My last item is about charts. Please go to Page 185 in your Packet, you will see some charts
5 [unintelligible] prepared by Staff or school, but I think they originated from the work that PNQL
6 produced and sent into the public domain. We're glad they are being put to good use. It doesn't
7 appear to arrive at any conclusion with the data. I think school and Staff is trying to point out
8 that some schools get more events than Castilleja is asking for. However, without comparable
9 data, apples for apples, for example, we're just left reading column of words and numbers.
10 Packet Page 42 lists some schools and then remarks that Paly has over 100 events. Paly is on
11 44-acres of public facility zone and Castilleja is on 6-acres in an R-1. So, I don't even know what
12 that means. Let's go with density slide. PNQL has used this same data, not surprisingly, and
13 come up to easily identifiable conclusions. Castilleja, as you can see from this chart, Castilleja in
14 the red and the other schools are blue, is far denser student per acre. You can take it down
15 now. Than other middle and high schools, private or public in Palo Alto. Why does it matter?
16 Well, it examples how crowded the school is already in this site compared to other schools and
17 why does that matter? Well, because when you're talking about events, Paly on 44-acres,
18 Menlo on 62-acres, Woodside Priory on 51-acres. Well, they can park hundreds of cars on-site
19 and their event venues sit in the middle of these large acreages. That's not the case with
20 Castilleja on a tiny 6-acre lot surrounded by narrow residential streets.

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Castilleja is already successful and has been for 100 years. Therefore, it does not suffer under constraints that would allow them to qualify for a Variance. Wanting to grow is not a valid constraint and suffers no hardship keeping them from using their site the same as any other R-1 neighbors. Also required for a Variance, but they are asking for a Floor Area Ratio of .479 that no other R-1 site in Palo Alto is allowed. The site that is... the site is allowed .303. This Gross Floor Area information was just generated in November of 2021 which was 5-years into this process. It's called the Dudek GFA Study, the link is on Packet Page 31, footnote 3, which confirmed existing GFA. This is a huge big deal because it proves the Variance request is 47,000-square feet in excess of what's allowed.

This is the kind of new information that should require the City to step back and say hey Castilleja, modernize your campus and take a small enrollment increase; or split the campus and really grow; or move. We could just the 6-acres site in an R-1 Zone for housing. Thank you for listening.

Chair Lauing: Thank you.

Ms. Klicheva: Thank you. Our next speaker is Neva Yarkin.

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1 Neva Yarkin: Good evening PTC Commissioners. My name is Neva Yarkin and I live within 600-
2 feet of Castilleja on Churchill Avenue. My family has owned this property for close to 60-years
3 when Castilleja was a boarding school. My family has no affiliation with Castilleja at all. Adding
4 another 125 students to Castilleja will only lead to more traffic congestion in the area because
5 75 percent of the students come from outside of Palo Alto. Castilleja tries to spin the idea that
6 by adding 30 percent more students, they can reduce traffic. Maybe that could happen if all the
7 students were fully shuttled into the school. Building a parking garage with entrance
8 Embarcadero/Bryant and exist Emerson/Embarcadero will only add to Palo Alto's traffic
9 problems. Instead, Castilleja students will be dropped off all over the surrounding streets by the
10 school. How will this help traffic congestion or reduce Greenhouse Gases by 2030? This will
11 become more of a City-wide problem with traffic. Who will accept one lane of Embarcadero
12 used for backups trying to get into a parking garage to drop off students? During construction,
13 over 3,500 dump trucks will be needed and several hundred cement trucks will be also... will
14 also be used. This will be a huge impact for the neighborhood and Palo Alto. Isn't it time for
15 Castilleja to split their campus like Pinewood, Crystal Springs, Nueva, and Harker School if they
16 want to expand further? Why does the neighborhood have to carry the burden of Castilleja's
17 expansion? Why would we have to think about renting or selling our houses for a good quality
18 of life? Please limit the expanse. Thank you for your time.

19

20 Ms. Klicheva: Thank you. Our next speaker is Hank Sousa.

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1

2 Hank Sousa: Do you have my slide there?

3

4 Ms. Klicheva: Slide, yeah.

5

6 [note – many folks started talking off mic]

7

8 Ms. Klicheva: Right now?

9

10 Mr. Sousa: Oh yeah.

11

12 Ms. Klicheva: Just a second and we can start.

13

14 Ms. Sousa: So, this is a map of Castilleja School as currently is and the yellow post-its indicates
15 where the current parking lots are and I counted 86 spots. Fehr and Peers says there's actually
16 89 spots and that's in their report says it's enough to enroll... take an enrollment of 500 kids. So,
17 my pitch basically is they don't need to build an underground garage because this 89 spots if
18 you're taking into account the proposed underground garage. They're still going to come up
19 with a total of 89 spots, some underground and some above ground. So, my feeling is it does
20 the job now.

-
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So, many of the cars that arrive at the school each morning utilize the 89 parking spaces currently existing on campus. Additional school workers and students park on the school side of the street which provide an additional 53 spots on Bryant, Kellogg, and Emerson. We neighbors don't use those spots as there's plenty of room for our cars on the other side of the street. This has been a long-standing gentlemen's agreement. Moving the pool, so a Costco size building, can take up one side of the 200 block of Kellogg, removes too much surface parking. The school is causing a problem that doesn't current exist. Here's a solution, the school keeps their existing parking lots and street parking. The swimming pool stays where it is saving important trees. The school builds their new building with a few tweaks and enlarges the shuttling program, continue to park on campus and on streets surrounding the school, and shaves off 18-months from the building scheduled by skipping the garage.

Many of us neighbors are okay with enrollment increasing to 450, but pause it there for a number of years. The Head of School has stated in the past that 450 was the [unintelligible] optimum. The garage's construction is unhealthy and if completed, remains unhealthy for people inside it and neighbors breathing in the resulting carbon oxide which would be exhausted into the neighborhood. The fan, the giant exhaust fan on the plans, points right at former Mayor Kishimoto's house on the other side of Embarcadero.

-
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1 Please keep these suggestions in mind when you consider the school's proposed expansion.
2 Recommend the existing parking lots be worked into the building construction and save time
3 and health for both neighbors and school attendees. Thanks for listening to our concerns.

4
5 Chair Lauing: Okay, we're going to go through about two or three more speakers, which will be
6 the individual ones, but before we start a next long one. I'm going to suggest a short break so
7 we can just kind of shake our heads and make sure we're very alert.

8
9 Ms. Klicheva: Our next speaker is Rob Levitsky.

10
11 Rob Levitsky: Hello, I'm Rob Levitsky. I live right on the property adjacent to the school. I've also
12 spent the last 6-years trying to save the trees and I'm disappointed that Urban Forestry wasn't
13 invited to this party tonight. They at least were invited to the ARB because you're talking about
14 the trees, you're talking about D and E and this compromise. And what Peter has approved
15 conditionally is E which is both drag the pool away from trees 89 and 87 and 155 and on the
16 garage, side keep it away from the redwoods. This is one of the redwoods that didn't make it
17 because they murdered it a couple years ago and I'm trying to save the six redwoods that are
18 left. And it's not an exact science exactly where these roots are. They go where the water is. It's
19 not necessarily a perfect little circle based on its diameter and by the way, for the first 5-years
20 of the drawings showed incorrect tree TPZs. They just put down a circle irrespective of what the

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1 actual diameters were and it's only after about a years' worth of badgering last year that we got
2 a few TPZs correct.

3

4 But I really came to talk about what modernization is. I went to 13-years of schooling in Palo
5 Alto from kindergarten through high school and every one of the classrooms I ever went to has
6 windows on the front and the back. They're openable, front and back. You got light, you got air,
7 nothing underground. What Castilleja has proposed is 40 percent of the classrooms are
8 underground with no windows and no openable windows. No windows and no light. They
9 depend on a couple of sky lights at the top of the roof, which is 30-feet, to go all the way down
10 10-feet below ground to have... will have the light bounce down around and then come up to
11 some glass on the side of classrooms. So, the cross-section of what you would see from outside,
12 like in my example here, is you'd see nothing because there's no windows.

13

14 And ARB actually had quite a discussion about it last week that didn't seem to be brought
15 forward either by the ARB Member or the Chief Planning Official. And so, David Hirsch is the
16 one that was taking this up, and but David Hirsch says what comes from skylights, they are two
17 floors away to the basement level. It's really going to be minimal here and I don't trust the
18 numbers here. And I don't trust the light when it bounces down to that area and back up to the
19 clear store windows in the cellar will ever be appropriate light for what we have upstairs. David
20 Hirsch continues, how many parents really looked at this and decided I want to send my kids to

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1 a school where 23 of 58 classrooms, 39 percent, are below grade and most of them don't have
2 natural light and none have natural ventilation in the whole cellar. David Hirsch concludes with I
3 think the parents would be outraged.

4
5 Is this really modernization? 70-years ago I had windows and light and now they're proposing
6 modernization and it's really not. Thank you.

7
8 Chair Lauing: Thank you.

9
10 Ms. Klicheva: Should we have one more speaker?

11
12 Chair Lauing: No, we're going to two. We're going to do Ms. Eisenberg and Ms. Brown.

13
14 Rebecca Eisenberg: Ready? Hi, it's Rebecca, it's nice to see you in person. Castilleja is still at it.
15 They have been back with us trying to build this inappropriate, inexcusably huge monstrosity
16 for years. You keep delaying, City Council keeps delaying. It's time to say no. Palo Alto doesn't
17 have time or money to deal with this expense. Palo Alto doesn't... didn't even have head count
18 to build a bike lane with a million dollars that was given that after 5-years Palo Alto's City
19 government had to give back that million dollars. If Palo Alto could not build a bike land in 5-

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1 years, how is Palo Alto going to monitoring this extraordinary unprecedented development on a
2 lot of single-family homes? You can't, it is time to say no.

3

4 Fortunately, the law actually says that you must say no. Castilleja has managed to garble this
5 entire argument that at no point has anyone even discussed the law on in our own Zoning
6 Code. In our Municipal Code, Chapter 18.76, 18.76, thank you for writing that down, CUPs are
7 not allowed to be granted. Cannot be granted when the application results in potential harm to
8 the healthy, safety, or even vicinity of the vicinity. You can... no one can look with a straight
9 face and say that this humungous construction project is not going to disrupt this
10 neighborhood. That allow requires you to say no. That alone creates a valid and successful
11 lawsuit by the community to invalidate any decision allowing this to continue.

12

13 This has gone on too long. This has wasted too many resources. Resources that other speakers
14 have eloquently pointed out you need to be devoting towards affordable housing,
15 sustainability, and other critical urgent Palo Alto goals. You must do the Comprehensive Plan
16 tells you to do which is focus on our community's sustainability and quality of life. It is
17 impossible to argue that this construction project won't cause significant harm to the
18 community and significant danger... especially to children on bicycles.

19

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1 Let's not forget this garage is not just a bad idea because of the tons of concrete... tons... that
2 will be used to build it. Concrete, which might I remind you, causes unavoidable toxic fumes.
3 Concrete which is going to by necessity land on the ground and will unavoidably spill over into
4 the nearby adjoining homes. Not only is that a problem but having a parking garage on Palo
5 Alto's only bike boulevard that serves public schools in the north side is going to cause a
6 danger. A 13-year old, a 13-year-old was just hit by a truck last week and killed. A Palo Alto child
7 was hit 2-years ago and killed. We don't need construction trucks where are youngest children,
8 children as young as four bike to school. Thank you.

9

10 Chair Lauing: Thank you. Yeah, Ms. Brown.

11

12 Ms. Klicheva: Yep, our next speaker is Lorraine Brown and she has joined us via Zoom today.

13

14 Chair Lauing: Oh, okay.

15

16 Lorraine Brown: Can you hear me?

17

18 Ms. Klicheva: Yes.

19

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1 Ms. Brown: Perfect, thank you. Good evening, there are few facts that I want to clarify based on
2 statements I've heard this evening. Misinformation that's been repeated for years. First, I want
3 to address the continued mischaracterization of the Castilleja project as an expansion. We need
4 to be accurate in our language and call it what it is. A campus modernization similar to what
5 other schools in Palo Alto have completed. Asserting that a Costco-sized building will replace
6 the current building on Kellogg Street ignores the fact that the proposed plan, which has been
7 redesigned several times and approved by the ARB twice, is smaller than what is there is now.
8 Please, look at the plans. The update is beautiful. It reflects the neighborhood aesthetic and
9 again, the massing is less than what we see today. It is not an expansion.

10

11 Second, declaring that the school's existing above grade square footage is significantly in excess
12 of what Code allows ignores the fact that Castilleja as a school operates under a CUP. The
13 Conditional Use Permit dictates the school's permitted square footage which is different from a
14 residence because of a CUP. The standards are different for a school than they are for our
15 residents. That's a fact. The whole reason that the school must apply for a CUP is because it is
16 not a residence and residential Codes do not apply.

17

18 Third, I hope we can finally put to rest questions about the FAR. Castilleja's current FAR is .51
19 and the proposed FAR will be .48. I will say it again, this is not an expansion. The school has
20 revised these plans again and again because the goal posts keep moving. It's time for this to

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1 stop. Countless other Palo Altans like me believe that time has come for the project to be
2 approved. The school has come forward with excellent mitigation measures, built-in
3 consequences, and plans for compromise.

4
5 Last, one point about enrollment, I suspect that the word expansion came in part from the
6 school's request to increase enrollment and expand opportunities for young women. It is
7 imperative that people understand the facts though. 540 is contingent on the success of the
8 school's TDM program and is only attainable if car trips remain below 383, which by the way is
9 significantly below the 440 trips in the school's original proposal. Said differently, 540 is a goal
10 but not a guarantee. Fully contingent on the school's TDM performance and enforceable by
11 measures in the Conditions of Approval. These traffic mitigations are central to the entire
12 proposal and no expansion in enrollment will happen unless the traffic in the neighborhood is
13 fully mitigated. It's time to say yes. Thank you very much, Commissioners.

14
15 Chair Lauing: Okay thank you. Before we do the next 10-minute group, we'd like to take about
16 10-minutes just to stretch and get reorganized. So, we'll be back here at exactly 9 o'clock.

17 Thank you.

18
19 [The Commission took a short break]

20

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1 Chair Lauing: [note - video started mid-sentence] our indulgence there for 10-minutes so let's
2 pick up the public speakers where we left off.

3

4 Ms. Klicheva: Okay, our next speaker is Roger McCarthy and he has 10-minutes. Let me quickly
5 unmute him, just a second. [unintelligible – off mic] Okay, Mr. McCarthy you can unmute
6 yourself and share your comments with us and I see that you are muted. If you could unmute
7 yourself, thank you.

8

9 Ms. Tanner: If he's not able to unmute at this time we can go maybe to the next speaker and
10 then we'll come back to him.

11

12 Chair Lauing: Yes, let's go to, is it Jochen Profit?

13

14 Ms. Klicheva: Yeah.

15

16 Chair Lauing: Mr. Profit, you're on. I think it's mister, sorry if it's not.

17

18 Jochen Profit: Thanks okay, good evening. Jochen Profit, thank you for the opportunity to
19 speak. The Council asked you to determine a path to 540 students. This isn't just a number. I'd
20 like to remind you behind each individual here is a face, a story, hopes, and potential. As a

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1 young girl who wishes to attend a school, Castilleja, that will enable to her to pursue whatever
2 she sets her mind to, pursue her dreams, becoming a leader in this world a female leader no
3 less so. Please, don't block her path.

4
5 In January, in the meeting of January in 2022, just a couple months ago, someone mentioned
6 and I think even tonight. If I listened correctly someone mentioned that it would be wiser to
7 hold enrollment at 450 and then have the school demonstrate whether they could adequately
8 manage traffic before allowing any other students to join. That process is in fact exactly what
9 the City has already proposed. With the plan as it's outlined, the school would only reach 540 if
10 traffic remains level.

11
12 As someone who pays taxes, lives in Palo Alto, I'd like to go on the record saying that the City
13 should not ask Casti to return each year for a new approval process. It's entirely a waste of tax
14 payers' money and I think at some point someone will write a story in the newspaper about this
15 here being an example of failed governance.

16
17 Traffic monitoring and concrete limits are already baked into the plan. So, I'm [unintelligible]
18 puzzled as to why we keep having groundhog days like conversations. The schools ability to
19 enroll more students is contingent on verified success in keeping car trips down and abiding by
20 the TDM. I'm one of the many people who is grateful to Castilleja for working so hard and so

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1 long to make this proposal a reality. By building a sustainable campus, paying for underground
2 parking which initially neighbors had asked for and now apparently, they don't like anymore. To
3 improve conditions along the bike boulevard, adding more than 100 trees and preserving many,
4 many heritage trees. Castilleja really is making a huge infrastructure investment in the City of
5 Palo Alto.

6
7 At this juncture, the school has provided you with incredible amounts of information about the
8 traffic mitigation measures and how they will be held accountable. I hope you have thoughtfully
9 and thoroughly examined the data that will form your discussion on how to help more girls
10 reach their goals. 540 isn't just a number, thank you.

11

12 Ms. Klicheva: Thank you. I will try to... I will return back to Roger McCarthy. Mr. McCarthy?

13

14 Roger L. McCarthy: Can you hear me?

15

16 Ms. Klicheva: Yes, we can hear you now.

17

18 Ms. McCarthy: Okay, thank you very much and I'm sorry I couldn't find the unmute button. My

19 name is Roger McCarthy and I am here to speak in support of the Castilleja School's proposal.

20 But first I would like to thank you all for your time and your service on the Board and the work

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1 you have done so far. I have served on Boards, I know it is a thankless task. I urge the PTC to
2 approve as quickly and expeditiously as possible as changes and updates to the Castilleja
3 project that has undergone multiple years of review.

4
5 I have spoken to you in support of the Castilleja before because I believe strongly that this
6 project must be approved. I am deeply invested in seeing this project gain approval and break
7 ground. While we have agreed... argued over the relatively insignificant details of the Castilleja
8 plans. Hundreds of young women have missed the opportunity to study at an all-women
9 environment of an exceptional educational institution that every indicator predicts would have
10 made them more successful particularly in the STEM fields. We have now reached the point
11 where this horrendous nimby delay has become unjust to the future of young women whose
12 only sin is they can't vote.

13
14 By way of introduction, I have lived more than 20-years about a mile from Castilleja. Although I
15 have a daughter, I have never sent a child there. I have no connection with Castilleja, past or
16 present, and I have never even set foot in there. My interest in this issue stems solely from the
17 concerns of the nation's top technical hierarchy, the national academies. I am an Officer and
18 Treasure of the National Academy of Engineering, a Governing Board Member of the National
19 Research Council, and Director of the National Academy's Corporation.

20

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1 For reasons I am sure everyone understands, we must make a national priority increasing
2 representation of women in STEM fields. If technologies future is going to reflect our values. It
3 desperately needs more women and leaders in tech. All girls schools play a critical role in that
4 effort in Silicon Valley and in the world. During their formative years, study after study has
5 found that young women can develop and grow their leadership and skills faster and more
6 efficiently in an all-girls school environment. This is particularly evident at the rate in which girls
7 who graduate from all-girl institutions eventually go into the STEM fields. The only argument
8 about this evidence is the rate in which. Is it three times or six times more likely? Outstanding
9 institutions educating women are the best opportunity we currently have to address our
10 national disgrace of not having enough women in the STEM fields.

11

12 While this national problem cannot be solved by Palo Alto alone. We can do our bit if we stop
13 arguing over one or two trees, apart from the fact that Castilleja plans to plant 100 more trees,
14 or a few thousand square feet, and start looking at the big picture.

15

16 Over the years this project has evolved, Castilleja has offered numerous revisions and
17 revelations... and revisions of revisions in the interest of compromise. Sadly, every time
18 Castilleja offers a compromise, the goal posts are then moved. When first submitted, the hope
19 was to enroll 540 as soon as construction was complete. Now, there is no guarantee they will
20 ever reach 540. A series of compromises have made that number a goal with high hurdles. The

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1 school agreed they would only enroll 540 if daily trips remained below 440, which was already a
2 count that has been reduced by aggressive TDM and represents a 14 percent reduction in the
3 standard under Castilleja's existing CUP. Over time though, as the goal posts were moved again,
4 this daily trip count was reduced further. If Castilleja wants to reach the 540 students in the
5 current proposal. Daily trip counts must remain below 383. That is significantly less than the
6 original 440 and represents another significant compromise. The school only wants to offer
7 more opportunities to more young women. So, that they can do everything in their power to
8 keep trips below that count. That is the only way they can reach 540. All of this represents the
9 compromise about enrollment. With their directive to you from you to find a path to 540
10 students. The City Council has conveyed that they believe in this compromise.

11

12 Next, I want to talk about the compromises regarding the garage. The EIR, which you previously
13 recommended for approval, found no significant impacts for this entire project. Including a
14 much larger garage than the version... revisions... the version since you're reviewing tonight.
15 The last time you voted on this project in [unintelligible], those of you who are attorneys
16 agreed that the City Code supported the underground parking. As this proposal comes before
17 you tonight, the Staff has suggested an amendment that the City Council did not ask for. This is
18 just another unjustified movement of the goal posts. Let us not forget that Palo Alto
19 Comprehensive Plan calls for parking to be moved below underground and the collective legal
20 wisdom on your Commission has already asserted that this is not disallowed under the Code.

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The last in a series of compromises I'd like to address regards to square footage. The accuracy of the square footage counts has been called into question, but the good news is there is no doubt. The current permits have been verified and an audit has been done on existing structures. We know what is permitted and we know what is there. Everything in compliance with the Palo Alto Municipal Code following very particular rules about the above ground parking square footage and basement space. The new conversation from opponents about the volumetric is another ploy to again move the goal posts. They assert that Castilleja needs to create residential types of spaces because it happens to be in a residential area. Long ago, long, long before it became a neighborhood and long before it became R-1, Residential Zone. To state the obvious, the educational spaces are not living rooms or kitchens. Classrooms and labs and teensy studios are not built like homes. Neither are libraries or museums or places of worship. All spaces known to have particularly high ceilings and there for volumetric that are quite different from residential spaces. Quavering is now about the fact that the gym, which was built 20-years ago, has high ceilings. Gyms, however, houses of worship and art galleries, and libraries by nature do have high ceilings but we agree all in enrich our lives. Even so, that completed project is not part of this proposal. It is finished and separate.

19 Ultimately this process has involved years and years of compromise which has only been met
20 with more and more demands from a small group of vocal neighbors. It never seems to end

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1 with them and the goal posts keep moving. As civic leaders, I trust you will put a stop to this
2 unreasonable process. The garages permitted under Code, there... the new building square
3 footage falls below that allowed under current permits, the enrollment is contingent upon strict
4 traffic limits. The compromise that have led to this eversion of the proposals leaves no more
5 risk and only benefits for the neighborhood.

6
7 As a former CEO of a company in 16 different locations. I don't have time to address all the
8 implications... all the impracticalities of a satellite campus.

9
10 And finally, let us not forget that we should be collectively ashamed that this whole Castilleja
11 discussion is being driven by nit-picky R-1 exclusionary zoning requirements, and exclusionary
12 zoning was invented in Berkley in 1916 solely to achieve racial segregation in neighborhoods.

13
14 I urge the PTC to finally approve this long-delayed and worthwhile project. Thank you.

15
16 Ms. Klicheva: Thank you. Our next speaker is Stewart Raphael.

17
18 Stewart Raphael: Good evening. I'm Stewart Raphael, a 9-year resident of Palo Alto. When I
19 spoke to you last year in December I spoke about the need of increasing enrollment at
20 Castilleja, about the power of the all-girls education, and also the effectiveness of the school's

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1 TDM program in mitigating any impacts from that enrollment increase. I find it hard to believe
2 that we're still debating this topic. So, I'd like to take this opportunity to restate the results of
3 Castilleja's robust TDM program.

4
5 The school has reduced traffic in the neighborhood by around 30 percent. Thanks to the
6 requirements places on employees and students. Their proposed CUP adds additional TDM
7 measures to further mitigate traffic in the neighborhood. Examples include guaranteed
8 employee rides home for employees who don't drive, new bus and shuttle routes, and an
9 internal Castilleja lift service. They've demonstrated their commitment to TDM. The school
10 added new bus routes from San Mateo, Burlingame, and Woodside when students from those
11 communities were fearful of taking the train during the pandemic.

12
13 The underground garage will not bring additional cars to the neighborhood because it cannot.
14 Car trips to the neighborhood are capped and please remember that the final Environmental
15 Impact Report show there to be no negative impact on traffic related to the new garage as long
16 as drop off and pick up were distributed around campus as planned.

17
18 I asked you then as I ask you now, please recommend approving this project. So that
19 opportunities for girls and young women can be expanded and this campus can be modernized
20 with no negative impacts. Thank you.

-
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Ms. Klicheva: Thank you. Our next speaker is Priya Chandrasekar, Chandrasekar.

Priya Chandrasekar: Hello, I hope you guys can hear me.

Ms. Klicheva: Yes, we can.

Ms. Chandrasekar: Hi everyone, thank you Commissioners for your time. I really appreciate this. You know, educational institutions of all kind, public, private, single-sex, co-ed, charter, adult, etc. Whatever they are, they are for the public good. I'm a champion of each one of them because each one has its own value. In the past 2-years, we have all witnessed the detrimental impact of the pandemic on our education system and on our young students. As the epicenter of innovation, Palo Alto should shepherd all forms of education in its community.

Reflecting on these points, I'm actually wondering why Castilleja's project is still up for debate? When we focus educating the children in our community, all of the society will benefit. Castilleja's current students and future generation of students are part of the Palo Alto community. Schools of all kinds serve the public interest. Hundreds of children who grew up to become adults who give back to the public. These children will become your colleagues, neighbors, doctors, and teachers. I know so many of my neighbors who are in the industry now

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1 and who had gone to the all-girls school and they talk about how they have contributed to this
2 and how Castilleja has changed who they are. Residences, however, you know I believe only
3 serve a small hand full of people and both schools and homes are necessary components of a
4 healthy thriving community. But when you think about the long-term effects, schools are
5 transformational.

6
7 That transformation is positive and opens up in infinite opportunities for each child. Realistically
8 though not all schools have the same resource. We see that in our own backyard. Schools in our
9 neighboring districts are under-sourced when compared to Paly and Gunn for example. Perhaps
10 a girl wants an opportunity to attend a school that can give her what she is looking for in an
11 educational setting. Should we deny that chance simply because of her zip code? I don't think
12 so. Simply because a small but really [unintelligible] refuse to compromise, no.

13
14 A Castilleja education has been transformative for many students who can attend only through
15 tuition assistance. Why won't the Palo Alto support the expansion of education opportunities
16 by approving Castilleja's plan? So, let's work together so our entire community can thrive.

17 Thank you.

18

19 Ms. Klicheva: Thank you. Our next speaker is Jason Stinson. Stinson, sorry.

20

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1 Jason Stinson: Hey folks. Oh good, I get 20 seconds. There you go. I believe... I'll go ahead a
2 start. So, I believe one of the Commissioners has stipulated that the impact of enrollment isn't
3 just limited to traffic but is has to do with the events as well. Castilleja has been asked to
4 reduce its events by 30 percent. My opinion, asking any school to reduce events promotes
5 student well-being and positive student outcomes is detrimental to the program. Taking away
6 athletic competitions, community bonding opportunities and small-scale performance
7 diminishes a child's experience. The pandemic has already done a great job of diminishing our
8 child's experience. I cannot [unintelligible] why'd we want to do that again or make it worse.

9
10 Regardless, Castilleja has once again compromised by complying with the never-ending shifting
11 of the goal posts. What you have before you is a plan that checks all the boxes. It's a plan that
12 positively impacts the neighborhoods. It removes cars from the street. It increases the existing
13 canopy of trees. It offers a new building that blends seamlessly with the neighboring homes. It
14 tragically reduces school events by 30 percent and it will maintain current car trips and case
15 new trips.

16
17 Yes, of course, it will require construction but how else are we going to build for the future?
18 Building for the future requires compromise. Castilleja has delivered on compromise over and
19 over again. Countless elements of the school's designs directly incorporate the neighbor's input
20 while also allowing the school to operate as a well-respected institution to educate girls.

-
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1 Castilleja has compromised. They've listened to more than 6-years of neighbor's commentary
2 since the project application was first submitted to the City. How long does it take for the
3 school of this small size and with such a respected reputation to receive approval to educate
4 only 118 more girls?

5

6 When we talk about impact, let's talk about the bigger picture and how those girls will
7 contribute and give back. Let's talked about the proposed net-zero sustainable campus. Let's
8 talk about adding green space. For me, all of these things sound like pretty good neighborhood
9 quality of life. This is a win for the City and it's a win for the neighborhood.

10

11 Two weeks ago, the ARB approved the project and I really hope and encourage that you do as
12 well. Thank you.

13

14 Chair Lauing: Okay, that concludes all the public comments.

15

16 Ms. Klicheva: Not yet, sorry.

17

18 Chair Lauing: Not yet sorry what?

19

20 Ms. Klicheva: I have another page. There's another page I have, yeah. Yeah, here we go.

-
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Chair Lauing: That does not conclude public comment, okay.

Ms. Klicheva: We have nine more speakers.

Ms. Tanner: I do want to ask though Chair? We have had I think a pretty consistent list for a while but one person just added their hand. Do you want to close the speaker's list and ask folks to raise their hands if they want to speak?

Chair Lauing: Yeah, I think it's fine to close the list right now.

Ms. Tanner: Okay.

Chair Lauing: I can only see the partial screen so I apologize to the public for (interrupted)

Ms. Tanner: No, it's okay. You have to be logged in on Zoom which is I'm realizing why people have done that and I've done that on my computer. So, I can kind of see what's happening. So, to those who are Zoom, if you are wishing to speak on this item. Please raise your hand. We see Kimberly Wong as the last and final speaker on this list. So, if your hand is not raised, please do raise it now if you're planning to speak on this item.

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1

2 Chair Lauing: Do you want to repeat that? You were a little bit muffled there (interrupted)

3

4 Ms. Tanner: Sorry.

5

6 Chair Lauing: With your mask on.

7

8 Ms. Tanner: If you are online and planning speak on the Castilleja item and give public
9 comment. Please raise your hand now. We're going to close the speaker's lists. I see Allen
10 Cooper is now our final speaker and there's another hand. So, maybe after the next speaker, if
11 you have not raised your hand, we're going to close the list to public commenters.

12

13 Ms. Klicheva: Our next speaker is Julie Ishiyama.

14

15 Julie Ishiyama: Good evening, Commissioners and Staff. I imagine your experiencing a bit of
16 deja vu here since I believe this is at least the eighth time the Commission has deliberated on
17 this topic. You've heard from many of tonight's speakers before, including me and many of the
18 underlying facts remain the same. Including Castilleja's commitment to robust Transportation
19 Demand Management, dedication to preserving neighborhood trees, and responsiveness to

-
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1 feedback from the City. Including from the City Council, the Architectural Review Board, and all
2 of you.

3
4 It's because of that responsiveness that this plan has undergone so many iterations. With each
5 refinement, the school has been guided by the same north star that you follow, Palo Alto
6 Comprehensive Plan. I'd like to underscore some of the many features that you've heard about
7 that align particularly strongly with our City's emphasis on sustainably development, reducing
8 reliance on cars, maintaining the character of our neighborhoods, and enriching our
9 community.

10
11 As you've heard, this will be a net-zero emissions campus. Its design not only preserves existing
12 foliage but adds 103 new trees to the local canopy. The new architectural plans reflect the
13 neighborhood aesthetic and the proposed parking garage has been significantly reduced in size
14 but will still help keep our streets quiet. The TDM measures I referenced earlier promote
15 alternative forms of transportation, resulting in a 32 percent reduction in car trips and making
16 biking an even safer option for local commuters. These plans are the product of 55
17 neighborhood meetings, multiple rounds of input from you and your colleagues in City
18 government, and years and years of hard work. As Castilleja has sought to build trust and open
19 the lines of communication around this project.

20

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1 As a homeowner in Old Palo Alto and a near neighbor of the school. I am more than satisfied
2 that Castilleja's vision for its modernization is also moving Palo Alto towards a future that
3 makes me excited to live here. My family moved here in the 50's and collectively, we've
4 attended a wide variety of local public and private schools, including Castilleja. As I think about
5 the next generation, I consider it a real asset to have this unique all-girls educational
6 environment within walking distance. I know as Members of the Planning and Transportation
7 Commission, you will be evaluating this plan through that lens.

8
9 I bring up Castilleja's important mission not as a substitute for sound planning fundamentals
10 but as an important addition. This is a thoughtful, carefully crafted modernization proposal that
11 gets it right on the technical merits and on the values. It checks all of the boxes and is fully in
12 align with the City's priorities. It has also received approval from the Architectural Review Board
13 for the second time and I urge you to once again recommend that the City Council approve it as
14 well.

15
16 I understand that you're not taking final action but rather instructing the Council on the best
17 way to achieve estate goals in line with the Comprehensive Plan and I hope that you recognize
18 that this plan aligns with that shared purpose. So, I apologize for the deja vu since I know
19 you've heard a lot of this before, but as long as you continue to evaluate this plan. I'll keep
20 showing up to support it. I'll also note that since the City took up consideration of this plan. I

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1 not only started but finished graduate school and not that I don't enjoy evenings together but I
2 really do hope that you'll move this thoroughly examined project along with urgency. Thank
3 you very much.

4

5 Ms. Klicheva: Thank you. Our next speaker is Maya Blumenfeld.

6

7 Maya Blumenfeld: Hi, hello. I've previously spoken in support of the Castilleja modernization
8 project that is so wonderful for girls in general and for the City of Palo Alto. I'd like to speak in
9 support again today. I'd like to highlight Castilleja's deep commitment to Traffic Demand
10 Management.

11

12 It's been said many times but the school has reduced daily car trips to campus by over 30
13 percent. I live on the Embarcadero corridor and have personally witnessed the positive effects.
14 Castilleja's TDM program is outstanding and we should be grateful for their leadership.

15

16 Castilleja wants to gradually add 25 to 27 students to the high school but it will only be allowed
17 to do so if traffic counts remain level. The numerous consequences are built into the proposal
18 and the honesty is on the school to stick to the TDM. It has already been proven that it will.
19 Because the modest increase in students can be accommodate on the Castilleja campus

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1 without any increase to traffic. There must be a path forward to approval. What you are being
2 asked is to recommend, not determine how that may happen.

3

4 You've already heard that the ARB found a way to compromise and tonight I hope your Board
5 can too. The options before you meet Palo Alto objective of removing parked cars from the
6 street by offering underground parking. Don't we all agree that getting cars off neighborhood
7 streets is a great idea? Castilleja has presented you with options that not only do that but also
8 preserve beloved trees. The sooner your decision is sent to the City Council, the soon those girls
9 can gain access to the education they are hoping for with no new trips to campus and fewer
10 parked cars on neighborhood streets. Approve this project again, it's better than ever. Thank
11 you.

12

13 Ms. Klicheva: Thank you. Our next speaker is Kimberly Wong.

14

15 Kimberly Wong: Hello, after more than 5-years of deliberation and redrafting of the
16 architectural plans. Castilleja is no closer to creating a safe and environmental friendly campus.
17 We've seen a lot of shuffling of square footage, parking spaces, and roof line like puzzle pieces.
18 But the safety concerns I had initially with the project are still bothering me. The safety of
19 students, staff, and residents of Palo Alto and the neighborhood still need to be addressed.

20

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1 Building a garage endangers the environment by creating huge amounts of Greenhouse Gases
2 and threatens the underground water table during construction. Bringing in cars onto a bicycle
3 boulevard from the busy Embarcadero Road and queuing cars into an underground garage
4 increases dangers to bicyclists and drivers. Asking students to walk through an underground
5 garage, under a sewer line to emerge out to the campus exposes them to environmental
6 hazards. Asking students to attend classes in a basement classrooms with no outside ventilation
7 or light wells is hazardous to their physical and mental state. Commissioner Hirsch of the ARB
8 was also very concerned with this last issue as well.

9
10 The beautiful promotional video Adam Wolbach [note – Woltag] presented to us did not show
11 how massive the building was from the Kellogg side. Or take us through the underground
12 garage and its exit on Emerson. Or into those basement classrooms with so-called bouncing
13 lights. As a parent of a doctor... daughter, I can understand the concerns that parents will have
14 about the hazards that this project poses to their girls. Rather than going with a [unintelligible]
15 to support Castilleja's plans. I suggest parents study the plans more carefully and ask detailed
16 questions to understand what conditions will be like in these many basement classrooms and in
17 the garage for their daughters.

18

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1 To the PTC Commissioners, I ask you to withhold approval of the latest plan until these safety
2 concerns have been properly addressed. The health and welfare of all the students, parents,
3 staff, and residents should be paramount to the decisions you make on this project. Thank you.

4

5 Ms. Klicheva: Thank you. Our next speaker is Bill Ross.

6

7 Bill Ross: Good evening, can you hear me?

8

9 Ms. Klicheva: Yes.

10

11 Mr. Ross: I would like to align myself with the analysis presented by Jeff Levinsky with respect
12 to the incomplete Staff analysis on a critical land use permit for this project, the Variance. The
13 incomplete analysis of Staff isn't supported by applicable law and puts you in a position where
14 you don't have all the information before you. Based on the required standards for granting a
15 Variance in the Municipal Code. Staff doesn't have the authority to overlook those required
16 elements of a Variance. Certainly, the claims been advanced that this development and this
17 project would serve a multitude of various community interests, but that's not the issue. The
18 issue whether there's substantial evidence in the record to support the granting of a Variance.

19

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1 One of the most promised or fabled cases in this area is now 48-years old, Topanga Association
2 for a Scenic Community versus County of Los Angeles. A very story, intricate, intellectual, and
3 well-reasoned opinion on this very matter, right? I'm sure that a couple members of your
4 Commission are familiar with it but that case also said that in addition to having substantial
5 evidence in support of each of the Variance findings. There must... Variance standards there
6 must be findings that bridge the analytical gap between the decision to grant the Variance and
7 the evidence. Presumably here, that's the Staff report. That fails also. It doesn't example how
8 the specific standards of a Variance are to be granted here.

9
10 One of the things that was observed by that Supreme Court was the following... Supreme Court
11 decision was the following. Most courts meaningfully review grants of Variance in order to
12 protect the interest of those who hold rights in property nearby the parcel for which a Variance
13 is sought. A Zoning Scheme, after all, is similar in some respects to a contract. Each party
14 forgoes rights to use its land as it wishes in return for the assurance that the use of neighboring
15 property will be similarly restricted. The rationale being that such mutual restriction can
16 enhance total community welfare. How can you even make that recommendation to the City
17 Council when the Staff has failed to analyze all elements at to the substantial evidence being
18 present in the record for the Variance being granted? I agree also with Andie Thane [note –
19 phonetics] in her provision that Staff is not objective on this issue. You need to have an

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1 objective analysis on whether the Variance standards been met and apply that in a
2 recommendation to the Council. I don't see legally how that's present in the record. Thank you.

3

4 Ms. Klicheva: Thank you. Our next speaker is Susie Hwang.

5

6 Susie Hwang: Hi, can you hear me?

7

8 Ms. Klicheva: Yes, we can.

9

10 Ms. Hwang: I'm a former Castilleja parent with three daughters who attended Castilleja for 7-
11 years each and unlike many friends of Castilleja who are offering their opinions. I'm also an
12 actual neighbor. I live three houses from the school. Castilleja provided an excellent education
13 for my daughters. The teachers and many of the Staff are second to none and we are forever
14 indebted to them. For 13-years, I proudly supported the school, not just with my dollars, but
15 with my volunteer time and support.

16

17 Should the school get to beautify, modernize and green up its facilities? Even if it means a lot of
18 construction hassle for all concerned? If an adherence to the same rules that apply to other
19 applicants, absolutely. However, as I've consistently told Castilleja's leadership throughout the
20 years, I do not support Castilleja's requested enrollment increase. The upside enrollment that

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1 Castilleja Board requests and the physical plant to accommodate that scale are not and have
2 never been allowed under its permit. That permit, like the permits that control any
3 development project, is a binding contract with the City and its taxpayers. The ambitious scale
4 envisioned by Nanci Kauffman and the Board are inappropriate for a modest residential parcel.
5 I have to wonder if any of our neighbor's churches sought this scale of expansion, whether
6 they'd be afforded anywhere near this amount of consideration?

7

8 I was a new parent at Castilleja 1-year before Castilleja was publicly revealed to be out of
9 compliance with its permitted enrollment. During that time, 1-year before Castilleja admitted
10 to its over-enrollment, it was commonly discussed among Castilleja parents and staff that
11 enrollment exceeded the stated 62 students per grade. This is not about being anti-Castilleja,
12 it's not about neighbors being selfish, it's not about nimbies. What I've seen as a member of the
13 Castilleja community and other stakeholders have articulated the same is that when it comes to
14 the school's growth vision. There is unfortunately often a disappointing lack of transparency
15 and a scored Earth approach on the part of key Castilleja decision-makers. And that directly
16 speaks to whether these decision-makers will genuinely respect rules, open dialog that's
17 constructive, and the value of community beyond their own; and can be trusted to stay within
18 bounds into the future. As a Castilleja parent, conduct I've witnessed over the years to get this
19 vision realized has unfortunately made it... virtually made it really hard to get behind this plan.
20 A campaign that has consumed so much attention and money from the school.

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Do I support education and innovation? Of course, I do and I think it would be great if a Castilleja education could be extended to more students. The peninsula has many incredible schools that share these values. [note – video and audio cut out] to expand outside of their residential neighborhoods and they’ve done so. Castilleja can and should do the same. Thank you.

Ms. Klicheva: Thank you. Our next speaker is Bill King.

Bill King: Good evening. Before I start, I just wanted to say that I sent an email Friday to Rachael Tanner and five people seeded their time. So, I’m sorry at this late moment to say but this will hopefully be a 10-minute piece.

Ms. Klicheva: Okay let me quickly change the timer.

Mr. King: Again, as I said, my name is Bill King. I want to thank the Commission really for your tireless efforts to support Palo Alto and the time you spent on this. I’m a near neighbor of the Castilleja School and I want to speak in support of their proposal to improve conditions in my neighborhood, update the campus and educate more women.

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1 First, as a near neighbor, I hope you'll take note of the ARB's recommendation and the City
2 Council regarding the underground garage. Just days ago, as we know, the ARB asked the City
3 Council to revisit the request to ask Castilleja to reduce the garage to accommodate only 50
4 percent of the parking needs. The ARB noted that the hybrid garage, a plan Option D and E, of
5 more cars, can be moved in the ground without any further impact. This move was confirmed
6 by the City Arborist and EIR and therefore, with the data in hand, all five ARB Members
7 unanimously held that the City Council should opt for the underground parking in the hybrid
8 option of D and E. And I walk by the administration lot from my home almost every day and
9 without a doubt, I agree with the direction. I want to look out and see a more beautiful surface
10 with more trees and not as many cars in the above ground parking.

11

12 Next, I want to address some of the confusing and inaccurate information I've heard in some of
13 the recent meetings of the proposed square footage to the new academic spaces. You know,
14 stepping back in time for a moment to last spring, the City Council asked Castilleja to reduce the
15 square footage of the proposed buildings by 4,370-square feet to conform with previous
16 accounts. After careful review was done, it turned out that 4,370 was too high. That the school
17 only needed to reduce the building to less than 2,000-square feet to conform with this previous
18 permit. The changes in the architects have matted the buildings. Bringing the square footage
19 below the current condition is a commitment Castilleja has always made throughout the
20 process. The buildings will have a smaller footprint, lower roof lines, and better setbacks, and

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1 the buildings are much more in keeping with the neighborhood and the town. And as a
2 neighbor, that's something that I defiantly value in this plan.

3

4 On a different but related note, I want to clarify some misinformation I'm hearing about the
5 FAR ratio. I've heard one of a few of the vocal opponents of the project assert that the FAR has
6 increased. You know as we've heard, time... overall tonight that the proposed FAR is .48 and
7 not .51. By all accounts, by all measures, the new building is smaller than what is currently on
8 the campus.

9

10 And in during the last session, a speaker claimed that the school need to follow rules for
11 residential construction because it's in an R-1 Zone. To me, this argument really misses the
12 point. The school has operated under a CUP since 1950 when the Zoning Laws were created.
13 CUPs allows neighborhoods to remain rich assets or to remain rich with assets like libraries,
14 schools of worship, museums, and schools. The purpose of a CUP has been to make it possible
15 for non-residential entities to thrive where they belong in the fabric of neighborhoods. CUPs
16 were never meant to make a museum or library fit in the framework of a single-use family
17 home. These entities benefit more than one family and therefore should not be subject to the
18 single-family residents. For almost 70-years now, Castilleja has been permitted square footage
19 it needs to succeed and thrive as a school. This time around they are asking for less than before,
20 so it should be very easy to approve.

-
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When thinking about the changes a foot in our residential neighbor, I've also noticed around me that many homes are being built with the maximum basement space. These basements, in context of our residential lots, represent a very large portion of the available property. With Castilleja's entire City block, the basement area is much, much, much smaller in relation to the open space around it. And more importantly, all of these space contributes to the greater good of hundreds of girls, rather than a single-family. I'll frame the question again, why would we apply a single-family residential guidelines, who's only going to improve the lives of one person, to a structure that will improve the lives generations of students in the future? And the CUPs should be seen exactly for what they are. A tool that allow residents to be made stronger and more desirable because they offer valuable resources to the community. I know a handful of vocal opponents are asking you to apply residential rules to the school and the logic doesn't make sense. Schools been granted permission to operate on this lot using the amount of above ground square footage and FAR for decades. The school's applying for permission to continue to operate as a school using less of both. It is not a single-family home so those guidelines are null. Instead, I look at the guidelines that historically been applied to the school on this lot. The circular conversation about volumetric and Variances are smoke and mirrors to distract you from the fact that the school is asking for less of everything. To me, it's an easy yes.

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1 The directive you received from the City Council calls for identifying the procedure to allow
2 Castilleja to increase to 540 students in phases contingent upon no new trips. This procedure as
3 we've heard from earlier presentations tonight is very carefully and very specifically outlined in
4 the application. Clearly, there is no guarantee that the school will reach 540. Instead, the school
5 must earn that enrollment by staying below the no new trips threshold. [note – video, and
6 audio cut out] is not going to happen overnight. The application has very specific language that
7 outlines gradual measured path that the school would need to follow to be allowed to omit
8 more students.

9
10 The notion that raised in earlier PTC hearings that the school should reapply for each year
11 earning the right to grow I believe is a terrible waste of City resources as you've heard from
12 myself and a number of speakers tonight. And the City has already built the accountability into
13 the proposal so that Castilleja will have to earn the right to grow by keeping car trips down. You
14 know I personally think as a taxpayer, it's a big waste of resources to continue to go through
15 this kind of thing every year.

16
17 In the end, I am all in favor of compromise and frankly, through this process, I believe the
18 school has offered new compromises again and again and again in good faith. I believe it's well
19 past time to find a middle path that serves all parties. I think it's important we take a step back

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1 and remember you've already approved this proposal. You've approved it once, it's better than
2 before, so I hope that we can prove it again. Thank you very much.

3
4 Ms. Tanner: Thank you. Mr. King, just before you go, if you can raise your hand again. We just
5 want to make sure we get the other folks who a part of your party. I did look for your email and
6 I didn't see any email will a Bill King in it. But if you could just say the other speakers who
7 seeded their time. That will help our records.

8
9 Mr. King: Yeah, Megan Gilblana [note - phonics], Clay Gilblana [note - phonics], Bob Kocher,
10 Ann Rubin, and Ben Rubin.

11
12 Ms. Klicheva: Okay, okay, okay.

13
14 Ms. Tanner: One more time, please? That'd be great.

15
16 Ms. Klicheva: Just the first name maybe.

17
18 Mr. King: Megan Gilblana [note - phonics] and Clay Gilblana [note - phonics].

19
20 Ms. Klicheva: I hope I... I will figure it out.

-
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Mr. King: We can send the email again.

Ms. Tanner: Thank you.

Mr. King: Thank you.

Ms. Tanner: Megan, Clay... can you just say the other names just really quickly? We just have to make sure that the focus are here. That's what we need to confirm. Megan, Clay, and who else?

Mr. King: Bob Kocher.

Ms. Tanner: Kocher.

Mr. King: Ann Rubin.

Ms. Tanner: Rubin

Mr. King: And Ben Rubin.

-
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1 Ms. Tanner: Ann and Ben, great, thank you.

2

3 Mr. King: Thank you.

4

5 Ms. Tanner: I do see them here, thank you.

6

7 Mr. King: Great, thanks.

8

9 Ms. Klicheva: Our next speaker is Kathleen Foley-Hughes.

10

11 Kathleen Foley-Hughes: Good evening. Thank you, Commissioners, for your dedication to our
12 City. In January, you met for a third time to discuss a version of the Castilleja project that was
13 before you on December 8th, 2021. In that meeting, you concurred through straw poll votes
14 that you wanted a deeper understanding of the potential penalties the school could quickly
15 implement if it doesn't meet its TDM requirements. Now that you've had a chance to review
16 these very comprehensive plans and consequences. I hope you see both the sincerity and teeth
17 behind the mitigation measures. Tonight, you are reviewing conditions that would allow the
18 school to gradually increase enrollment. Conditions by their very nature are not automatic. The
19 school will need to prove itself every step of the way. Castilleja's project has strict built-in
20 compliance measures that require car trips to remain capped at current levels. This is the only

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1 way more students can attend the school. The consequences for non-compliance are outlined
2 in great detail in the school's latest documents. According to CUP enrollment increase
3 protocols, the school must undergo three TDM reports a year.

4
5 Castilleja has also responded to your request by a phased approach to 540 by clarifying the
6 stringent requirements outlined in the EIR to gradually add 25 students at a time. But please
7 remember getting to 540 is not guaranteed. The enrollment increase will need to be earned. To
8 quote Palo Alto Comprehensive Plan, quote TDM programs can include a range of
9 infrastructure investments and incentives for use of alternatives to the automobile as well as
10 parking management strategies. Employers and local governments often collaborate in
11 developing and implementing area-wide TDM programs. Castilleja is doing just that. Hoping to
12 collaborate with you on what those strategies may be.

13
14 Based on the results of the 3/17 ARB meeting, it seems that collaboration is possible. Especially
15 with regard to the parking structure. Doesn't this parking structure qualify as an infrastructure
16 investment according to Palo Alto's Comprehensive Plan? Contrary to the belief of many nay-
17 sayers, a parking structure with more spots does not, will not, and cannot increase car trips.
18 Council has asked you to recommend a path to 540. I believe you have the information you
19 need to do this. I urge you to please continue to collaborate so that this project can at long last
20 be approved. Thank you so much.

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Ms. Klicheva: Thank you. Our next speaker is Lian Bi.

Lian Bi: Good evening, Commissioners. My Lian and I have lived in Palo Alto for more than 8-years. I'd like to talk to you about the parking garage Castilleja's proposing. As a near neighbor, I support a parking option that moves more cars below grade and away from the bike boulevard. I would must prefer to walk along a car-free, tree-lined street. I understand that in March of 2021, the City Council suggested that the school should only move 50 percent of its allotted parking spots underground. This is an improvement but since more can be moved below ground without impacts on trees and environment. I believe that's the better path. Just 2-weeks ago, the ARB indicated that they prefer a parking garage that has more spots, 69 in fact. They concur that the parking structure that removes as many cars from the street as possible [note – video and audio cut out] all correctly.

In January, you were debating between parking garage Option D and E. The ARB suggested a blend of the two options. Option D, below ground, and Option E above, which maximize both tree preservation and the green space while minimizing City street parking. The good news is that the ARB has already carve a path that you can continue following.

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1 Since you, the PTC have already approve Castilleja's plans. This shouldn't be a difficult decision
2 to approve again. The school has been compromising for years. The ARB agree to a compromise
3 with elements of Plan D and E. I really appreciate this and I sincerely hope you keep these
4 points in mind as you discuss Castilleja's latest revisions. With all of this compromise behind us,
5 the time to approve is now. Thank you so much.

6

7 Ms. Klicheva: Thank you. Our next speaker is Tony Hughes.

8

9 Tony Hughes: Hi, good evening everybody. My name is Tony Hughes. I live at 839 N. Hampton. I
10 was born and raised in Palo Alto and over the past 66-years have seen so much change,
11 development, and growth in Palo Alto. Change and development and growth that has benefited
12 all of us frankly. I think this is the fifth or sixth time I've spoken via Zoom on the Castilleja
13 project. Although this is the first time I've actually spoken before 11:00 p.m. so I guess that's
14 progress.

15

16 In any case, in case you're wondering if I've changed my mind over these past years during the
17 review of the project I've not. If anything, I am more convinced than ever that this project, as it
18 has been thoughtfully designed, redesigned, and now even hybridized, should be approved.

19

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1 In past remarks, I've used my 3-minutes to speak passionately about traffic. Have you lost sight
2 of the traffic impacts of Stanford, Paly, its new performance center and gym in Town and
3 County over the years? I've spoken about underground parking. I've spoken about trees. I guess
4 I didn't know that some trees were serious and other trees were not until now but that's fine.
5 And I've talked about girls' education which I hope no one would quarrel with. I confess that
6 the misogynistic undertones of this entire process as it's dragged on and on trouble me.

7

8 So, I'm running out of topics to wax passionately about in connection with this project because I
9 don't want to repackage my previous remarks tonight. So, I'll finish with these final thoughts for
10 now. I'm a Managing Director at Barclays. I have over 35-year career in project finance where
11 I've had the opportunity to raise nearly \$50 billion dollars for some of the worlds most complex
12 infrastructure projects. In fact, 20-years ago I was literally attacked by 50 protesters in wetsuits
13 who were freaking out that a toll road that I was financing would ruin their surfing experience
14 in Southern California. Well now looking back, I get letters from those same protestors. The surf
15 riders, the friends of the Earth, the Sierra Club, for a fact that I helped create a project that
16 preserve theirs access to world-renowned breaks, beaches and creates a sustainable and
17 environmental sensitive surfing environment in Southern California. The point being, that
18 change, development, and growth aren't always bad.

19

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1 Castilleja creates benefits for Palo Alto and for young women that in light of the mitigation
2 efforts that have been adopted by Castilleja and its designers over these years. Far exceed the
3 trumped-up impacts on the community. I will raise my hand again in 3-weeks, 3-months, or 3-
4 years to register my support for this project. I certainly hope you move forward as I've
5 suggested. Thanks so much, have a good night.

6

7 Ms. Klicheva: Thank you. Our next speaker is Roy Maydan.

8

9 Roy Maydan: Good evening, Commissioners. Once again the Castilleja project is before you and
10 I hope you'll once again vote to support their plans. This latest submission includes revisions
11 that directly respond to your questions and those of the ARB. They've delineated measures to
12 reduce car trips and mitigate traffic in the neighborhood. As Castilleja said earlier tonight, there
13 are several tools left that the school can employ. Including the increasing shuttles and off-site
14 parking.

15

16 You have several options to consider in particular for the underground parking garage and the
17 pool. Adding more cars underground will not increase traffic. The school has an excellent track
18 record of keeping car trips lower than what is actually required. I know that your responsibility
19 is to approve a plan that meets the needs of the City and supporting underground parking is
20 indeed aligned with Palo Alto's Comprehensive Plan.

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The school has made revision after revision in response to valuable feedback. Ultimately landing on a Master Plan that is aesthetically pleasing and sustainable. In reviewing the options before you, I hope you'll support the following. For the garage, I strongly support the garage with the capacity of 69 cars because 69 cars can be parked with no additional impact in adding green space. It would make no sense at all to require surface parking when the additional cars can be parked below ground. This also makes the bike boulevard safer. The ARB agrees with me on this.

For the pool, two options are before you. One has been strongly endorsed by the ARB. The school has worked for years to provide excellent compromises and it is time to approve this hard work. Again, the ARB agrees with me.

The criticism about sound and noise abatement has already been addressed in the plan and the comments tonight are just another case of opponents constantly moving the goal posts. What's most obvious to me are the lengths the school has gone over the years to respond to feedback, protect trees, and still meet the objectives of their project. This has been the interminable approval process and I certainly hope that this will be their final round of revisions. It's time to say yes to this project and thank you.

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1 Ms. Klicheva: Thank you. Our last speaker is Alan Cooper.

2

3 Alan Cooper: Yes, can you hear me now?

4

5 Ms. Klicheva: Yes, we can.

6

7 Mr. Cooper: Good evening, Commissioners. My name is Alan Cooper and I have lived across the
8 street from Castilleja for 38-years. My request to you tonight is to minimize future disturbances
9 caused by Castilleja activities. Major disturbances are caused by large traffic, daily traffic, dense
10 neighborhood parking, and school-related noise.

11

12 To do this I ask two things, first, expand the TDM program which only monitors cars entering
13 school driveways to also monitor and include the many cars and service vehicles on Castilleja
14 business. That drive throughout the day within 2-blocks of the school from 6:00 a.m. to 11:00
15 p.m. Second, modify the CUP to distinguish between an activity and an event. As now
16 proposed, Castilleja can hold an unlimited number of activities with up to 49 people and all the
17 cars they arrive in 7-days a week. Change the CUP please to say that there will be no activity of
18 more than 2 to 49 people at any time on Sunday and on weekdays and Saturday before the
19 hours of 7:00 a.m. and after 10:00 p.m. If there are more than two people at these times, then
20 this activity will count as one of their 70 events.

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Secondly, I'm concerned about the rate of enrollment growth as envisioned by Staff. How do you accurately measure traffic for a TDM during the 5... the 3- to 5- years of construction when students are in trailers in a temporary campus and with heavy... much construction traffic circling the school? I request that there be a pause in enrollment growth after the jump to 450 students. Until school construction is completed and all students are attending class in the new building. Thereafter, there will be time to verify that the TDM plan of increasing students by 25 per year is working as now envisioned and is not being miscalculated in any way. Thank you for considering my requests.

Ms. Klicheva: Chair Lauing, that concludes public comments for this item.

Chair Lauing: Okay great. I'd really like to thank all members of the public for giving their comments and they really do influence the discussion, the debate here, and ARB. It's just extraordinarily helpful for us to hear that sort of grass root feedback on all sides of all issues. So, obviously very long and very helpful so very sincere about that.

So, I think there's a rebuttal piece of about 3-minutes?

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1 Ms. Tanner: Yes, yes, the applicant does have a 3-minute rebuttal. So, I don't know if Ms.
2 Kauffman or Ms. Romanowski, if you will be taking that?

3

4 Ms. Romanowski: Hi, yes, I will be taking that. This is Mindie Romanowski.

5

6 Ms. Tanner: Okay, we're ready to start whenever you are ready.

7

8 Ms. Romanowski: Sure. Thank you Planning Commission, members of the Staff and members of
9 the public, and members of our team for your time this evening. We tonight have heard
10 concern regarding whether there is factual or legal support for our Variance or our CUP or both.
11 And I must emphasize that the findings are well documented and supported by substantial
12 evidence in the record with multiple expert studies. Including an EIR that finds no significant
13 environmental impacts. Indeed, it would actually be arbitrary abusive discretion to disregard
14 the record when there is ample factual and legal support to approve our proposal.

15

16 This project, if approved, will bring the school further into compliance with the Code. As one
17 speaker said earlier this evening, Castilleja is asking for less of everything. The FAR will
18 decrease, the height will be reduced from the current condition, the setbacks will includes and
19 push further back from the neighborhood and more open space will be enjoyed.

20

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1 So, in the few minutes, I have left and I know they are slight. I do want to just address... those
2 were general comments. Now I'm going to address some specific questions and concerns to
3 clarify the record. The first is with regards to some concerns we heard about the pool and noise
4 that might come from the pool. First I want to just clarify that the pool was relocated in our
5 proposal from its current location and sunken below grade in order to attenuate sound. It was
6 also studied by noise consultants and identified in the EIR Mitigation Measure 8a did indeed
7 study it and it did find that while there is a potentially significant impact from the pool area.
8 There is a mitigation that is proposed that makes it less than significant and indeed requires
9 that the school attenuate noise with various measures to comply with the Noise Ordinance.
10 And so, I would invite members of the public and the Commission if they're confused to take a
11 look at Mitigation Measure 8a.

12
13 Next, we did hear at the beginning of the evening some questions about Impact Fees and I
14 guess I would just emphasize that if you read the City Council's motion asking for your input on
15 the parking garage. They clearly stated that if 50 percent of the required parking is below grade
16 it would not count towards Gross Floor Area. And so, if that is the case, whether it is approved
17 by right because you're Code allows it or if you do decide to move forward with a Text
18 Amendment. Impact fees would not be charged for GFA that is that 50 percent or it would not
19 be charged because there's no new GFA in the parking garage if it's less than the 50 percent as
20 promulgated by that Council motion.

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And I guess in closing, tonight I do want to wrap up on a positive note. I want to remind everyone and this Commission most importantly that our project is a product of compromise and feedback from the neighbors and the greater community. And I think you heard that in so many of the speakers tonight. We have held 53 neighborhood meetings since 2012. They have been a mix of small focus groups, large neighborhood meetings and many of these have been professionally moderated. Some of which by a mediator suggested by Staff. There have been a merit of opportunities for direct input into this project (interrupted)

Chair Lauing: Please finish up when you can.

Ms. Romanowski: Including numerous meetings... yes, I will... between our neighbors and our architecture team. So, really this project is the result of collaboration and compromise. It's supported by data, it's in compliance with the law, and it's ripe for approval. So, we do look forward to your recommendation and thank you for your time.

Chair Lauing: Thank you. So, I think for tonight, this is going to be a wrap on this issue and as planned we're going to continue it to the 20th. And I think we probably need an official motion on that, so Commissioner Hechtman underneath all my papers, go ahead.

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1 MOTION

2

3 Commissioner Hechtman: I will move that we continue this agenda item to a date certain of
4 April 20th and that when we resume, unless we have to contend with new information and I'm
5 not anticipating any, that we would pick up where we're leaving off right now which is with the
6 public comment portion including the applicant's rebuttal concluded, and we would just have
7 PTC Commissioner deliberation.

8

9 SECOND

10

11 Commissioner Chang: I'll second that.

12

13 Commissioner Roohparvar: Second.

14

15 VOTE

16

17 Chair Lauing: So, moved and seconded to continue to the 20th and as planned, we would pick up
18 exactly where we are and public comment has ended because it's a continuing hearing at the
19 next time that we meet. Any comments or questions on that motion at this point? Not seeing
20 any, let's do a vote, please.

-
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2 Ms. Klicheva: Commissioner Chang?

3

4 Commissioner Chang: Yes.

5

6 Ms. Klicheva: Commissioner Hechtman?

7

8 Commissioner Hechtman: Yes.

9

10 Ms. Klicheva: Chair Lauing?

11

12 Chair Lauing: Yes.

13

14 Ms. Klicheva: Commissioner Reckdahl recused. Commissioner Roohparvar?

15

16 Commissioner Roohparvar: yes.

17

18 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

19

20 Commissioner Templeton: Yes.

-
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Ms. Klicheva: Motion carries 5-0.

MOTION PASSED 5(Chang, Lauing, Hechtman, Roohparvar, Templeton) -0 -1(Reckdahl recused)
– 1(Summa absent)

Chair Lauing: Excellent.

Commission Action: Motion by Hechtman, seconded by Chang. Motion Passed 5-0 (Reckdahl recused, Summa absent).

5. PUBLIC HEARING / LEGISLATIVE. Recommendation of an Ordinance Amending Title 18 (Zoning) of the Palo Alto Municipal Code, Chapters 18.04 (Definitions), 18.16 (Neighborhood, Community, and Service Commercial (CN, CC and CS) Districts), 18.18 (Downtown Commercial (CD) Districts) and 18.30 (A) and (C) – the Retail and Ground Floor Combining Districts to Update Definitions, Broaden Permissible Uses, Limit Certain Uses and Update Thresholds for Conditional Use Permits for Some Land Uses Throughout the City. Environmental Review: CEQA Exemption 15061(b)(3)

Chair Lauing: So, we do have some planning to do at the end, a little bit of planning. It is now 10 o'clock. We're always meant to talk at 10 o'clock about how much further we can go and I would actually suggest that we spend 5 or 10 minutes on this. And then decide we should go and sort of structure kind of the entire agenda item. So, if that's okay, that's where I'm going to start and then we can interrupt this... in other words, I'm not saying we're going to take this to the end or we're going to take it for an hour at this point. I just want to kind of have some discussion about where folks are. I think it's a pretty complicated issue with a lot of detail and a

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1 lot, a lot, a lot of definitions and direction on seven different points from Council. Some of
2 which is clear and some of which to me is not at all clear so I think it's pretty complicated.

3

4 You know, we have the seven specific items showing up on Page 203... sorry, 202 and 203 of the
5 Packet. A is very specific and they want us to keep it, B says refer to the Planning and
6 Transportation Commission for additional review but there's no direction on what that review
7 would be, etc., etc. E says PTC evaluate the most appropriate way to define restrictions on
8 dining establishments and one of those ways that was I think preliminarily mentioned by
9 Council was maybe we look at the parking for different types of definitions of restaurants.
10 That's not here either so if we're going to do that, that's a bigger project. And there's a lot of
11 discussion about the CUP should be changed or not and a couple have. So, I think maybe if we
12 would like to get the Staff presentation to see what they have in mind and then figure out from
13 there where we would like to go. Commissioner Templeton.

14

15 Commissioner Templeton: Just to confirm, you moved on to Agenda Item Number Five right?

16

17 Chair Lauing: I did.

18

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1 Commissioner Templeton: Okay, I just want to make sure because I don't think we said that
2 explicitly. We wrapped up the previous one and I just wanted to be really, really clear. Thank
3 you.

4
5 Chair Lauing: Okay, so I think we should take the Staff report and then have discussion about
6 how to process it. Make sense? Okay.

7
8 Rachael Tanner, Assistant Director: Thank you. We have Sheldon Ah Sing, one of our Principle
9 Planners, who will be giving the Staff presentation. And while Sheldon's bringing up his
10 presentation we'll just say we do have some time constraints but if we do need to continue this
11 to April 27th, we can make that work. So, just want to relive some of the midnight burning... oil-
12 burning pressure. Sheldon, if you want to kick it off?

13
14 Sheldon Ah Sing, Planner: Thank you. I'm just getting oriented here with (interrupted)

15
16 Chair Lauing: Just one second, I'm sorry. Commissioner Reckdahl has rejoined us. I just wanted
17 to announce that for the record.

18
19 Mr. Ah Sing: Okay great, thank you. So, Sheldon Ah Sing, Principle Planner, and starting our
20 presentation on the draft ordinance for the commercial zoning and CUP thresholds. The

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1 recommendation is to recommend the City Council adopt an ordinance amending the Zoning
2 Code for certain retail use definitions, limiting certain uses, and relaxing conditional use
3 thresholds for certain uses. And what we want to talk about this evening, to provide a little bit
4 of background, how we got here as well as an overview of the Temporary Ordinance, a
5 summary of the draft ordinance amendments, and some next steps.

6
7 So how we got here? We started the fall 2020 as an informational item on the effects of the
8 pandemic on the economy and to address the vacancies that were being experienced or
9 perceived. Staff was directed to come back to the Council with a Temporary Ordinance that
10 would help streamline the process for certain businesses. The Temporary Ordinance first
11 reading was in December so it was a pretty quick turnaround. Then what is typically a
12 straightforward second reading and adoption ended up being a little more involved. There were
13 some new Council Members that came in 2021 and there was some concern about maybe the
14 streamlining went too far in some certain focus areas such as University Avenue, California
15 Avenue, and the Town and Country Shopping Center. So, they had come up in March 8th with
16 six motion items, and as previously said that [unintelligible] some of them were pretty clear and
17 others were maybe not as clear. Especially out of context they're not as clear but I did review
18 the meeting minutes, watched the video, honed in several times by more than many people
19 would want to on these motions items. But the April 12th, the second reading, all of these
20 motion items were incorporated into a Temporary Ordinance. So, what you see in the

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1 Temporary Ordinance incorporates all these things and there were three items of which the
2 Council wanted some PTC input on that we'll get into.

3

4 So, a little bit of overview about the Temporary Ordinance itself was summary of changes to
5 definitions and one part of it and onto the summary of changes for CUP thresholds. There was a
6 change to the eating and drinking definition to distinguish dining versus ready to eat uses such
7 as bakeries, ice cream shops. Where the distinction is whether or not the business has a
8 commercial kitchen and a commercial dishwasher. So, that had some relation to do with
9 parking as retail uses require less parking than dining places. The other aspect of definitions
10 was change to fitness and exercise studio definition to clarify that up to 5,000-square feet is
11 considered fitness studio and greater than 5,000-square feet is a Commercial Recreation. So,
12 that threshold was prior to the Temporary Ordinance 1,800-square feet. Then there's an
13 inclusion of a new definition for learning center under personal services as well as an addition
14 of drive-through attached to a drive-in definition. Associated with not only just dining but it
15 could be like pharmacies or bank ATMs.

16

17 Then regarding changes to the CUP thresholds, some things here. CUP not required for medical
18 offices up to 5,000-square feet. Except for California Avenue and University Avenue and then a
19 CUP is not required for fitness and exercise studios up to 5,000 square feet. Except for along
20 California Avenue and Town and County Shopping Center which that threshold is set at 1,800.

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1 Then learning centers are not permitted on University Avenue and the nail salons and day spas
2 not permitted on California Avenue.

3

4 The Temporary Ordinance also went into maximum size for the CN and CD-N Districts and the N
5 designation is really neighborhood districts. So, a lot of small-scale types of businesses and they
6 are intended to be more compatible with or designed to be more compatible with the
7 residential nature of the adjacent districts. So, personal services were increase in size.
8 Maximum size was 2,500 to 3,000-square feet and then neighborhood business service increase
9 from 2,500 to 3,000-square feet. One thing to consider and recognize that we have a Retail
10 Preservation Ordinance is interconnected with this. Any ground floor retail space may only be
11 replaced by retail, retail-like uses. So, this is where you need to consult the definitions in the
12 Code. Retail is pretty clear and it's an example like a clothing store but retail-like means any
13 intriguing places. Personal services such as salons could be Commercial Recreation and
14 theaters. So, those could go into vacant spots that were once saved versus a clothing store.

15

16 Some of the effects of the Temporary Ordinance. It's been in effect since May of last year so we
17 did permit an application activity review over that time and there were some limited instances
18 that took advantage of this temporary changes. That included medical offices that would
19 otherwise require a CUP. So, there's a couple instances there along the El Camino Way and
20 California Avenue as well as there was ready-to-eat shops. I think ones a bakery here and the

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1 other one is like a Boba tea that would otherwise require some additional parking. So,
2 potentially as low activity was a continuing function of the pandemic on the economy but in
3 summary, there's not sufficient information to really establish a trend. But it does not preclude
4 the continuation of the changes in Temporary Ordinance or the inclusion of the additional
5 changes requested by City Council. So, these places would otherwise have located elsewhere or
6 not yet get started at all if the... without the changes in the ordinance.

7

8 Okay, so just now we'll talk about the Draft Ordinance and as I mentioned previously there
9 were three parts in the motion that referred to the Planning Commission for some further
10 insight. So, if we could focus the Commission on anything of this Draft Ordinance, really the
11 direction was pretty clear from the Council where they wanted to go with some of the other
12 items and understood that typically this would go through the Planning Commission. And then
13 on to the Council instead of kind of Council down. But I would say that Motion B and D are
14 probably very related and we'll talk a little bit more about those. And then Motion Item E about
15 refined restrictions on dining establishments [unintelligible] we'll talk about that in another
16 slide.

17

18 But primarily we do want to maintain the substantive changes from the Temporary Ordinance
19 and make those permanent. I mean that's the... that's the gist of this. The big picture is trying to
20 streamline where we can and acknowledge the sensitive areas that the Council had brought up.

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1 We also wanted to make definitions for eating and drinking establishments. Change the
2 terminology to restaurant, we'll go into further about that, and then just make note here that
3 we have included for reference in the Packet an annotated version of the Draft Ordinance. This
4 may help you guide our efforts in addressing the City Council's motions and the CP [note –
5 CUP?] thresholds regulated in different sections. So, discuss more but the Temporary Ordinance
6 included many of these exceptions in footnotes whereas we're putting these now on
7 subsections like the R and GF Combining Districts. And then wanted to maintain the prohibition
8 of the nail salons and beauty shops on California Avenue as the Council requested.

9
10 So, changes contained in the Draft Ordinance affect all commercial districts. However, there's
11 some areas of focus such as University Avenue, California Avenue as well as Town and County
12 Village Shopping Center. Where revisions contained from in the Temporary Ordinance anyway
13 usually limit the streamline afforded to other areas and to continue CUPs. Or in the case of nail
14 salons and good shops along California Avenue is a full prohibition. Technically the concern
15 there from the Council, as stated in their meeting, was regarding proliferation of non-traditional
16 retail uses and vacant spaces.

17
18 So, with the definitions component as I'll start off here and then continue on to CUP threshold.
19 Wanted to maintain the substantive changes such as intensive retail and personal service,
20 moving ready to eat uses from dining to intensive retail. That change classification results in

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1 less parking for businesses. The definition changes in personal services such as fitness studios,
2 which I'll discuss later, and then learning centers which is also defined more clearly now.

3
4 So, I wanted to... as... responding to Motion E, this is for the Planning Commission and how to
5 define restaurant spaces. You know the major change here... on the left, this is a Temporary
6 Ordinance, right is the Draft Ordinance... is to call it a restaurant. Other... the public they
7 understand restaurant [note - audio and video cut off] terminology that's used anymore. It's
8 more of just restaurant. We're going to otherwise continue and distinguish restaurants as those
9 that have a full kitchen and a dishwasher. And also, moving to relevant definitions under
10 restaurants such as drive-in, drive-thru, and take-out. So, instead of sending people that are
11 reading the Code, other sections in the Code have it all in the same spot.

12
13 And we do want to acknowledge and mention, you know as we had our public outreach and
14 conversations with brokers and such. That take-out has become a much bigger component for
15 restaurants and potentially the parking requirement. They may not be in alignment with what
16 the demand is. Meaning we may be requiring more parking than is really necessary. It's not in
17 our scope of work to address here. It doesn't have the real-time to do that because we're
18 focused on getting this ordinance more permanent. But however, the PTC may recommend to
19 Council to further study this in the future and that may be an item so that it doesn't get hung

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1 up making... on this effort [unintelligible] this temporary ordinance through. There may be
2 some line items that we have to address in the future.

3
4 For the CUP thresholds, when we speak of revisions to address the Council motion. Primarily
5 those are moving these regulation standards from what were footnotes to the applicable
6 conceptions. So, for instance, those exceptions for California Avenue would be in the R
7 Combining District and those exceptions are included. For University Avenue, would be in the
8 ground floor Combining District. I think when the Temporary Ordinance was put together it was
9 probably more short-term. We're thinking more long-term here changes for the ordinance.

10
11 And then for fitness studios and commercial recreational occupancy, I think when the Council
12 was speaking to the occupancy levels. They were... I think the best way to address that is to
13 define the space. I think it would be very difficult for us to talk about or speak to or enforce the
14 number of people that would be allowed in the space. These are open floor plans, a program
15 space, you know typically on a small end of a fitness studio. You've got one or two activities
16 that may be going on, on a larger commercial recreational area. Larger floor plans, more
17 programing, maybe you have some equipment, locker rooms. The prior threshold was 1,800-
18 square feet and anything above that required a CUP. So, when we had conversations with
19 brokers they wanted to have that threshold be higher and we brought forward to the Council
20 5,000-square feet. The results [unintelligible] were about 3,000-square feet. You know when

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1 you think about a fitness studio, what comes to mind is a yoga studio. You know, 5,000-square
2 feet is probably ample amount of space to accommodate that without the burden of going
3 through a CUP process. And beyond that, you're looking at more impacts to compatibility
4 maybe to the surrounding neighbors. We did you look at other cities such as Mountain View,
5 Menlo Park, Sunny Vale. Those require CUPs regardless of size for these subset uses, so actually
6 here is probably where we're more streamlined for this type of business.

7

8 I wanted t mention beauty shop prohibition on California Avenue and the City Council direction
9 Motion A was probably the clearest of all. To prohibit these types of businesses directly on
10 California Avenue. The concern there was about the proliferation or potential proliferation of
11 these certain personal service uses taking over former retail spaces and reducing that active
12 store front along California Avenue. So, if adopted, any existing nail salons would... along
13 California Avenue would be considered non-conforming concerning to the Code. We did hear in
14 our public outreach a little bit of concern about this. You may hear it tonight as well.

15

16 So, during that public outreach, we had conversations pretty broad with our property owners
17 and interested parties. We had email blasts to businesses, we put in newspaper public
18 advertisements, notifications to property owners. For a... typically for a Zoning Amendment
19 such as this we just do a newspaper ad but we wanted to do is be proactive about it and get as
20 much feedback as possible. We were able to speak to several property owners about the issues.

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1 Some of which were happy about what we've done so far. Definitely want to see more things
2 done and then of course we heard about the issues about maybe the nail salons along
3 California Avenue.

4
5 So, what to expect next, what we're hoping for is to get to the Council on May 2, and then we
6 anticipate introduction of and first reading of the ordinance and adoption and second reading
7 on May 16th. And this would be effective on June 15th in time because this Temporary
8 Ordinance expires on June 30th. So, we want to try to reduce any gaps between the Temporary
9 Ordinance and a permanent replacement for that.

10
11 So, with that, Staff recommends PTC hold a public hearing and the Council adopt an ordinance
12 amending the Zoning Code. So, that concludes my presentation, and be happy to answer any
13 questions that you may have. Thank you.

14
15 Chair Lauing: Commissioner Reckdahl, did you have a preliminary question?

16
17 Commissioner Reckdahl: Yeah, I'm not sure. Do you want to keep the questions at a high level
18 or do you want to have more detailed questions right now?

19

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1 Chair Lauing: Well, I'd like to basically figure out a way to go here. So, we have to ask some
2 general questions and then we have to check on public comment if there is that before we dive
3 in. So, I'm happy to take some general questions but I'm eager to sort of compress the net
4 timeframe of this meeting tonight on this item. So, why don't you start?

5
6 Commissioner Reckdahl: So, if you could go back to Slide 12 it talks about the things that were
7 put to PTC and when I look at that list I don't see anything that we can chop off tonight. I think
8 these are bigger things that we need some thought and that we're not going to just off the cuff
9 make these decisions. But I think it would be reasonable to try to get through an ordinance
10 duplicates what the temporary did. That's the purpose. Then I personally don't find anything
11 objectionable with doing that. I'd be interested in what other people think.

12
13 Chair Lauing: Other Commissioners? Commissioner Chang.

14
15 Commissioner Chang: So, I just want to understand if... why we're or why it was temporary in
16 the first place? Is it because it was trying to address the pandemic and it didn't... the Council is
17 allowed to do a Temporary Ordinance without coming through the PTC but it has to expire
18 within a certain timeframe?

19

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1 Ms. Tanner: That's generally correct. It doesn't have to expire in a certain timeframe until the...
2 it's considered interim or temporary until it's heard by the PTC.

3

4 Commissioner Chang: So, I guess my question is (interrupted)

5

6 Ms. Tanner: Sorry and I just wanted to add this one does have a timeframe. So, just saying,
7 generally, Council doesn't have to give them expiration dates but this one does have one.

8

9 Commissioner Chang: Is there a way for Council to... I guess I guess I'm wondering about this
10 because we have [note – audio and video cut out] without us doing... I guess I'm wondering
11 why would we make it permanent unless we're certain that we want to make it permanent.
12 And I feel like we can only be certain if we want to make it permanent in this way if we address
13 the things that Council has asked us to do on Slide 12 that Commissioner Reckdahl called
14 attention to. So, but those things will take time so I don't see much of a point in taking a
15 temporary ordinance and simply making it permanent if we don't know that it's right, "right".

16

17 Ms. Tanner: Perhaps in answer to that question we could ask Attorney Yang. I do think I guess
18 that I hadn't thought about it but the PTC could recommend to the Council that it extend the
19 Temporary Ordinance. So that these... though they be three bullet points, they're pretty hefty.

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1 It also might provide additional time to see if other applicants come forward and take
2 advantage of the programs or continue to not to be that well used.

3
4 Commissioner Chang: Yeah, that's my point exactly as well as at our retreat we discussed that
5 there's a whole bunch of people coming online who are going to look at some of these more
6 retail-related questions. And it seems that again, before enshrining some things into permanent
7 ordinance. It might make sense to both allow more time for more data and to see what people
8 actually take advantage of. And also, for us to address these issues maybe in concert with some
9 of the work that these various retail folks are going to be doing or Cal Ave folks.

10

11 Chair Lauing: Counsel Yang, I saw you appear there momentarily.

12

13 Albert Yang, Assistant City Attorney: I was just going to chime in that it would be an acceptable
14 recommendation for the PTC to extend the Temporary ordinance so that's an option.

15

16 Chair Lauing: It would be you say, correct?

17

18 Mr. Yang: Yes, yeah that is an option.

19

20 Chair Lauing: Okay. Other Commissioners weighing in at all? Commissioner Hechtman.

-
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Commissioner Hechtman: [off mic] Just a quick question about the timing if... you know either way.

Commissioner Chang: I think you're still muted.

Commissioner Hechtman: Oh sorry, there. Question on the timing, Ms. Tanner thought that before we were talking about possibly just extending the Temporary Ordinance, that we might be able to finish this off on the 27th. I did see in one of Sheldon's... Mr. Ah Sing's slides that this is coming to Council ideally on May 2nd. And to me that seemed like too short a window realistically for Staff to process... it is, to turn around in written form to the Council. So, I'm wondering if we could even meet... does that mean we'd have to back this up to April 20th when we have Castilleja and one other item? So, I'd like to kind of set the timing seeing if we don't go with a recommendation for them to extend so that we can understand that option.

Ms. Tanner: So, timing-wise, it may... and correct me if I don't answer your question or I misunderstood the question. So, if we did hear this item on the 27th.... at the next PTC meeting on the 27th which the items there could be... they're not time-sensitive that are currently scheduled for that date. We wouldn't... we would not go to the May 2nd Council meeting. We would need to push that to a further Council meeting and so there would be... let's assume that

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1 on the 27th PTC made a recommendation to do whatever it wanted. Council heard that in
2 probably mid-May, maybe May 16th there a bouts. They made a decision, then there's a second
3 reading of the ordinance and then it goes into effect. There's a possibility there could be a slight
4 gap in coverage but during that gap, it really would just... we would advise an applicant to wait.
5 For example, if they came and say hey next week the new ordinance is going into effect. That is
6 the old ordinance or is whatever it is. You may want to wait until that time to apply. So, that's
7 the timing that we're under. I don't know if that helps to illuminate and I guess to maybe if I lay
8 out Commissioner Chang's suggestion. If the suggestion was to hey, let's have the Council
9 continue this temporarily and while we're continuing to study the topic. Then we would come
10 back in the summer and fall as these other resources are coming on and kind of roll it into that
11 larger retail kind of analysis project.

12

13 Chair Lauing: One other option, just to kind of piggyback on that, is we could not necessarily
14 tonight or in our next meeting, say let recommend that they continue the current Temporary
15 Ordinance. We could... another way we could try to accelerate it is some of this is literally
16 wordsmithing of ordinance and some of it is bigger issues like do we even agree with some of
17 these things. That there shouldn't be any nail salons on California Avenue. So, two different two
18 different ... completely two different kinds of issues; policy versus writing it. We could have a
19 couple of very talented people work on this independently with Staff in parallel and then bring
20 it back at the next meeting. So, if at the 27th which is already... is a month out. If we had a

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1 couple of Commissioners working on this behind the scenes in a subcommittee with Sheldon.
2 We might be able to knock it out on the 27th.

3

4 Commissioner Reckdahl: I think that's a little optimistic but maybe I'm too much of a pessimist.

5

6 Chair Lauing: Well, well, I wasn't saying it would come to us in a bow. I was saying that two
7 Commissioners working on this in the next 4-weeks could come back with a lot of progress.
8 Compared to us picking it up for the first time 4-weeks from now and starting in on a 3-hour
9 discussion or whatever, 2-hour discussion here in the bigger meeting.

10

11 Commissioner Reckdahl: Yeah, I think there'd be some value to off... outside of the meeting
12 work but I still think whatever comes back is they're going to iterate on this because these
13 things are sticky topics here. At least that's my opinion.

14

15 Chair Lauing: Well, I definitely think that's the case, as it should be. I mean nothing should come
16 back packed up already by an Ad Hoc Committee so. Did you want to comment?

17

18 Commissioner Hechtman: Yeah.

19

20 Chair Lauing: Go ahead.

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Commissioner Hechtman: So, I know you former Parks Commissioners love your subcommittees. So, we might need one of you to show us how it's done if we're going to wade into that kind of activity. So, I guess what really resonates for me with what Commissioner Chang is saying is if we're going to wade into this, we'll get it right and not make a decision based on time pressure to get it and I definitely agree with that.

One concern I have is if we wait till the 27th and on the 27th we decide that we're interested in extending the Temporary Ordinance and maybe it's not for a long period of time that would fold in these things, it may not happen until the fall but what happens if... because now the Council is almost out of time with their June 30th deadline and what if they don't agree? Right? And what if their attitude is no, we really wanted to hear from you on these three items and you didn't give us anything. Now we're just going to sail on without you.

So, I'm wondering if there's a way to take the Council's temperature in the short term about whether they'd be open to some kind of modest extension of this so we could really get it right. Rather than waiting until May 16th or whenever we'd go to them.

Chair Lauing: Yeah, I mean I think that's a good idea as well. I mean I'd be happy to just chat with the Mayor and just ask the question about where is this on the timeframe? You know, this

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1 was first picked up by them in November. We're getting it almost a year and a half later, so it's
2 probably not as urgent as it was when they took it in November. So, I would think we would
3 have some time to get it right. I always like to get things right, not just out and to duck these
4 things and just go back to the ones that are quite obvious that we could probably vote on
5 tonight in 20-minutes. That's not the assignment we've gotten. My problem is I don't
6 understand the assignment, so it's kind of hard right now without some guidance to know how
7 much of this they really want us to get done. Particularly, getting this stuff that's I think could
8 be really important like yes, we should adjust parking for take out people. That could be
9 substantive change and one of the other things is that this started as we want to help retailers.

10

11 Particularly during the pandemic but almost all the things that they put into the Temporary
12 Ordinance are constraining retailers. What can't be on the street, on the facing streets, and so
13 on. So, at this point, it's not helping retailers that much. Unless we get over to the CUP and
14 start working about which ones really should be more liberalized and so on. Then we could
15 really help some retailers which I think would be great.

16

17 Ms. Tanner: I do think that the Chair's suggestion of reaching out to the Mayor. I can also chat
18 with the City Manager just to see. I think it is difficult. I don't take bets on what Council will do
19 myself because I don't know what all them think or what a majority of them think. And so, it
20 can be hard to get a full temperature but if you can speak with the Mayor. Maybe that will help

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1 to get some insight. Maybe the Mayor and the Vice Mayor and then just a suggestion tonight. I
2 think I do see maybe one or two folks who may be on the line to give public comment. Perhaps
3 speaking with them and we can hear what they think and then we can keep talking about what
4 we want to do might be worthwhile.

5

6 Chair Lauing: Great, thanks for that because again, I can see the screen here so. So, we'd like to
7 call for public comment if there is any.

8

9 Madina Klicheva, Administrative Assistant: I'm just waiting for people to raise their hands.

10

11 Ms. Tanner: So, if anyone would like to speak on this topic of the CUP thresholds and other
12 related items. There we have one hand.

13

14 Ms. Klicheva: Our first speaker is Charlie Weidanz.

15

16 Mr. Charlie Weidanz: Yes, good evening Chair Lauing, and good evening Commissioners. Charlie
17 Weidanz, CEO of the Palo Alto Chamber of Commerce, and I'd like to speak tonight with respect
18 to the Temporary Ordinance for retail zoning.

19

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1 So, back in the spring of 2021, the Council approved a Temporary Ordinance to marginally
2 broaden permissible uses and to slightly raise the threshold for a Conditional Use Permit to
3 promote economic recovery during the COVID-19. However, there were exceptions such as
4 prohibiting nail salons, beauty shops, barbershops, etc. directly on California Avenue.
5 Prohibiting expansion of fitness uses greater than 1,800-square feet and prohibiting expansion
6 of tutoring and other types of small education centers.

7

8 The business community here in Palo Alto has been struggling since before the pandemic and
9 especially these past 2-years plus. To find every way possible to recover and bring vitality back
10 to our downtown and Palo Alto as a whole. The main priority of the Council for this year is
11 economic recovery to drive a vibrant downtown with retail to support shoppers, diners, and
12 visitors to Palo Alto. We know that pre-pandemic, 70 percent of retail sales dollars came from
13 our downtown's daytime population. The office workers, their visitors and service providers as
14 well as the business visitors who stayed in our hotels.

15

16 Therefore, we need to develop policies that create a vibrant downtown that retails and attracts
17 quality employers and their employees. We want to help to find ways to work together with
18 you to look at policies and ordinances that promote and benefit University Avenue, California
19 Avenue, and Palo Alto overall. We want to help to find ways for the community to engage with
20 Staff, the Commission, and Council to work collaboratively to revise and update the current

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1 retail Zoning Code to welcome all appropriate retailers and to modify the design restrictions to
2 allow them to merchandise their storefronts as they see fit.

3

4 And while we work on Retail Zoning Ordinance for economic recovery, we also want to focus on
5 ways to attract our businesses by recognizing that without a vibrant and growing office
6 population. All attempts to energize retail will be ineffective.

7

8 We ask that you prioritize a review of the entire retail Zoning Ordinance with the goal to
9 remove all impediments to having a thriving retail district and we stand ready to engage with
10 you and assist in this effort. Thank you.

11

12 Chair Lauing: Thanks very much.

13

14 Ms. Klicheva: We don't have any raised hands.

15

16 Chair Lauing: No further hands? Okay.

17

18 Ms. Klicheva: No further hands, yes.

19

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1 Chair Lauing: Alright, well that was very helpful in terms of input to our decision said here. So, I
2 don't see any more hands. What I would suggest at this point is that we actually postpone this
3 to a date uncertain because at that point you can talk with the City Manager. I can talk with the
4 Mayor and we can figure out where it would fit in the agenda and how big the scope really
5 needs to be. And on the table could be the discussion that could also make it big scope, just
6 give you what you want, or postpone the ordinance change and just extend it. Commissioner
7 Hechtman.

8
9 Ms. Tanner: Maybe I can ask, sorry. Attorney Yang, if you're there, could the Council without a
10 recommendation simply extend the ordinance on their own? I'm just wondering how much
11 process we need to go through and I don't want it to be a burden on this decision of how we
12 move forward.

13
14 Albert Yang, Assistant City Attorney: Yes, the Council could simply extend the Temporary
15 Ordinance. It does not need a PTC recommendation to do that.

16
17 Ms. Tanner: Because to that point if we... you know depending on what we hear, that could be
18 that and then we can do the work. Instead of worrying about the procedural aspect of it.

19

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1 Chair Lauing: Exactly, if the answer of the City Manager and the Mayor is well let's just extend it
2 and give you time. Then that gives us time. That's why I'm suggesting it not have a date certain
3 in terms of where we continue the meeting.

4
5 Commissioner Hechtman: So, the question I was going to ask and it really is keyed by from
6 hearing from our Chamber of Commerce representative and trying to think forward with this
7 process. I wanted to ask Mr. Ah Sing whether these decisions that the Council made to create
8 the temporary ordinance and then to give us this direction as to... that... their motion, was
9 there... were there any discussions with stakeholders in that process? You know, the PTC was
10 not involved. At the Council level, where there... I saw you had the public outreach slide that
11 you showed us and so I just am curious about sort of the depth of that dialog and whether we
12 would be advised if we are going to really do a deep dive on this, to have our own dialog with
13 some of those stakeholders to get a... because what's occurring to me is I don't know what
14 businesses need as much as the businesses know and I'd really like to hear. So, my... really my
15 question is really about the depth of that kind of work that already happened and the resources
16 we might get.

17
18 Ms. Tanner: Sheldon, if you don't mind, can I take that one?

19
20 Ms. Ah Sing: Oh sure.

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Ms. Tanner: Just because I think it pre-dates you actually being on our Staff when that outreach happened. So, I mean it's interesting to think back all the way to 2020 and kind of just what a year that was and to just... this is the end of 2020 when some of this came to Council and they were trying to think about how to make quick changes to help. You know the retail is abysmal at that point and so then we brought something I want to say at the end of 2020. They requested some changes, came back early 2021, and the changes that you saw particularly trying to really protect California Avenue and University Avenue as like real retail streets. Even if in surrounding those areas there may be other uses and so we were having in some ways a lot of outreach with business that year because we had roundtables that we hosted. We were having I think weekly or bi-weekly meetings. Some of those were more like how do I just keep my doors open and this is more like how does somebody new open? So, in some ways, it's a little bit different outreach because we're reaching out to would-be entrepreneurs. Not folks who are kind of panicking and trying to figure out what to do. So, I... just to say I think it could benefit. We did do some outreach with those folks and did hear from the property owners throughout that year of 2020 but certainly, it wouldn't be a bad time to go back and say 2-years later what's changed? In that you needed this at that time, what are you seeing now? But there was pretty robust outreach that year.

20 MOTION

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

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Chair Lauing: Then I would like to then move that we... move continue this item to a data uncertain. Allowing time to consult with City Manager and the Mayor.

SECOND

Commissioner Chang: I'll second that motion.

VOTE

Chair Lauing: Any questions or comments on that? Go ahead.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Yes.

-
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 Ms. Klicheva: Chair Lauing?

2

3 Chair Lauing: Yes.

4

5 Ms. Klicheva: Commissioner Reckdahl?

6

7 Commissioner Reckdahl: Yes.

8

9 Ms. Klicheva: Commissioner Roohparvar?

10

11 Commissioner Roohparvar: Yes.

12

13 Ms. Klicheva: Vice-Chair Summa is absent. Commissioner Templeton?

14

15 Commissioner Templeton: Yes.

16

17 Ms. Klicheva: Motion carries 6-0.

18

19 Chair Lauing: Excellent. Thanks for dealing with that one very promptly and thoroughly in a
20 good way.

-
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 MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -0 -1 (Summa
2 absent)

3

4 **Commission Action:** Motion by Lauing, seconded by Chang. Motion Passed 6-0 (Summa absent)

5 **Approval of Minutes**

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

7 6. December 15, 2021 Draft Verbatim Meeting Minutes.

8 Chair Lauing: The next one is an approval of 16 sets of minutes that had been piling up and so
9 we'll need to do those in order and I don't know if you have a list or people can just chime in if
10 they were not present at that meeting. Oh, you have the list, okay, terrific, terrific.

11

12 Madina Klicheva, Administrative Assistant: [unintelligible - off mic]

13

14 Chair Lauing: Excellent, excellent, way ahead of us. So, the first one I have on here is the
15 December 15th draft verbatim minutes. Need a motion.

16

17 Ms. Klicheva: And I see that Commissioner Roohparvar was absent.

18

19 Chair Lauing: Okay so I need a motion to approve that. Commissioner (interrupted)

20

21 MOTION

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1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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Commissioner Hechtman: I'll move approval of the December 15, 2021, verbatim meeting minutes as revised (interrupted)

Chair Lauing: Thank you.

Commissioner Hechtman: By me at least. I don't know about Commissioner Chang.

Commissioner Chang: [off mic] Can't remember.

SECOND

VOTE

Chair Lauing: I'll second it. Okay, go ahead.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

-
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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 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Ms. Klicheva: Commissioner Hechtman?

2

3 Commissioner Hechtman: Yes.

4

5 Ms. Klicheva: Chair Lauing?

6

7 Chair Lauing: Yes.

8

9 Ms. Klicheva: Commissioner Reckdahl?

10

11 Commissioner Reckdahl: Abstain. Before my time.

12

13 Ms. Klicheva: Oh. Commissioner Roohparvar?

14

15 Commissioner Roohparvar: Abstain.

16

17 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

18

19 Commissioner Templeton: Yes.

20

-
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 Ms. Klicheva: Motion carries 4-0-2, right?

2

3 Commissioner Hechtman: Next motion?

4

5 MOTION PASSED 4(Chang, Hechtman, Lauing, Templeton) -0-1(Reckdahl and Roohparvar
6 abstain)- 1 (Summa absent)

7 **Commission Action:** Motion by Hechtman, seconded by Lauing. Motion Passed 4-0-2-1
8 (Reckdahl and Roohparvar abstain) (Summa absent)

9 7. January 12, 2022 Draft Meeting Minutes

10 Chair Lauing: Next motion is January 12, '22 draft meeting minutes.

11

12 Commissioner Hechtman: If I may just ask a point of clarification? I can't remember when we
13 started doing the summaries but two of these say draft verbatim minutes, Item Six and Nine.
14 Seven and Eight just say draft meeting minutes and I'm wondering if there's a reason for that
15 because Seven and Eight are verbatim and summary.

16

17 Madina Klicheva, Administrative Assistant: The reason why is December 15th verbatim minutes
18 were approved already and then the summary were left for approval.

19

20 Commissioner Hechtman: Other way.

21

-
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 Ms. Klicheva: Other way, sorry. I will repeat it the other way. So, the December 15th summary
2 minutes were approved but verbatim were not ready. The verbatim minutes, this is why we're
3 bringing it back.

4
5 Commissioner Hechtman: Okay but January 12th, we're asked to approve minutes tonight. I
6 think you want us to... it just says draft meeting minutes. I think that means both summary and
7 verbatim, is that right?

8
9 Ms. Klicheva: That's absolutely right, both summary and verbatim.

10
11 Rachael Tanner, Assistant Director: That's the answer [unintelligible].

12
13 MOTION

14
15 Commissioner Hechtman: Alright, so then I will move approval of the January 12th, 2020 Draft
16 meeting minutes, both verbatim and summary, as revised.

17
18 Chair Lauing: Good add, is there a second?

19
20 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.
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1

2 Commissioner Chang: I'll (interrupted)

3

4 Commissioner Roohparvar: Second.

5

6 VOTE

7

8 Ms. Klicheva: Commissioner Chang?

9

10 Commissioner Chang: Yes.

11

12 Ms. Klicheva: Commissioner Hechtman?

13

14 Commissioner Hechtman: Yes.

15

16 Ms. Klicheva: Chair Lauing?

17

18 Chair Lauing: Yes.

19

20 Ms. Klicheva: Commissioner Reckdahl?

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

Ms. Klicheva: Commissioner Roohparvar?

Commissioner Roohparvar: Yes.

Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

Commissioner Templeton: Yes.

Ms. Klicheva: Motion carries 6-0.

MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -0-1 (Summa absent)

[The Commission moved Item Number 9]

Commission Action: Motion by Hechtman, seconded by Roohparvar. Motion Passed 6-0 (Summa absent)

8. January 19, 2022 Draft Meeting Minutes

Chair Lauing: So, back to the January 19th, is that also draft meeting (interrupted)

-
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 Madina Klicheva, Administrative Assistant: Yeah, verbatim and summary minutes.

2

3 Chair Lauing: Okay. Go ahead Bart [**note – Commissioner Hechtman**], you're on a roll.

4

5 MOTION

6

7 Commissioner Hechtman: Alright, I will move approval of the January 19th, 2022 draft meeting
8 minutes, both summary and verbatim, as revised.

9

10 Ms. Klicheva: And I just wanted to remind that we had the... this was a special Castilleja meeting
11 and Commissioner Reckdahl has to recuse himself.

12

13 SECOND

14

15 Commissioner Chang: I'll second.

16

17 VOTE

18

19 Ms. Klicheva: Commissioner Chang?

20

-
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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 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Commissioner Chang: Yes.

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: I was there for part of it but recused myself for just the Castilleja. Do I
14 vote or do I abstain?

15

16 Commissioner Hechtman: Good question.

17

18 Rachael Tanner, Assistant Director: I would say it's up to you.

19

20 Chair Lauing: Let's see if counsel Yang is still on.

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

Ms. Tanner: Unless the attorney (interrupted)

[note – many folks started talking at once]

Ms. Tanner: Maybe you can just decide what feels best. We have a quorum I think if we don't have your vote.

Albert Yang, Assistant City Attorney: Sorry, I stepped away for a moment there.

Ms. Tanner: It's just that Commissioner Reckdahl was in attendance at part of the meeting but had to recuse for part of it because it was a Castilleja item. So, if he has to abstain from voting, or if he can just vote based on the part of the meeting he attended?

Mr. Yang: Yeah, he doesn't have to abstain. He can vote that with respect to the portion of the minutes that he's a part of and he knows that his comments... he's not... didn't make any comments in the other part. So, he should have no problem approving those.

-
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 Commissioner Reckdahl: So yes. My vote is yes.

2

3 Ms. Klicheva: Thank you. Commissioner Roohparvar?

4

5 Commissioner Roohparvar: Yes.

6

7 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

8

9 Commissioner Templeton: Yes.

10

11 Ms. Klicheva: Motion carries 6-0.

12

13 MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -0 -1 (Summa

14 absent)

15 **Commission Action:** Motion by Hechtman, seconded by Chang. Motion Passed 5-0-1(Reckdahl
16 abstain) (Summa absent)

17 [The Commission moved to the February 9, 2022 draft minutes]

18 9. January 26, 2022 Draft Meeting Minutes

19 Chair Lauing: Okay, the third set is January 26th, 2022 draft meeting minutes. Go ahead.

20

21 MOTION

-
1. Spokespersons that are representing a group of five or more people who are identified as present at the meeting at the time of the spokesperson's presentation will be allowed up to fifteen (15) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
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Commissioner Hechtman: I will move approval of the January 26th, 2022 draft meeting minutes, both summary and verbatim, as revised.

Madina Klicheva, Administrative Assistant: And then the (interrupted)

Commissioner Reckdahl: Did we miss the 19th?

Ms. Klicheva: Yeah, we missed 19th.

Chair Lauing: They're not on here.

Commissioner Hechtman: Oh, you know I think this may have been the subject of an email, right?

Ms. Klicheva: Right, that's right, so it's not in the Paper Packet but it is online.

Commissioner Hechtman: That's right.

-
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 Ms. Klicheva: On the agenda. That we have January 19th minutes and they are summary and
2 verbatim draft minutes.

3
4 Commissioner Hechtman: Okay, since we already have the motion for the 26th, I don't think
5 there's a problem with approving these out of order. So, why don't we just complete that and
6 we'll go back to the 19th.

7
8 Ms. Klicheva: Sounds good and then (interrupted)

9
10 SECOND

11
12 Commissioner Chang: I'll second.

13
14 Ms. Klicheva: On January 26th Commissioner Templeton was absent.

15
16 Commissioner Chang: I'll second the motion for the January 26th verbatim and summary
17 minutes.

18
19 Chair Lauing: And then take a roll call, please.

20

-
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 VOTE

2

3 Ms. Klicheva: Commissioner Chang?

4

5 Commissioner Chang: Yes.

6

7 Ms. Klicheva: Commissioner Hechtman?

8

9 Commissioner Hechtman: Yes.

10

11 Ms. Klicheva: Chair Lauing?

12

13 Chair Lauing: Yes.

14

15 Ms. Klicheva: Commissioner Reckdahl?

16

17 Commissioner Reckdahl: Yes.

18

19 Ms. Klicheva: Commissioner Roohparvar?

20

-
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 Commissioner Roohparvar: Yes.

2

3 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

4

5 Commissioner Templeton: Abstain.

6

7 Ms. Klicheva: Motion carries 5-0-1.

8

9 MOTION PASSED 5(Chang, Hechtman, Lauing, Reckdahl, Roohparvar,) -0-1 (Templeton abstain)

10 -1 (Summa absent)

11 **Commission Action:** Motion by Hechtman, seconded by Chang. Motion Passed 5-0 (Templeton
12 abstain) (Summa absent)

13 [The Commission moved back up to Item 9]

14 10. February 9, 2022 Draft Verbatim Meeting Minutes

15 Chair Lauing: Alright, we're all the way up to February.

16

17 Commissioner Hechtman: Alright, before I make the motion, just a clarification. In the, at least
18 in the printed agenda, we're only voting on the, for February 9th, the verbatim but not the
19 summary. Is that right?

20

21 Madina Klicheva, Administrative Assistant: That's correct, yes.

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

Ms. Klicheva: We're still waiting for the transcript to prepare the summary minutes.

MOTION

Commissioner Hechtman: Okay, very well then I will move approval of the February 9th, 2022 draft verbatim minutes as revised.

SECOND

Commissioner Roohparvar: Second

Chair Lauing: Second.

VOTE

Ms. Klicheva: Ah okay, sorry. Commissioner Chang?

-
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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 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Commissioner Chang: Yes.

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: Vice-Chair Summa absent, Commissioner Templeton?

20

-
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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 3. The Chair may reduce the allowed time to speak to three minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Yes.

2

3 Ms. Klicheva: Motion carries 6-0.

4

5 MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton) -0-1 (Summa
6 absent)

7 **Commission Action**: Motion by Hechtman, seconded by Lauing. Motion Passed 6-0 (Summa
8 absent)

9

10 Chair Lauing: Yeah, unless you found some more in there that we didn't know about. Then I
11 think we're done with that so.

12

13 Commissioner Hechtman: Stop me before I revise again.

14

15 Chair Lauing: Cut off those mics.

16 **Committee Items**

17 Chair Lauing: Okay, great, so now we're in the section of the meeting of any Committee items. I
18 don't think we have any at this point and then Commissioner questions, comments,
19 announcements, and then future agenda items.

-
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 **Commissioner Questions, Comments or Announcements**

2 Chair Lauing: Yeah, Commissioner Hechtman?

3

4 Commissioner Hechtman: Just a comment, we're... this is our second time with part of the PTC
5 back here on the dais and I'm really happy that we're at that stage but it's going to be a long
6 time I think before we are fully live. We're going to be hybrid for a while and one of the things
7 that I've noticed tonight from this position and the Chair's mentioned it a couple times. Is... one
8 of the things I'm missing that I liked about Zoom is that I had the screen in front of me and
9 whether I was the Chair or Commissioner, I could see how many participants and I could
10 actually see hands that are raised and of course, as the Chair, it's really useful in managing the
11 meeting to see that. So, I'm wondering if between now and our next meeting, Staff can
12 investigate whether technologically we can get that information on the screen that we see or
13 failing that I think maybe we need to provide the Chair with a laptop.

14

15 Chair Lauing: Yeah or I could just bring my laptop and log in.

16

17 Rachael Tanner, Assistant Director: I will say they do give the Council iPad but they don't give it
18 to Commissioners which if anyone is listening that would be nice but you could bring your own
19 laptop. I will check with our IT, I don't know if it's just like managing the technology that they
20 aren't... able to provide the iPads to the Commissioners. Or just... I don't... I'm not sure why

-
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 we're not able to use them or if they're set up specially for each Council Member or something.
2 I just don't know but I do know myself I didn't think that I would be on Zoom because I thought
3 I'll see the screens and then I just realized it was not working. So, I had to be on Zoom on my
4 laptop too, it's quite helpful so.

5

6 Chair Lauing: Yeah, it would definitely be very helpful for public comment because I didn't even
7 know there were the last 12 coming so.

8

9 Ms. Tanner: Yeah, so I'll check on that.

10

11 Chair Lauing: So yeah, let's work that out by the next meeting and if the default is I bring mine
12 then that's what I'll do.

13

14 Ms. Tanner: Sounds good.

15

16 Chair Lauing: Good comment. I have one sort of announcement which is that the Mayor is going
17 to hold a Commissioner/Chair meeting on April 12th. So, when I'm back... when we're back in
18 session I'll obviously report in on that and now future agenda items.

19

-
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 Ms. Tanner: And I did want to make one announcement as well as we're going to future agenda
2 items is April 9th is going to be the State of the City Address? So, we will forward you that email
3 information but April 9th will be State of the City. So, look out for that email and of course, I've
4 navigated away from it. I can just tell you when it's going to be. It will be April 9th at 11:00 a.m.
5 at the Mitchell Park Community Center; April 9th, 11:00 a.m.

6

7 Chair Lauing: 11:00 a.m.?

8

9 Ms. Tanner: It will also be broadcast as well.

10

11 Chair Lauing: 11:00 a.m., that's a switch.

12

13 Ms. Tanner: On a Saturday, so you can come out and then you can have a picnic in the park
14 after.

15

16 Chair Lauing: Okay.

17

18 Ms. Tanner: So (interrupted)

19

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1 Chair Lauing: Alright, so looking at the agenda or any other announcements or comments
2 because I want to look at the agenda? So, there was a potential proposed agenda item of
3 Downtown In Lieu Parking ban on top of Castilleja. I would really like to just have this focused
4 on Castilleja if at all possible or something very short because I don't think that's a trivial item.

5
6 Ms. Tanner: I will check with the Staff. I do believe we can move that. Like I said, the items on
7 the 27th, which is just a week later, there's one time-sensitive item there but only... I think we
8 can do two. It's the Housing Element policies and programs and then the... if we move the
9 Downtown In Lieu, that would go there.

10

11 Chair Lauing: Yeah.

12

13 Ms. Tanner: I do agree, we would probably have the same fate as our other item tonight were
14 just don't have enough time to really get to it anyhow.

15

16 Chair Lauing: Yeah and since the meeting after that is only a week later. We can probably wait a
17 week on the Downtown In Lieu Parking Ban. Any other questions on any agenda items? Then...
18 no? Then the last thing that I want to circle to is our monthly discussion about vacation times.
19 We still don't have any particular input but we know that Commissioner Hechtman is out on the
20 27th. So, one thing we could do is just finalize that and call that our vacation time. If somebody

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1 else obviously has to take a different vacation time that's going to happen but at least we know
2 that there's one absence and that would give us a week off in the summer so that's up for
3 discussion.

4

5 Commissioner Roohparvar: June or July? Did you say... I know you said it and then I
6 (interrupted)

7

8 Chair Lauing: I hope I said July because (interrupted)

9

10 Commissioner Roohparvar: July, okay July 27th.

11

12 Chair Lauing: Yeah. Commissioner Templeton?

13

14 Commissioner Templeton: What about doing the 13th and the 27th?

15

16 Chair Lauing: Oh, you're raising us, you're raising us now.

17

18 Commissioner Templeton: I'm just saying that, that we did that one year and it was really... it
19 was nice to have a little break.

20

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1 Chair Lauing: My only question is always when this question comes up is what's going to be on
2 our plate at that point. So, we can hedge it by saying you know (interrupted)

3

4 Commissioner Templeton: Well, [unintelligible] be out to right?

5

6 Chair Lauing: Pardon?

7

8 Commissioner Templeton: Won't Council also be out?

9

10 Chair Lauing: Well, that doesn't necessarily match what we get, right? Because they make
11 decisions and then go on vacation and we got to deal with it so.

12

13 Ms. Tanner: It will be Council's recess during that time window and I would just say to the
14 extent that Commissioners want to memorialize whether it's one day or two. That would just
15 be a motion and then we would incorporate that into the schedule for the upcoming year.

16

17 Chair Lauing: Commissioner Hechtman.

18

19 Commissioner Hechtman: I'd be supportive of either immediately in front of or behind the July
20 27th. Last year, we did July... the last meeting in July, and the first in August which at that point

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1 coincided with I think the beginning of school and so there was a good incentive to do that. And
2 I commented before, I love this work but I also enjoy that break, and I felt like I came back
3 refreshed.

4

5 Chair Lauing: Do you know the school time periods, Cari [note – Commissioner Templeton]?

6 Around August 10th or?

7

8 Commissioner Templeton: It will be thereabouts. I can look it up real quick.

9

10 Chair Lauing: Commissioner Roohparvar?

11

12 Commissioner Roohparvar: Yeah, I agree, I would be supportive of either the 13th or the 10th,
13 before or after. Whatever is best for folks and then that also gives me visibility for planning
14 purposes because I'm going to take a trip during that time period.

15

16 Ms. Tanner: I will say that August 10th and 11th are the first day of school for the 2022 school
17 year. So, the 10th... if we did... if the Commission did take the 10th off that would be the first day
18 of school of PAUSD.

19

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1 Chair Lauing: So, that's probably as far as we have to go tonight. You know 27th for sure and
2 then we can debate the other side of it. Commissioner Summa [note – Vice-Chair Summa] will
3 be back next time we hope to get her input on that. Okay, what else should we talk about?

4
5 Commissioner Templeton: Chair, just to speak to the concerns about if there's something
6 urgent. We have been pretty flexible I think so far this year about meeting when something
7 urgent comes up so I feel like we could manage that.

8
9 Chair Lauing: Yep, good point. Any other comment? Commissioner Hechtman.

10
11 Commissioner Hechtman: Are you wanting to... you said we're pretty well set on the 27th but
12 are you wanting to differ a motion on that until we get Commissioner Summa [note – Vice-Chair
13 Summa] back and have kind of a full discussion?

14
15 Chair Lauing: I don't think we need a motion.

16
17 Commissioner Hechtman: Eventually if... I thought Assistant Director Tanner said that she
18 would like a motion and I'm happy to wait until we come back and finish the discussion or I can
19 make a motion tonight.

20

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1 Chair Lauing: Okay, I mean that's easy to do but I just don't recall ever having to do that. I just
2 want to keep one of them open either side of that just to get Vice-Chair Summa's input. But if
3 you want a motion, let's just make a motion.

4
5 MOTION

6
7 Commissioner Hechtman: Alright so then I will move that the Commission not meet, take off,
8 the scheduled meeting for July 27th, 2022.

9
10 SECOND

11
12 Commissioner Chang: Second.

13
14 Commissioner Templeton: Cancel, is that the word?

15
16 Chair Lauing: What?

17
18 Commissioner Roohparvar: Cancel.

19
20 Commissioner Hechtman: Cancel, I like that. I will accept that friendly amendment.

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Chair Lauing: Really? You don't want to argue about it? Okay, not at this hour. Let's do a roll call.

VOTE

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: Yes.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: Yes.

Ms. Klicheva: Chair Lauing?

Chair Lauing: Yes.

Ms. Klicheva: Commissioner Reckdahl?

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1 Commissioner Reckdahl: Yes.

2

3 Ms. Klicheva: Commissioner Roohparvar?

4

5 Commissioner Roohparvar: Yes.

6

7 Ms. Klicheva: Vice-Chair Summa absent, Commissioner Templeton?

8

9 Commissioner Templeton: Yes.

10

11 Ms. Klicheva: Motion carries 6-0.

12

13 MOTION PASSED 6(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Templeton)- 0-1(Summa

14 absent)

15

16 Chair Lauing: Okay, thanks for your efforts and your patience and absorbing all this information

17 tonight, and we stand adjourned.

18 **Commission Action**: Motion by Hechtman, seconded by Chang. Motion Passed 6-0.

19 **Adjournment**

20 11:05 pm

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