



Planning & Transportation Commission Action Agenda: January 19, 2022

Virtual Meeting
6:00 PM

Call to Order / Roll Call

Madina Klicheva, Administrative Assistant, played a recording that explained how to provide public comment. She then called the roll and announced that all Commissioners are present and that there was a quorum.

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

MOTION

Commissioner Hechtman moved the adoption of the resolution authorizing the use of teleconferencing for the Planning and Transportation Commission (PTC) during the Covid-19 State of Emergency.

SECOND

Vice-Chair Summa seconded.

VOTE

Ms. Klicheva called a roll call vote and announced that the motion carried 7-0.

MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

Chair Lauing announced that the Commission will adopt the Council's protocol of keeping video feeds on for all Commissioners during the meeting. He moved to oral communications.

Commission Action: Motion by Hechtman, seconded by Summa. Motion Passed 7-0.

Oral Communications

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

Chair Lauing explained that oral communication was the time for members of the public to speak to the Commission on items that were not on the agenda.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Aram James clarified that the Brown Act does not require folks to share their names when they
2 speak during public comment. He mentioned that his only priority for City Council to focus on
3 for the year 2022 was to fire the current Police Chief of the Palo Alto Police Department. The
4 Police Chief has violated the public trust and does not promote transparency. He invited the
5 PTC Members to attend the community event to discuss if Santa Clara County should construct
6 a new jail.

7 Rebecca Eisenberg agreed with Mr. James's comments regarding the Police Chief and the Palo
8 Alto Police Department. She shared that the City's new Public Safety Building includes a new jail
9 which was the most expensive aspect of the project. She questioned whether the City needs a
10 jail near California Avenue. She encouraged PTC to consider the ramifications of approving
11 construction and underground construction that has high impacts on the planet.

12 **Agenda Changes, Additions and Deletions**

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

14 Chair Lauing asked if there are any agenda changes, additions or deletions? Hearing none he
15 moved to City official reports.

16 **City Official Reports**

17 2. Directors Report, Meeting Schedule and Assignments

18 Rachael Tanner, Assistant Director, reported that there was no City Council in the past week
19 due to Martin Luther King Day. In the upcoming City Council meeting, Staff will be presenting
20 their work on the height transitions for the Objective Standards. Council will also be adopting
21 their summer and holiday break calendar for the year 2022. After Council's calendar is
22 formalized, she encouraged PTC to discuss the PTC's calendar and use Council's calendar as a
23 reference. At January 24, 2022, PTC meeting, Staff will present their work on Tenant Relocation
24 Assistance which is one part of the Tenant Protection Package. After coming to PTC, Staff will
25 present the Tenant Relocation Assistance proposal to Council at their January 31, 2022 meeting
26 and she encouraged the PTC liaison to attend that meeting to answer any questions that
27 Council might have about PTC's recommendation.

28 Philip Kamhi, Chief Transportation Official, announced that the Safe Routes to School Program
29 will be hosting spring rodeos rather than fall rodeos. He disclosed that the Office of
30 Transportation has three Staff vacancies, but the department has submitted an offer to an
31 individual. That individual will be responsible for carrying forward the South Palo Alto Bikeways
32 Project, the Bicycle and Pedestrian Transportation Plan, Micro Mobility Scooter and Bike Share
33 Project and On-Demand Transportation Project.

34 Chair Lauing inquired if there were any other Staff reports.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner answered no, but Staff was available for questions.

2 **Action Items**

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

5

- 6 3. PUBLIC HEARING/QUASI JUDICIAL/LEGISLATIVE: Review of the Castilleja School's
7 Requested Conditional Use Permit and Variance per Council Direction March 29,
8 2021, and Review of a Draft Ordinance per Council Direction Amending Section
9 18.04.030 Regarding Definition of Gross Floor Area in the R1 Zone for Below Grade
10 Garages. Zone District: R-1(10,000). Environmental Review: The Final Environmental
11 Impact Report (EIR) was Published July 30, 2020 and the Draft EIR was Published July
12 15, 2019.

13 Chair Lauing read the Action Item title into the record. He noted that the item is a continued
14 hearing and there will be no public comment. He shared that PTC did approve the project in
15 2021 to Council on a 4-2 vote. Council did not adopt that recommendation and referred several
16 key items back to PTC and the Architectural Review Board (ARB) for further exploration. He
17 outlined that any action taken in the meeting will be straw vote direction to Staff and then Staff
18 will come back at a future meeting with the information.

19 Commissioner Reckdahl disclosed that he will be recusing himself from the item due to his
20 active membership with Palo Alto Neighborhoods (PAN). He shared he was involved with a
21 letter that was sent to City Council regarding PAN's concerns with the Castilleja School
22 Expansion Project. He shared his frustration of having to recuse himself from the item, but by
23 doing so he was allowing the Commission to come to a fair and impartial decision.

24 Chair Lauing expressed his disappointment.

25 Commissioner Reckdahl agreed.

26 Chair Lauing invited Staff to share their presentation.

27 Amy French, Chief Planning Official, shared that on March 15, 2021, and March 29, 2021,
28 Council reviewed the PTC's and ARB's recommendations on the project. Council made two sets
29 of motions that directed further studies and Board and Commission consideration. In December
30 of 2021, the ARB and PTC considered five parking options and studies that were prepared by
31 the City's consultants. All information pertaining to the project was accessible to the public
32 through the project's home page on the City's website. Staff requested that the PTC provide a
33 straw poll for the following topics: Garage Gross Floor Area Definition Text Amendment, Phased
34 enrollment increase procedure guidance, special events, Transportation Demand Management
35 (TDM) plan measures, parking options, and surface parking/adjustments, Residential Parking

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Program (RPP) options, temporary campus/construction phasing and other. Staff requested
2 that PTC begin with topic two. Staff quickly showed the motions that Council provided for each
3 topic and their corresponding PowerPoint slide from the December 2021 PTC meeting.

4 Chair Lauing requested that Staff provide Council's motion regarding topic two, enrollment
5 increase procedure guidance.

6 Vice-Chair Summa agreed with City Council that the City should increase enrollment to 450
7 students. Rather than having an enrollment increase baked into the program, she preferred
8 Castilleja to come back for a Conditional Use Permit (CUP) amendment. She supported that
9 approach because there was a loss of faith between the community and the school regarding
10 enrollment.

11 Commissioner Roohparvar supported starting enrollment at 450 students and going up to 540
12 students. She did not support having Castilleja come back when they wished to have an
13 enrollment increase.

14 Commissioner Templeton believed that Vice-Chair Summa's proposal did not achieve the
15 direction set out by Council. Council's direction was for PTC to identify a procedure that allowed
16 Castilleja to begin enrollment at 450 students and increase up to 540 students. She also did not
17 support the item coming back for more review if the school wished to increase enrollment due
18 to the amount of delay and expense the City has already incurred. She supported having a plan
19 baked in based on the prior discussions.

20 Commissioner Chang confessed she was confused by Council's motion. Her interpretation from
21 Council's discussion was to have PTC identify a procedure in general as to how enrollment
22 increases should be determined rather than specifically from 450 students to 540 students. She
23 recalled that Castilleja's student body in 2013 was at 450 students. The neighbors felt the
24 impact of the increased number of students which was over the allowed enrollment cap in the
25 existing CUP. She recommended that Castilleja be allowed to increase to 450 students and then
26 request for increased enrollment once it has demonstrated there has been no impact. She was
27 not confident in the no net new trips due to the TDM only being able to measure trips to set
28 locations and not to the neighborhood as a whole.

29 Commissioner Hechtman pointed out that the Commission talked about enrollment increases
30 at length when the PTC recommended approval of the project to Council. He recalled that PTC
31 recommended a higher starting enrollment, possibly 490 students, and that increase was
32 triggered by the completion of the underground garage. He supported having enrollment begin
33 at 450 students due to there being less traffic because of the TDM. He supported Commissioner
34 Templeton's comment regarding the delays and expense the project has caused to the
35 applicant, the community and the City. He remarked that the 6-year process is an undesirable
36 amount of time to be processing an application and the process has bitterly divided neighbors.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 For these reasons, he did not support the idea of having Castilleja come back to the City when
2 they wished to have an enrollment increase. He supported an enrollment increase that was
3 clear, concise, provided no guesswork in how the school will increase its enrollment moving
4 forward and the current proposal provided all of those aspects. Once implemented and
5 unforeseen consequences happen, the City has the power to initiate a modification process for
6 their CUP. He had concerns regarding the phased approach for enrollment increases. He
7 believed it was important for the Commission to understand when the school will have its first
8 increase of 25 students.

9 Commissioner Roohparvar recalled that PTC had already identified a procedure of how and
10 when the school will increase its enrollment. That procedure was identified in the Staff report
11 as well as on Packet Page 19. She asked if Council wanted PTC to be more specific regarding
12 that plan?

13 Commissioner Chang acknowledged that she was not part of the Commission when PTC
14 identified a procedure for enrollment increases. She noted that Council was not supportive of
15 PTC's identified procedure and the PTC should not continue to use that proposal. She
16 mentioned that if Castilleja were to come back and request for an enrollment increase. The CUP
17 Amendment would only be for an enrollment increase and not the other components that
18 currently existed in the application. She shared her concern that Castilleja would not easily be
19 able to roll back a 25 student increase if they were found out of compliance with their trips to
20 campus. There was no way to ameliorate the problem if it becomes clear that the enrollment is
21 too high if the enrollment is increased too quickly.

22 Chair Lauing acknowledged that he spent many hours reviewing the Council and PTC minutes.
23 He mentioned that Council wanted PTC to review allowing Castilleja to apply for an enrollment
24 increase. He did not feel that Council had directed PTC to identify different student enrollment
25 figures. Based on comments made by the applicant, their consultant, and the fact that no net
26 new trips have ever been conditioned. He felt that there was a lot of risk to the City based on
27 those facts. He mentioned that the project was never explored broadly and how the entire area
28 outside the campus will be impacted by student enrollment. He concluded that the proposal
29 does not have a safety net. He supported Vice-Chair Summa's approach to allowing for
30 enrollment to go up to 450 students and then evaluate the impacts over the next several years.
31 There was no justification to increase enrollment up to 540 students at this time.

32 Commissioner Templeton asked what was the maximum enrollment Castilleja has had in the
33 past.

34 Ms. French answered that it was close to 450 students, but the school has been decreasing its
enrollment since it reached the 450 mark.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton inquired if the neighbor's identified that the school was over-enrolled
2 or did the school self-disclose the violation.

3 Ms. French answered that the school self-disclosed the violation.

4 Commissioner Templeton concluded that it was not true that the community noticed the
5 increased enrollment, complained and that was what uncovered the non-compliance to the
6 existing CUP. It was an internal audit and self-disclosure.

7 Ms. French stated that was her understanding.

8 Commissioner Templeton remarked that based on that information, the school was at 450
9 students and was not identified by the neighbors as being disruptive. The school has
10 implemented strategies to reduce traffic since that time. She requested that Staff explain what
11 exactly Council meant in their motion and what Staff was seeking from PTC.

12 Ms. French explained that Staff's interpretation of Council's motion is to begin enrollment at
13 450 students before construction begins. Then have two monitoring reports in the first year,
14 then have another monitoring report in the following year and then use those three reports to
15 determine if Castilleja can increase their enrollment by 25 students. Staff wanted to understand
16 if the Commission would like to make adjustments to that plan, provide feedback on having the
17 TDM shift on who gets to choose additional TDM measures and hear feedback on the
18 connection between enrollment and the TDM.

19 Chair Lauing asked if the enrollment numbers are different from when the PTC first
20 recommended approval of the project in the year 2020.

21 Ms. French confirmed that the 2020 proposal included using three monitoring reports. The
22 difference was instead of having milestones tied to construction, the enrollment would start at
23 450 irrespective of the building.

24 Commissioner Templeton asked if the table showing enrollment increases incorporated
25 changes directed from Council and Staff was presenting it to PTC for feedback.

26 Ms. French answered that is correct.

27 Commissioner Templeton requested that Staff comment on Staff time and City investment in
28 reviewing the traffic monitoring report versus reviewing another CUP.

29 Ms. Tanner predicted a CUP review would be more labor-intensive than reviewing a monitoring
30 report.

31 Commissioner Templeton stated that the City is already familiar with monitoring reports.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French clarified that the City already collects monitoring reports from Castilleja for the
2 school. The proposal was not a departure from what was already happening currently.

3 Commissioner Templeton announced her support for the phased enrollment increases as
4 proposed. She preferred the less labor-intensive and high impact from the monitoring reports
5 versus having Castilleja come back for CUP amendments for enrollment increases. She
6 supported having enrollment begin at 450 students due to the TDM plan being in place at the
7 time 450 students is implemented.

8 Commissioner Hechtman reminded the Commission that the Environmental Impact Report (EIR)
9 studied traffic within the broader area surrounding Castilleja School. The conclusion of the EIR,
10 without having the no net new trips requirement, was that there would be no significant impact
11 on traffic from the project. The EIR also analyzed potential future projects for the surrounding
12 area. To address Staff's ask that the PTC disclose what information they wished to see at a
13 future meeting regarding the eight topics, he wanted to see a more expanded, updated and
14 realistic phased enrollment schedule that included the due dates for the monitoring reports
15 and that applies to Castilleja's admission process. The additional information would show how
16 long it would take the school to increase to 450 students and then how long it would take after
17 that to increase enrollment by 25 more students.

18 Ms. Tanner mentioned that the first monitoring report would be due at the beginning of the
19 calendar year in January and would cover the academic period from August through November.
20 Then the next monitoring report would be due in May and that would cover the academic
21 period from December through March. Then the third report would be due in September and
22 would cover the academic period from April through July. Any increase in enrollment would be
23 based on the proven effectiveness of the TDM from those periods.

24 Ms. French clarified that the City will continue to receive reports from the school based on the
25 existing 426 students and that would count as a report. The process was not to increase
26 enrollment to 450 students and then begin monitoring.

27 Commissioner Hechtman found Ms. French's clarification helpful. He understood from Council's
28 direction that Council was comfortable that Castilleja could increase from 426 students to 450
29 students and meet the no new net trips requirement. He wanted to see a calendar that
30 outlined when the first 25 students would be added to reach an enrollment of 450 students and
31 then when the reports were after that. Then when could the school increase again and those
32 corresponding reports?

33 Ms. French confirmed that Staff can draft a more specific calendar.

34 Vice-Chair Summa acknowledged that Castilleja has a TDM plan in place already and that the
35 school has been successful in implementing that plan. She noted that the impact of enrollment

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 was not limited to just traffic. Also, the EIR did not explore the new traffic measurement
2 standard of Vehicle Miles Travel. She noted that the school would be able to increase
3 enrollment to 450 students very quickly based on the comments made by Castilleja's Head of
4 School. Also, the Head of School had indicated that the high school enrollment would increase
5 more than the middle school which would result in more student drivers. She remarked that
6 based on the school's TDM, there was no way to count how many Castilleja-affiliated cars will
7 be parked in the neighborhood or dropped off in the surrounding neighborhood. If the City
8 installed car counters on the neighborhood streets, there would be no way to separate
9 Castilleja-affiliated cars from neighborhood traffic and construction traffic. She wanted to see
10 enrollment increased to 450 students after construction is complete and then come back to the
11 City for CUP enrollment amendments. She concluded that it is not fair to say that the neighbors
12 did not feel the impacts when the school was over-enrolled in 2013. She commented that the
13 neighbors have been very involved and have been concerned for a long time regarding
14 enrollment.

15 Chair Lauing asked if the three monitoring reports would capture car counts on three days out
16 of the year.

17 Sylvia Star-Lack, Transportation Manager, mentioned that there would be driveway counts and
18 those would be measured every day. The measures would be for total trips and peak hour trips.
19 Also, within the trimester monitoring, a random week would be decided by the City to install
20 car counters at the driveways on the public street. Those counters would measure total trips
21 and peak hour trips. Those two metrics would be included in the monitoring reports.

22 Commissioner Hechtman asked the environmental consultant if the EIR for the project had
23 included data around the change in state law to Vehicle Miles Travel.

24 Katherine Waugh, Dudek, agreed with Vice-Chair Summa's recollection that the Draft EIR was
25 published before the new law took effect. The Final EIR was published just as the new state law
26 was being implemented. Typically, the laws that are in effect when the Draft EIR is published,
27 are the laws that the Final EIR evaluates against. She agreed with Commissioner Hechtman that
28 the Final EIR did include information regarding Vehicle Miles Traveled but was not detailed due
29 to the process not being well established.

30 Commissioner Chang wanted to understand if the City is bound by any laws concerning deciding
31 whether or not to renew a CUP. If a project doesn't cause environmental impacts, is the City
32 required to approve the CUP?

33 Albert Yang, Assistant City Attorney, stated that the rule for quasi-judicial actions is that the
34 City's decision must be supported by substantial evidence. The City must be able to show the
35 links between the evidence that is in the record, the findings that were applied and the ultimate
36 decision of approval or denial.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 STRAW POLL #1 ON ITEM NUMBER TWO, ENROLLMENT INCREASE

2 Chair Lauing stated that there is no reason for the City to take the risk and there was no
3 urgency to do so. He supported having the school increase enrollment to 450 students, then
4 wait for 2-years, reevaluate and then have Castilleja come back with a request for a new CUP.

5 Commissioner Hechtman restated that the meeting is intended to provide direction to Staff on
6 information that the PTC will need to make a recommendation at their next meeting. He felt
7 that Chair Lauing's proposal was a recommendation, not a straw poll vote.

8 Chair Lauing shared that if supported, the PTC would not have to make another motion for the
9 phased approach at this time. He clarified that his motion will show to Council that several
10 Commissioners supported this way, while others supported another way.

11 Commissioner Templeton stated that she did not support the motion.

12 Commissioner Chang asked if the motion needed a second.

13 Chair Lauing noted that no second was needed, it was a straw poll motion.

14 Ms. Tanner explained that a traditional motion required a maker, seconder and a roll call vote.
15 A straw poll motion was a show of hands vote that indicated that a Commissioner supported it
16 or not.

17 Commissioner Hechtman announced that he would not be supporting the motion. He
18 encouraged other Commissioners not to support it as well because it attempted to cut off the
19 PTC's information gather process.

20 VOTE

21 Mr. Yang suggested that Staff conduct a roll call vote and each Commissioner state whether
22 they support the straw poll motion or not.

23 Ms. Klicheva conducted a roll call vote.

24 STRAW POLL #1 SUPPORT 3(Chang, Lauing, Summa) – AGAINST 3(Hechtman, Roohparvar,
25 Templeton) (Reckdahl recused)

26 Chair Lauing invited a straw poll regarding phased enrollment increase.

27 STRAW POLL #2 ON ITEM TWO, PHASED ENROLLMENT INCREASES

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman moved a straw poll that Staff comes back next time with a more
2 detailed phased enrollment calendar that takes into consideration Castilleja's enrollment
3 schedule and included the likely school year where they would first achieve an enrollment of
4 450 students.

5 Chair Lauing asked what the objective is to have that data.

6 Commissioner Hechtman explained that the data will help the Commission understand how the
7 phased enrollment would roll out over years if the school can satisfy the monitoring report
8 requirements.

9 Commissioner Templeton understood that Commissioner Hechtman found the phased
10 enrollment increase chart unrealistic, too fast and he wanted to see a more realistic chart.

11 Commissioner Hechtman answered that is correct. He added that he would like to have the
12 school's admission cycle included in the chart.

13 Commissioner Templeton remarked that she can support the motion.

14 Vice-Chair Summa disclosed that she did not understand the proposed straw poll motion. She
15 confessed she did not understand the construction impacts and predicted that the first 3-years
16 would be very impacted by construction.

17 FRIENDLY AMENDMENT #1

18 Commissioner Chang echoed Vice-Chair Summa's comment and wanted to understand how
19 construction will impact monitoring. She wanted to better understand what happens if the
20 school doesn't meet the no net new trips requirement and what the timeline would look like to
21 decrease enrollment.

22 Chair Lauing commented that he was not sure about the materiality of the answer that the
23 additional data will show. It did not matter much how soon it takes the school to begin
24 increases and reach 540 students because it's already going to up anyways.

25 Ms. Tanner mentioned that Staff can discuss with Castilleja what their enrollment schedule
26 typically is to ensure that the monitoring reports and the City's review align.

27 FRIENDLY AMENDMENT #1 ACCEPTED

28 Commissioner Hechtman appreciated Commissioner Chang's comment regarding consequences
29 and added that the new chart should outline what happens when Castilleja is not in
30 compliance. Regarding decreasing enrollment, he explained that decreasing enrollment was the
31 last and most severe action. If there was an exceedance, Castilleja has to apply new programs

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 to decrease their car trips. If there are a series of reports with non-compliance then the City will
2 require the school to conduct specific TDM measures.

3 FRIENDLY AMENDMENT #2

4 Commissioner Templeton asked if the straw poll motion included how construction will alter
5 the monitoring schedule. She found that comment very important.

6 Commissioner Hechtman understood that Staff had a method in place that eliminated the
7 construction traffic from the counts.

8 Ms. Star-Lack confirmed that construction trips would not be counted, but she did not know
9 how the consultants had planned to keep the trips separate.

10 FRIENDLY AMENDMENT #2 FAILED

11 FRIENDLY AMENDMENT #1 WITHDRAWN

12 Commissioner Chang mentioned that with Staff's explanation, the straw poll motion does not
13 need to include construction traffic. She remembered that the TDM did discuss consequences
14 and decreasing students and felt that her concern had been addressed.

15 Commissioner Hechtman accepted the withdrawal.

16 VOTE

17 Ms. Klicheva conducted a roll call vote.

18 Commissioner Hechtman confessed he did not hear the Chair's vote on the straw poll.

19 Chair Lauing commented that his vote was no.

20 STRAW POLL #2 SUPPORT 3(Hechtman, Roohparvar, Templeton) – AGAINST 3(Chang, Lauing,
21 Summa) (Reckdahl recused)

22 Chair Lauing invited Commissioners to make a straw poll vote on the number of special events
23 that Castilleja will be allowed to have at the school.

24 Ms. French remarked that Staff would like to understand if the Commission wants to
25 recommend less than 70 events and if so why.

26 Ms. Tanner mentioned that the Commission previously voted to allow the school to have 74
27 events.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French noted that did not include the major events. Staff recommended 70 events and PTC
2 recommended 74 events at their 2020 meeting.

3 Commissioner Chang disclosed that the public has shared that evening and weekend events
4 that are the problem. The provided chart that was linked to the Staff report did not indicate
5 which events were evening and weekend events. She stated that it's difficult to discuss events
6 when operating hours were not part of the PTC's purview.

7 Ms. Yang confirmed that there are conditions that were related to hours of operation as well as
8 noise.

9 Commissioner Chang stated that to determine how many events there should be, she had to
10 understand which events were during evening and weekend hours. She mentioned that the
11 proposed number of events was very large compared to local public schools. She counted JLS
12 Middle School's number of special events and they had six major events, one event with 50 to
13 100 people and 22 events with over 100 plus people. She commented that because she did not
14 know the hours for the events, what day they were on, and the comparison to a local public
15 school. She supported a maximum of 50 events.

16 Chair Lauing inquired if Staff has the hour of operation information available.

17 Ms. Tanner confirmed that the Commission can delineate the events. She noted that the special
18 events included sporting events and other events.

19 Ms. French answered that there are 32-weekday events per year, five events that were held on
20 a Saturday and evening events were restricted from 6:00 pm to 8:00 pm. Performances were
21 required to end by 10:00 pm and there were to be no Sunday events.

22 Commissioner Templeton requested that Staff comment on the data that Commissioner Chang
23 shared regarding JLS Middle School and its events.

24 Ms. French mentioned that the applicant had submitted data that compared Castilleja with
25 other private schools.

26 Ms. Tanner commented that Staff would have to understand more about the events that
27 Commissioner Chang counted and understand what she deemed to be a special event.

28 Ms. French confirmed that Staff can return with comparable data for the Commission to review.
29 She clarified that an event was considered to be 50 or more people.

30 Commissioner Templeton inquired if it would be possible to compare Castilleja with other high
31 schools and middle schools within the City.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French stated that Staff has the data but did not have it available.

2 Commissioner Templeton remarked that the number of the allowed event felt low, but
3 acknowledged that may be because of personal perspective of what an event was. She
4 recommended that the language be very clear in the thermology to help everyone stay on the
5 same page.

6 Vice-Chair Summa associated her concerns with Commissioner Chang's. She recalled that there
7 was a chart comparing Castilleja to other schools and it indicated that Castilleja was proposing
8 to have more events. She supported the suggestion of having a more detailed breakdown of
9 the proposed events, when they happen, where they weekend or evenings, and the time they
10 take place during the day. She concluded that her instinct was to allow 50 events due to other
11 schools in the area having way few special events.

12 Commissioner Hechtman commented that he has no issues with the proposed five major
13 events. He mentioned that of the 70 events in the list, some of the events were discretionary
14 but 22 of the 70 he considered to be a functioning part of a private school. He wanted to see
15 8th-grade parent/school workshop, new 9th-grade parent/student workshop, upper school
16 preview night, admissions diversity night, middle open house, upper school open house,
17 admission's tours, GIT 10th-grade student/parent meeting, the 6th opening meeting and laptop
18 orientation, the collage 101, CAPPa welcome reception, the grades 8 to 11 curriculum and
19 course registration, and the grade level parent/teens meetings placed in a separate category
20 for events that were part of a private school's function. He commented that those events
21 should not happen off-campus and they should happen at a time when the parents can come.
22 He wanted to see a straw poll motion that had five major events, 22 admission/school business
23 events and 48 other special events.

24 Commissioner Chang confessed that she could not try and guess which events were critical to
25 operations and which weren't. She acknowledged that the pandemic has changed the way
26 events are held. The local public schools have seen greater participation when events are not
27 held in person. She suggested that Castilleja highlight which events happen in person on
28 campus and which can be held virtually.

29 Commissioner Roohparvar commented that after hearing Staff's breakdown of the events that
30 she supported having upwards of 70 events. She supported the idea of having a more detailed
31 breakdown of the events categorizing which events were administrative and which events are
32 more for the students. Also, the days and times the events happen. She requested that Staff
33 provide information on if there have been noise complaints and how many times that has
34 occurred.

35 Commissioner Templeton appreciated all of the comments and the discussion. She found the
36 item to be challenging because she did not want the City to be micromanaging the school's

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 events to ineffectiveness. She was concerned that going down to a maximum of 50 events per
2 year could potentially harm the school and be detrimental to the students. She emphasized
3 that PTC should not be managing the school, but recommending items that would be
4 productive in the CUP. She encouraged the PTC to design a CUP that needs the neighbors, the
5 applicant and the City. She did not want to see a process that has more City control and
6 overhead due to the costliness to the City and community. Regarding special events, she
7 commented that events are an opportunity to give back to the community and build
8 community. She wanted to see guidance in the CUP that was open-minded and saw events as
9 something that may have a mutual benefit.

10 Chair Lauing agreed with Commissioner Chang that he was more sensitive to the time of day
11 and weekends rather than the exact number of events. He supported the idea of Staff coming
12 back with a more detailed list of events. He did not support providing a list to Council had
13 highlighted specific events for specific categories.

14 Vice-Chair Summa inquired if the events that Commissioner Hechtman outlined had more than
15 50 attendees.

16 Ms. Tanner answered that Staff did not know the answer at this time.

17 STRAW POLL #3 ON ITEM NUMBER THREE, SPECIAL EVENTS

18 Commissioner Hechtman moved to have Staff work with the applicant and return to PTC a
19 more detailed version of the table that was provided in the Staff Report that listed all the
20 activities. He clarified that the additional detail should include days of the week the event takes
21 place, hours between which the event occurs, confirm with the applicant that the items on the
22 list are all events where they expect 50 or more people and separately categorize
23 admission/operational special events.

24 FRIENDLY AMENDMENT #1

25 Commissioner Chang supported the motion but requested that Staff clearly delineate which
26 items are weekend events and which are nighttime events.

27 Chair Lauing agreed.

28 FRIENDLY AMENDMENT #1 ACCEPTED

29 Commissioner Hechtman accepted the amendment.

30 VOTE

31 Ms. Klicheva conducted a roll call vote.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 STRAW POLL #3 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
2 (Reckdahl recused)

3 Chair Lauing suggested the Commission take a short break and Commissioner Templeton
4 agreed.

5 [The Commission took a short break]

6 Chair Lauing requested that Staff give a brief presentation for TDM plan measures.

7 Ms. French inquired if the Commission had anything they wished to add to Council's motion or
8 had feedback on the TDM plan itself.

9 Vice-Chair Summa stated that the TDM is very meaty and she did not have any comments at
10 this time. She thanked Staff for including in the conditions that the oversight committee shall
11 include members of the public. She hoped that the City would enforce the TDM with the
12 recommended penalty system and she acknowledged that often enforcement does not happen.

13 Commissioner Chang agreed with Vice-Chair Summa that having members of the neighborhood
14 on the oversight committee was a good addition. She recommended that the oversight
15 committee be co-chaired by a neighbor and Castilleja staff. Regarding bullet point number two,
16 she mentioned that many local schools already prohibit juniors from driving to school. She
17 encouraged including in the TDM plan satellite parking and/or a kiss and ride programs with
18 shuttles. Those types of programs would save time for parents during peak hours and could
19 help Castilleja meet the TDM requirements.

20 Chair Lauing agreed with all of Commissioner Chang's comments. Regarding bullet point four of
21 Council's motion, he asked when are the reductions for the required parking going to be
22 implemented.

23 Ms. French explained that the parking requirements are based on the number of classrooms
24 and it differed if it was a high school classroom versus a middle school classroom. It would
25 depend on the blend of the 450 students and whether Castilleja was meeting parking on
26 campus or not. If the school did not meet the parking requirements, then they would have to
27 request a Parking Adjustment from the City which they did submit in their application.

28 Mr. Yang explained that one of the bases for authorizing a parking reduction was because the
29 applicant has a robust TDM. In Council's motion, they asked whether PTC would support a
30 parking reduction based on the TDM.

31 Commissioner Hechtman addressed bullet point four first and announced his support for
32 allowing a reduction in parking based on the TDM. He wanted to understand if Staff had
33 additional information for PTC regarding bullet point four. Regarding bullet point three, he

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 agreed that there should be a mix of local representation and Castilleja representation. He
2 requested that folks discontinue calling the opposing parties “the neighbors” because not all
3 the neighbors opposed the project. He recommended that the oversight committee contain
4 balanced local representation and include not just folks who oppose the project. Regarding
5 bullet point two, he pointed out that the concept of prohibiting juniors from driving was
6 already in the TDM plan and was one of the tools that the school could use to reduce trips to
7 campus. He recommended that restriction be removed and only be used when there was non-
8 compliance. He shared that he was uncomfortable with the language in the first portion of
9 bullet point two because it was legislating the enrollment selection processes. He believed that
10 was severe micromanagement. He wanted to understand the definition of bicycle distance.
11 Regarding bullet point one, he requested that Staff come back with streamlining of corrective
12 actions to violations. He recommended Staff provide a schedule of what the timeline would be
13 for corrective actions and allow the Commission to provide feedback on how to shorten the
14 timeline. Regarding penalties, he recalled asking Castilleja at the last meeting if eliminating
15 senior drivers would be an appropriate measure for the City to require if non-compliance is
16 demonstrated. Castilleja explained that would cause issues because many of the students come
17 from outside the City and that is their only way to school. He recommended that Staff bring
18 back a list of TDM measures that the Director of Planning can be imposed quickly to reduce
19 trips.

20 Commissioner Templeton paraphrased that her thoughts were broader and how to reduce
21 traffic overall and how to apply modern standards to parking. She encouraged Staff to push for
22 all projects in the City to have a robust TDM Plan. She recommended that public transportation
23 be heavily relied upon where possible for Castilleja and she was in favor of reduced parking to
24 fulfill the school’s enrollment goal without building parking structures. Reducing the amount of
25 required parking on the site would facilitate fewer single-occupancy trips to campus. She
26 predicted that bicycle distance was the distance from a transit hub to the school but she
27 requested further information on the definition. She suggested that a specific number of
28 students be allowed to drive to school per day and/or use a lottery system to determine those
29 students. She supported the comments regarding the oversight committee.

30 Commissioner Chang confessed that she was very leery of under-parking the development
31 based on the many projects within Palo Alto that were under-parked. She stated she’d support
32 a parking reduction if there were concrete measures that were not a menu of items that could
33 be put in place but baked-in concepts. Regarding bullet point number two, she requested more
34 information regarding other private schools that are required to have a certain percentage of
35 the student population be from the city. Also, what other private schools do for shuttling or
36 restricted student driving arrangements.

37 Commissioner Roohparvar wanted to know how traffic and its impacts have changed in the City
38 since the pandemic and how that has impacted the traffic from Castilleja. She inquired if

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Castilleja planned to continue to remove schooling and if they planned to move to a hybrid
2 model.

3 Ms. Tanner inquired if Commissioner Roohparvar wanted Staff to bring back the answer for
4 remote school or to have Castilleja answer that now.

5 Commissioner Roohparvar mentioned that she is curious to know if Castilleja was available to
6 comment.

7 Chair Lauing recommended that the question be answered at the next meeting.

8 Mr. Kamhi requested that Commissioner Roohparvar clarify her question.

9 Commissioner Roohparvar explained that if Castilleja intends to use a hybrid model for learning
10 then fewer students would be coming to campus.

11 Mr. Kamhi noted that most schools are planning to return to full in-person schooling. He
12 mentioned that remote learning could be a TDM measure if the Commission or Council wished
13 to pursue it.

14 Commissioner Hechtman suggested that the Commission provide straw poll motions on an
15 individual bullet point.

16 Chair Lauing agreed.

17 STRAW POLL #4 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

18 Commissioner Hechtman addressed bullet point one and moved to request Staff come back to
19 PTC with a hypothetical schedule of the corrective actions under the TDM up to the point
20 where the City would have the right to impose corrective action. He understood from Council's
21 motion that they wanted to explore a process if Castilleja does not begin to implement TDM
22 measures at the first report of non-compliance.

23 VOTE

24 Ms. Klicheva conducted a roll call vote.

25 STRAW POLL #4 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
26 Reckdahl recused

27 STRAW POLL #5 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang addressed bulled point three and moved that Staff give PTC ideas about
2 how the neighborhood resident members of the oversight committee will be selected.

3 Chair Lauing asked Staff would bring back the composition of the group.

4 Commissioner Chang answered not how many and who would be in the group but how the
5 selection process will be in choosing the residents.

6 VOTE

7 Ms. Klicheva conducted a roll call vote.

8 STRAW POLL #5 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
9 Reckdahl recused

10 STRAW POLL #6 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

11 Commissioner Templeton asked if the Commission was in favor of reducing required parking
12 spaces based on a sufficient TDM Plan.

13 Commissioner Chang recommended seeing more baked-in TDM measures in the CUP or to see
14 guidance on a program that a certain amount of trip reduction would lead to a certain amount
15 of reduced parking.

16 Ms. French explained that the applicant’s TDM consultant had shared a parking table for Option
17 D and E for the parking garage that included parking reduction for each option. By using TDM
18 measures, the parking can be reduced because fewer folks are driving to campus.

19 Commissioner Chang asked what ‘new TDM users’ meant.

20 Ms. French explained that if 10 folks were using bus routes, that would mean there are 10
21 unused parking spaces.

22 Chair Lauing summarized that Commissioner Chang was not requesting a bunch of examples,
23 but enough to see what would work and provide direction to Council based on those scenarios.

24 Commissioner Chang answered that some of the TDM measures are user preference and the
25 user may not wish to bike to school on a rainy day when they normally would. She stated those
26 behavioral changes are concerning and that normally was how TDMs fall apart.

27 Vice-Chair Summa understood that parking reductions are under the purview of the Director of
28 Planning.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French answered that is correct but Castilleja has been following a different process. The
2 Director of Planning has indicated their support for Option E for the parking garage and the
3 14.4 percent parking reduction.

4 Vice-Chair Summa mentioned that she wanted to discuss the frontage parking spaces and asked
5 when should she provide her comments.

6 Chair Lauing recommended that Vice-Chair Summa hold her comments.

7 Commissioner Hechtman requested that the maker restate the straw poll motion.

8 STRAW POLL #6 RESTATED

9 Commissioner Templeton asked does the Commission support reducing the required parking
10 spaces for the project if there is a TDM that accounted for those reduced spaces?

11 Commissioner Hechtman commented that the motion does not request Staff to bring back any
12 information for the Commission to discuss at a future meeting.

13 Commissioner Templeton remarked that the chart that Staff provided shows that Staff does not
14 want to reduce parking unless the parking spaces can be accounted for.

15 Chair Lauing rephrased the motion and said the direction to trade-off TDM spaces for a parking
16 allowance and is the Commission okay with that being part of the process.

17 Commissioner Templeton agreed.

18 FRIENDLY AMENDMENT #1

19 Commissioner Chang requested that Staff provide a similar table that Ms. French showed
20 earlier but with additional menu options as outlined in Castilleja's TDM.

21 Commissioner Hechtman announced he will support the straw poll motion with the
22 amendment. He mentioned that the issue of how many parking spaces was not an ongoing
23 discussion through the life of the CUP. The decision is made at the beginning and then the
24 applicant builds that amount of parking spaces. He pointed out that the TDM menu are items
25 that Castilleja can choose among and mandating them would be a Condition of Approval.

26 Vice-Chair Summa asked if the straw poll motion is exploring ways to increase the parking
27 reduction from 14.4 percent or supporting the Director of Planning's decisions. She shared that
28 she can support the motion with Commissioner Chang's amendment.

29 FRIENDLY AMENDMENT #1 ACCEPTED

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton explained that the motion and friendly amendment are identical, but
2 she accepted the friendly amendment made by Commissioner Chang to gain Vice-Chair
3 Summa's support.

4 Chair Lauing inquired if Staff understood the straw poll motion.

5 Ms. Tanner summarized that PTC would like to know more about the TDM in order to
6 understand its connection to the parking reduction and Staff can provide that at a future
7 hearing.

8 Commissioner Templeton clarified that Staff would not bother preparing the information if the
9 Commission was not interested in understanding the tradeoffs.

10 VOTE

11 Ms. Klicheva conducted a roll call vote.

12 STRAW POLL #6 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
13 Reckdahl recused

14 STRAW POLL #7 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

15 Commissioner Hechtman addressed bullet point one and moved to have Staff come back to PTC
16 with a list of potential penalties that could be quickly implemented by Castilleja if ordered by
17 Staff pursuant to the TDM program and Conditions of Approval.

18 Vice-Chair Summa asked if the Commission already voted on streamlining.

19 Commissioner Hechtman answered that the first straw poll was to have Staff come back with a
20 schedule and that failed. He explained that he wanted to know what measures Staff can require
21 of Castilleja that can be immediately implemented and provide immediate relief.

22 Ms. Tanner added that Staff would outline what penalties can be quickly implemented.

23 VOTE

24 Ms. Klicheva conducted a roll call vote.

25 STRAW POLL #7 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
26 Reckdahl recused

27 STRAW POLL #8 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman requested that Staff share Page 26 of the TDM program report which
2 would help him make his next motion for bullet point one. He reminded the Commission of the
3 questions he asked the authors of the infractions and consequences page. He moved that Staff
4 work with the applicant to clarify that there shall be no overlap between the commence
5 construction until the school reaches maximum enrollment and the 2-years following
6 completion of the academic building. The next was to clean up the language and use the words
7 consecutive or subsequent when applicable. The third was that Staff work with the TDM author
8 and clarify what was meant by 'third report within 5-years'. In summary, Staff would return
9 with a revised TDM infractions and consequences page so that the Commission can discuss the
10 changes.

11 VOTE

12 Ms. Klicheva conducted a roll call vote.

13 STRAW POLL #8 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
14 Reckdahl recused

15 Commissioner Templeton requested to see how many items were remaining on Staff's list.

16 Chair Lauing agreed and requested that Staff put the list up on the screen.

17 Ms. Tanner announced that three items were remaining on the list.

18 Chair Lauing mentioned that Staff and himself believed that items six and seven would be
19 prompt. He invited the Commission to discuss the proposed parking options.

20 Ms. French remarked that parking Options D and E were reviewed by ARB and they supported
21 both options. Staff believed that Option E directly responded to Council's motion that restricted
22 the number of parking spaces to half of the required spaces to be below grade. Option E
23 preserved tree 155 whereas Option D did not. Both options improved the preservation of
24 surrounding trees. Option E included a 14.4 percent parking reduction and Option D had a 9
25 percent parking reduction. The parking reductions were based on the TDM program and
26 parking reductions can be reduced by up to 20 percent with a robust TDM program.

27 Commissioner Chang stated that her concern with both options, with the proposed parking
28 reduction, was that neither option reached the threshold of having 50 percent of the required
29 parking to be below grade as was directed by Council. She expressed her support for Option E
30 but restated that it did not meet the spirit of Council's request.

31 Chair Lauing understood that there needed to be more at-grade parking spaces.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang answered yes, Castilleja was proposing to remove surface parking which
2 required it to be relocated somewhere on campus and that correlated with the Variance
3 number.

4 Commissioner Hechtman asked Staff if there was elaboration at the Council meeting that would
5 help clarify if the Council discussed parking reduction pursuant to a TDM program or not.

6 Ms. French confirmed that no statement removed the Code defined as required onsite parking.
7 The Code requires onsite parking that is based on the number of classrooms.

8 Ms. Tanner confessed that Staff does not have complete clarity on Council's motion because
9 the terminology was different.

10 Chair Lauing suggested that a straw poll be to direct Staff to have Council clarify their motion.

11 Commissioner Hechtman agreed that the clarification would have to come from City Council.
12 He appreciated Commissioner Chang's question, but he predicted that Council has not focused
13 on an answer to her question. He did not support having the applicant prepare another parking
14 option that was not asked for by Council's motion. He suggested the Commission disclose to
15 Council that their direction did not account for the parking reduction and they may want to
16 consider whether it should. He shared that additional information he wanted was a comparison
17 of the pros and cons between Option E and Option D.

18 Commissioner Roohparvar stated that she raised this concern before and wanted to raise it
19 again. She recalled asking if the parking reduction was based on the required parking or the
20 adjusted parking requirement. Staff in 2020 answered that the parking reduction was based on
21 required parking. Based on Council's motion, Council was not made aware that the calculation
22 was based on the required parking figure. Based on the information, she supported Option E,
23 but she wanted the additional information that Commissioner Hechtman suggested.

24 Commissioner Chang pointed out that based on the timeline, the item has not gone back to
25 Council for clarification on the 50 percent and whether that was based on the initial parking
26 requirement or the reduction.

27 Ms. Tanner confirmed that Commissioner Chang was correct. She shared one way the
28 Commission could consider the item was is it appropriate for 50 percent of the required parking
29 to be provided below grade?

30 Commissioner Chang clarified that Staff was suggested that the Commission provide feedback
31 on whether the 50 percent of parking sites being below grade was correct.

32 Ms. Tanner answered that Commission could provide that feedback.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing predicted it would be easy for Staff to ask the Council Members who made the
2 motion and seconded it what their intention was.

3 Ms. Tanner noted that the entire Council voted on the motion and Staff could not ask just the
4 maker and the seconder.

5 Ms. French inquired if it would help to see visuals of the below-grade footprint for the two
6 options?

7 Chair Lauing recommended not to show the visuals and suggested that Staff show them at the
8 next hearing when they bring back the other items.

9 Ms. French indicated that she had them available.

10 Ms. Tanner suggested that Ms. French show her slides.

11 Ms. French shared the two visuals of Option D and Option E proposed footprints. Option
12 Environmental contained 52 parking spaces below grade and Option D proposed 69 spaces
13 below grade.

14 Ms. Tanner noted that Option E does fulfill the requirement of 50 percent of parking spaces
15 being below grade.

16 Commissioner Chang agreed that Option E does meet the requirement but Option D did not.

17 Ms. Tanner mentioned that Option E also fulfilled the requirement of Council's motion meant
18 half of the required parking spaces to be below grade. If the Commission wished to make
19 adjustments to Option E, that could be a direction that could be shared with Staff.

20 Vice-Chair Summa shared that she has a strong preference for Option E because it preserved
21 more trees. She wanted to know how the 54 public spaces available on the public right of way
22 played into parking the site.

23 Ms. French stated that the Municipal Code does not acknowledge street spaces as meeting the
24 required parking.

25 Vice-Chair Summa agreed but pointed out that Castilleja includes those spaces in their parking
26 plan. She recommended that Staff and the Commission address those spaces because Castilleja
27 was relying on them but they are public spaces.

28 Ms. Tanner confirmed that those spaces would be part of an RPP and that was a different topic.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang expressed her concern about the utility easement. The proposed garage
2 would be built under a sewage line and that would result in the easement having to be shifted
3 by 15-feet. She asked what the process was for changing the easement and how did the change
4 become approved.

5 Ms. French stated that the Utilities Department reviewed the plans and gave their approval of
6 shifting the easement to allow the two drop-off lanes.

7 Commissioner Chang expressed her concern that the City would not have a straight line for
8 future infrastructure projects.

9 Ms. French clarified that the roadway easement was abandoned and the easement was only for
10 underground pipes.

11 Commissioner Chang noted that Ms. French's statement was more concerning because the
12 ideal method was to have a straight line for water and sewage. She requested that Staff bring
13 back more information about the easement.

14 Ms. Tanner concurred that Staff can bring back more information but stated that the Utilities
15 Department would not approve a project if it was not in the best interest of the City.

16 Commissioner Chang mentioned that the drop-off plan included parents dropping the girls off
17 and then the girls crossing the busy street to get to the stairwell. She stated that the approach
18 is unwise from a safety perspective. She wanted to understand if any changes could be made to
19 the drop-off plan to make it safer.

20 Commissioner Hechtman believed that Staff could ask a Staff member from the Utilities
21 Department to come to the next meeting and that did not require a straw poll vote.

22 Chair Lauing agreed.

23 STRAW POLL #9 ON ITEM NUMBER FIVE, PARKING REDUCTION

24 Commissioner Hechtman moved that Staff bring back a chart listing pros and cons for the two
25 parking options.

26 Commissioner Templeton confessed she did not understand why that was needed. She stated
27 that the options were explored in the EIR.

28 Chair Lauing added that ARB also reviewed both options extensively.

29 Commissioner Hechtman clarified that neither option was analyzed in the EIR. One member of
30 the public shared that Option E proposed to save an important tree but Option D did too. He

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 explained that he wanted to better understand the reasons behind why the Commission would
2 choose one option over the other when they make their recommendation to Council.

3 Commissioner Hechtman agreed and recalled that the options came back to PTC as part of their
4 feedback on the EIR.

5 Ms. French clarified that during the EIR process the underground garage did decrease in size.
6 The options before the PTC were options crafted to directly respond to Council's motion. She
7 confirmed that tree 89 is protected in both options but tree 155 was only preserved in Option
8 E.

9 Commissioner Templeton inquired if it was feasible for Staff to return with the level of detail
10 that Commissioner Hechtman was requesting.

11 Ms. French answered yes.

12 Ms. Tanner disclosed that the comparison may not reveal any new information and pros and
13 cons can be subjective.

14 Commissioner Chang agreed with Ms. Tanner and could not support the motion. She confirmed
15 that she did not need a comparison to decide on which parking option she preferred.

16 STRAW POLL #9 RESTATED

17 Commissioner Hechtman clarified that his intention was not to have Staff imagine subjective
18 benefits and detriments. He wanted to compare the objective impacts that an EIR would
19 compare such as trees and soils.

20 Vice-Chair Summa agreed with Commissioner Chang that the Commission had enough
21 information and she as well did not need additional information. She wished there was a no
22 garage option but understood that Council did not intend that to be explored further.

23 VOTE

24 Chair Lauing pointed out that Council's motion did direct Staff and PTC to review both a none
25 underground parking facility and the two options. No underground garage would mean more
26 remote parking locations or more spaces at grade. If the school reduced its Floor Area Ratio
27 (FAR) then more surface parking could be accommodated. He acknowledged that those
28 comments went more to the Variance though than the topic at hand.

29 Ms. Klicheva conducted a roll call vote.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 STRAW POLL #9 SUPPORT 2(Hechtman, Roohparvar) – AGAINST 4(Chang, Lauing, Summa,
2 Templeton) Reckdahl recused

3 Chair Lauing asked if Staff needed any further direction regarding the parking reduction.

4 Ms. Tanner acknowledged that several Commissioners stated their preferred option but asked
5 if the other Commissioners wished to state their preference.

6 Commissioner Templeton announced that she would choose Option E due to the preservation
7 of more trees and smaller disruption underground. She emphasized that it would be better if
8 there was a way not to have the underground parking garage.

9 Commissioner Chang shared her concerns about the impacts to the Bryant Street Bike
10 Boulevard because it was part of the Safe Routes to School program. She agreed with
11 Commissioner Templeton that it would be better to have no underground garage.

12 Chair Lauing agreed.

13 Ms. Star-Lack appreciated Commissioner Chang’s work and support for the Safe Routes to
14 School Program. She shared that as the Manager of the program, she reviewed the plans and
15 because of the current configuration of the southbound Bryant Street bike lane. There were no
16 potential conflicts with cars going into the garage.

17 Chair Lauing invited the Commission to discuss and make recommendations to discuss topic six.
18 He recalled that there was no interest from the public or the applicant to start an RPP.

19 Commissioner Hechtman agreed with Chair Lauing’s comment that there was no appetite for
20 an RPP. He suggested that it be included in the TDM as a potential measure that can be
21 implemented.

22 Vice-Chair Summa did not agree that it should be in the TDM because there was already a City-
23 wide process in the City-wide RPP Ordinance. She stated that there is an informal agreement
24 between Castilleja and the neighbors about Castilleja using the public parking spaces on their
25 side of the street. She remarked that Castilleja relied on the space and that made her
26 uncomfortable and it should be discussed in the future.

27 Commissioner Templeton agreed with Commissioner Hechtman’s comments. She appreciated
28 Vice-Chair Summa raising her concerns about the public parking spaces. She shared that
29 currently, it was a mutually beneficial arrangement because Castilleja could use all of the public
30 parking spaces and having the arrangement means everyone shares the parking.

31

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing stated with no other comments the straw poll motion would be that the
2 Commission does not need any more information.

3 Ms. Tanner suggested that the Commission vote on not proposing an RPP unless or until it is
4 needed.

5 Mr. Kamhi agreed that it would not be inappropriate to consider an RPP because one of the
6 criteria to establish an RPP was that non-resident vehicles needed to substantially interfere
7 with the use of on-street parking by residents. He noted that typically it is a resident-initiated
8 process.

9 Ms. Tanner suggested that the Commission vote to affirm that the Commission feels an RPP
10 should be resident initiated.

11 STRAW POLL #10 ON ITEM SIX, PARKING RESTRICTIONS

12 Chair Lauing moved that the Commission affirm that an RPP should be initiated by residents.

13 VOTE

14 Ms. Klicheva conducted a roll call vote.

15 STRAW POLL #10 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
16 Reckdahl recused

17 Chair Lauing invited the Commission to discuss topic seven, construction phasing. He recalled
18 that the applicant had stated that they needed to know the construction schedule before they
19 can explore space for a temporary campus. He believed that there was nothing the PTC would
20 need to make a further decision and exploring a campus should be at the discretion of the
21 applicant.

22 Commissioner Templeton agreed that she did not understand what Council was requesting of
23 the PTC. She agreed also that the ideal situation would be for Castilleja to have an off-site
24 campus during construction.

25 Vice-Chair Summa stated that it was difficult to imagine the school operating in a construction
26 zone, but agreed that it was up to the school.

27 Chair Lauing asked for other comments.

28 Ms. Tanner affirmed that Council did not specifically remand the item to PTC but Staff included
29 it for the totality of the motion that was made.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing invited the Commission to provide comments on item eight, other. He summarized
2 that the Commissioners should share items that were not included Council's motions but the
3 Commissioners needed more information on.

4 Vice-Chair Summa reaffirmed her interest in discussing a permanent solution for the 54 public
5 parking spaces that Castilleja uses. She requested that Staff provide information, if any, of other
6 private institutions using the public right of way.

7 Commissioner Templeton confirmed she was interested in understanding the informal
8 agreement between the neighbors and Castilleja regarding the public right of way. She wanted
9 from Staff a clear sense of boundaries on what Staff was seeking from the PTC and what was
10 within the PTC's scope. The project had been reviewed by many City Commission and
11 departments and often the PTC's discussions became blurred with areas that were outside of
12 the Commission's purview.

13 Commissioner Hechtman supported Staff coming back with more information regarding the
14 street parking. He understood that Castilleja cannot issue tickets, nor can the neighbors if a car
15 parks on the wrong side of the street.

16 Ms. Tanner confirmed that was correct.

17 Commissioner Hechtman disclosed that he had ex parte communications with the applicant's
18 attorneys regarding the Text Amendment letter dated January 13, 2022, from the Ruttan
19 Tucker Firm. He shared he read the Council's minutes from March 15, 2021, and March 29,
20 2021, and asked if the March 29, 2021 motions superseded the March 15, 2021 motion or
21 augmented it? Also, was there a timeframe for the Text Amendment and did Council have to
22 direct PTC to discuss the Text Amendment?

23 Mr. Yang confirmed that Staff will be discussing the letter at the next meeting on the item.
24 Council did not have to take any further action regarding the Text Amendment and the March
25 29, 2021 motion augmented the March 15, 2021 motion.

26 Commissioner Chang wanted to have more information and a discussion on the Variance at the
27 next meeting. Also, she wanted to understand the difference in Impact Fees that would be
28 based on the Gross Floor Area (GFA) of the garage.

29 Ms. Tanner clarified that the processing of the application is paid for by the applicant which was
30 different than Impact Fees.

31 Chair Lauing inquired if Staff needed a straw motion to bring back the suggested information.

32 Ms. Tanner stated no but recalled that some of the square footage items the ARB was taking up
33 in terms of the Variance.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

- 1 Ms. French confirmed that Council did not direct further study of the Variance from the PTC.
- 2 Chair Lauing asked if the Variance was going to ARB but not PTC for further review?
- 3 Ms. French clarified that the Variance was not within the ARB's purview.
- 4 Chair Lauing restated that PTC Commissioners have expressed that they want to see the
5 Variance with the new revisions.
- 6 Ms. Tanner agreed that Staff can provide more detail to help the Commission understand but
7 emphasized that it was not remanded back to PTC for consideration.
- 8 Ms. French confirmed that Council's motion remanded the Variance to ARB and not PTC.
- 9 Vice-Chair Summa wanted confirmation that Council specifically asked that the Variance go
10 back to ARB.
- 11 Ms. Tanner answered yes.
- 12 Ms. French answered no, Council requested a study as well as requested that ARB review a
13 revised design that reduced the square footage above grade from the building they already
14 reviewed.
- 15 Vice-Chair Summa expressed confusion and did not understand how the Variance could not
16 come back to PTC. She argued that the figures in the Variance have been drastically changed.
- 17 Ms. Tanner agreed that Variances are within the PTC's purview and PTC can make a
18 recommendation. She wanted to be clear that the Variance was not part of Council's direction.
- 19 Vice-Chair Summa clarified that she was surprised that the Variance did not have to come back
20 to PTC because of the new information.
- 21 Ms. French inquired if PTC wanted to do any straw polls for number one of the discussion
22 topics.
- 23 Commissioner Hechtman mentioned that Staff will be coming back to the PTC with the Text
24 Amendment and more analyses.
- 25 Hearing no further comments, Chair Lauing closed the item.
- 26 **Commission Action:** Straw poll motion by Lauing. Vote of 3-3 Reckdahl recused.
- 27 **Commission Action:** Straw poll motion by Lauing. Vote of 3-3 Reckdahl recused.
- 28 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0 Reckdahl recused.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

- 1 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0 Reckdahl recused.
2 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0 Reckdahl recused.
3 **Commission Action:** Straw poll motion by Chang. Vote of 6-0 Reckdahl recused.
4 **Commission Action:** Straw poll motion by Templeton. Vote of 6-0 Reckdahl recused.
5 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0 Reckdahl recused.
6 **Commission Action:** Straw poll motion by Hechtman. Vote of 2-4 Reckdahl recused.
7 **Commission Action:** Straw poll motion by Lauing. Vote of 6-0 Reckdahl recused.

8 **Approval of Minutes**

9 Public Comment is Permitted. Five (5) minutes per speaker.^{2,3}

10 4. December 8, 2021 Draft PTC Minutes

11 MOTION

12 Vice-Chair Summa moved approval of the December 8, 2021 minutes.

13 FRIENDLY AMENDMENT #1

14 Commissioner Hechtman requested that the motion be to approve the draft minutes as revised
15 for both verbatim and summary minutes.

16 FRIENDLY AMENDMENT #1 ACCEPTED

17 Vice-Chair Summa agreed.

18 SECOND

19 Commissioner Hechtman seconded

20 VOTE

21 Madina Klicheva, Administrative Assistant, conducted a roll call vote and announced that the
22 motion carried 6-0 with Commissioner Reckdahl recused.

23 Commissioner Hechtman noted that Commissioner Reckdahl was not recused. He should be
24 counted as absent.

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

27 **Committee Items**

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing shared that the Housing Element working group continued work on the Housing
2 Element update.

3 **Commissioner Questions, Comments or Announcements**

4 Commissioner Chang asked when PTC will be holding its retreat.

5 Chair Lauing wanted to hold the retreat at the beginning of the year and would be discussed at
6 the next pre-meeting. He shared one potential topic that would include the Work Plan.

7 Rachael Tanner, Assistant Director, stated that Staff would conduct a poll to determine whether
8 the retreat be held during a regular meeting or to hold a special meeting. The retreat would
9 mostly come after Council's retreat which was scheduled for February 5th, 2022 so that PTC
10 Work Plan can be submitted by March 2022.

11 Chair Lauing adjourned the meeting.

12 **Adjournment**

13 **11:05** pm

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.



Planning & Transportation Commission Action Agenda: January 19, 2022

Virtual Meeting
6:00 PM

Call to Order / Roll Call

Approximately 6:02 pm

Chair Lauing: Great, so I'd like to call to order the Planning and Transportation Commission special meeting for January 19th, 2022. And I think we have a... roll the tape on our regulations, so would you do that Ms. Klicheva?

Madina Klicheva, Administrative Assistant: Yes.

[An automated voice recording begins to play disclosing Zoom procedures.]

Chair Lauing: Okay and now if Ms. Klicheva would also call the roll, please?

Ms. Klicheva: Yes. Chair Lauing?

Chair Lauing: Present.

Ms. Klicheva: Vice-Chair Summa?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Vice-Chair Summa: Present.

3

4 Ms. Klicheva: Commissioner Chang?

5

6 Commissioner Chang: Here.

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Chair Lauing: Muted.

11

12 Commissioner Hechtman: Present.

13

14 Ms. Klicheva: Thank you. Commissioner Reckdahl?

15

16 Commissioner Reckdahl: Here.

17

18 Ms. Klicheva: Commissioner Roohparvar?

19

20 Commissioner Roohparvar: Present.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: Here.

Ms. Klicheva: We have a quorum.

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

Chair Lauing: Do we need to go through the protocol of the authorization of teleconferencing?

Rachael Tanner, Assistant Director: Yes Chair, we do need to take up that item.

Chair Lauing: That's on Packet Page 5 and I'm sure you've all read it in advance. Unless there's any question, we can just go straight to vote. No questions? Okay, please call that roll call vote.

Ms. Tanner: I think we would need a motion to approve the resolution or to adopt the resolution.

Chair Lauing: Chair... Bart... Mr. Hechtman [note – Commissioner Hechtman]. I got to get a new title for you.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

MOTION

Commissioner Hechtman: You'll get used to it. I move adopt of resolution authorizing use of teleconferencing for Planning and Transportation Commission during Covid-19 State of Emergency.

SECOND

Vice-Chair Summa: Second.

Commissioner Chang: I'll second.

VOTE

Chair Lauing: Then if there's no further conversation then we will call a roll call vote. Thanks for that help.

Madina Klicheva, Administrative Assistant: Commissioner Chang?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) 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 Roohparvar?

12

13 Commissioner Roohparvar: Yes.

14

15 Ms. Klicheva: Commissioner Reckdahl?

16

17 Commissioner Reckdahl: Yes.

18

19 Ms. Klicheva: Vice-Chair Summa?

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Vice-Chair Summa: Yes.

2

3 Ms. Klicheva: Commissioner Templeton?

4

5 Commissioner Templeton: Yes.

6

7 Ms. Klicheva: The motion carries 6-0... 7-0.

8

9 MOTION PASSED 7(Chang, Hechtman, Lauing, Reckdahl, Roohparvar, Summa, Templeton) -0

10

11 Chair Lauing: Thank you and then just before we go to oral communications which is scheduled
12 next. We'd like to adopt the Council's protocol on the use of screens during meetings and kind
13 of make sure we leave our screens on. So, that our respective colleagues and the public know
14 we're here and present and accounted for. And if obviously, you need to get the cat away from
15 the screen or hug your kid good night that's fine. But generally, like to be as close as we can to
16 Council protocol and being in Chambers so that we're having sightlines.

17 **Commission Action**: Motion by Hechtman, seconded by Summa. Motion Passed 7-0.

18 **Oral Communications**

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

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Oral communications, there are number of attendees tonight and this is for the
2 public to speak on any item that is not on the agenda. So, if someone wants to speak on
3 Castilleja, this is not the time because that is our one scheduled agenda item. But other than
4 that item, if anyone would like to speak, please raise your hand on the Zoom or call in according
5 to the instructions.

6

7 Madina Klicheva, Administrative Assistant: Chair Lauing, we have two raised hands. Our first
8 speaker is Mr. Aram James.

9

10 Chair Lauing: Good evening.

11

12 Mr. Aram James: Good evening, how are you doing tonight?

13

14 Chair Lauing: Great.

15

16 Mr. James: I just want to make a comment that you're general announcement at the beginning
17 of the meeting and I don't know who put that out. It's nice to have that but the Brown Act does
18 not require that individuals that speak to the Commission or the Council to give their name. I
19 always give my name, Aram James, but I have no problem with that. But the Brown Act doesn't
20 require that people can chime in unanimously.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 So, I wanted to talk about, you know we're going to have a retreat, City Council is going to have
2 a retreat. I don't know if the Planning Commission has its own but normally when I got to the
3 retreat I have three priorities for the year. This year, I've only got one priority and that is to fire
4 the Police Chief, Robert Johnson. I think he's done a tremendous amount of damage to
5 community trust on the issues of transparency. You know, we often find out about police
6 brutality cases months and months after they occur. We know about the fuse's light, we didn't
7 hear about that for almost 3- to 4-years after the interaction between two police officers. One
8 former Palo Alto police officer who left the force recently and we weren't told whether it was
9 voluntarily that he left or that he was fired. So, we've got a huge problem, you know the
10 encrypted radio traffic. So, you will be hearing hopefully a lot from me about why that Police
11 Chief, Robert Johnson, should be fired. I find it extremely ironic that he now wants to run for
12 Sheriff. If he wasn't serious it would be laughable. He's been such a terrible Police Chief on so
13 many different levels, but I don't want to get into all of that tonight.

14

15 I did want to also, I sent you an invitation to an event tomorrow night that's going to be looking
16 at the issue of whether or not we should have a new jail in the county, or whether we should
17 look to alternative to jails. So, that's... I suspect... I suggest that Members of the Planning
18 Commission are particularly well suited to chime on whether you think we need to have
19 another jail in this county or whether we need to look towards alternatives. I don't think I have
20 time to read you the full letter that I sent to Joe Simitian but I'm telling Mr. Simitian... here's

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 one sentence. "Trust me, nothing you've done in your long political career for the little guy, the
2 unhoused and the tenants at Bona Vista will be remembered if your last big political act is to
3 continue down the road of mass incarceration. Do you want to be remembered in this time of
4 Trump and this time of voter suppression and this time of white supremacy rearing its ugly face
5 as a guy who voted for more of the same? A jail where brutality and torture carry the day." I
6 invite you to come tomorrow, speak out on that issue. Thank you very much for the time
7 tonight.

8

9 Chair Lauing: Thank you.

10

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

12

13 Chair Lauing: Good evening.

14

15 Ms. Tanner: Ms. Eisenberg, you may need to unmute your microphone or Ms. Klicheva, are we
16 sure that we unmuted our speaker?

17

18 Ms. Klicheva: Yes, we allowed the (interrupted)

19

20 Ms. Rebecca Eisenberg: Okay, I got it, I got it.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

Ms. Klicheva: Okay, thank you.

Ms. Eisenberg: Sorry. I'm so sorry, it's just [unintelligible](interrupted)

Ms. Klicheva: No problem.

Ms. Eisenberg: So, I'm glad... I'm very happy to follow my good friend Aram James because he made a very passionate argument, that I agree with, that our Police Department, especially it's Chief Johnson, has made a mockery of the concept of justice. And the Police Department is so bad is that it actually makes Palo Alto unsafe for some people. Now, maybe not the majority of people but they shouldn't be making Palo Alto unsafe for anyone. You have to agree? So, what does this have to do with the Planning Commission? Well, as you may not be aware, but the new so-called Public Safety Building is actually will include a jail. That jail is at least last I saw in the plans which I encourage you to look at, the most expensive aspect of the Public Safety Building and the thing that drove... supposedly drove the cost up to \$200 million all-in or more. Is the highly secured area that they intend to use as a holding cell, a.k.a a jail. Do we need a jail in Palo Alto right by Cal Ave? Do we need these jails at all? You know, whether or not you agree with me, the second point, and with Aram that we need fewer jails and more affordable

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 housing and poverty alleviation programs. I think you would agree that we probably shouldn't
2 have a jail here.

3

4 Additionally, I guess I'm here to say also that let's make your recommendation 2022 the year
5 where the earth gets a say in what decisions you make. As you hopefully are aware, as even the
6 Wall Street Journal is covering it daily now, our behaviors... our continued behaviors are leaving
7 us, as in human beings on our Plant Earth, towards a point of no return. We are heading there,
8 we are going there more quickly and accelerating speed every year. And people are already
9 dying all across the world from these dramatic climate events. People will continue to die; more
10 people will die faster if we don't all make a difference. So, here's what I propose for 2022,
11 Happy New Year, is that every time you analyze a proposal. That you take as is required by the
12 Comprehensive Plan that you take a really good look on your own about how this affects our
13 planet. For example, an underground garage... this not about Castilleja, I'm talking in general. A
14 private home's underground garage, the new jail and Police Department's underground garage,
15 and other organizations' underground garage, especially in a residential neighborhood, is
16 unavoidably terrible for the environment. Programs that increase driving by... are bad for the
17 environment. What you all really... you know if Earth is here, Earth is telling you please invest in
18 public transit. Please invest in bikes, please make the world a safer place. Please I have children,
19 I want to have grandchildren on this planet. Thank you.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Thank you. I think that's the end of oral communication.

2

3 Ms. Klicheva: Yes, that's (interrupted)

4

5 Chair Lauing: Correct?

6

7 Ms. Klicheva: Yes, no raised hands... yep, yes, no raised hands anymore.

8

9 Chair Lauing: Okay great.

10 **Agenda Changes, Additions and Deletions**

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

12 Chair Lauing: So, are there any agenda changes, additions or deletions? Okay, so then we'll go
13 to the City official report.

14 **City Official Reports**

15 2. Directors Report, Meeting Schedule and Assignments

16 Rachael Tanner Assistant Director: Thank you, Chair. Good evening Council Members... Council
17 Members? Commissioners, it's good to be with you all. Just a few updates today and Philip
18 Kamhi is also with us tonight so he's go into share a few updates from the Office of
19 Transportation. There was no City Council meeting this past week. We had the day off to
20 celebrate MLK Day, so I know you all did something to commemorate or to further the legacy of

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Dr. King with your day. As John Lewis would say, "A day on and not a day off" and even though I
2 know for myself. Some of the things I wanted to do ended up being virtual but still good to
3 connect with folks and to think about the legacy of Dr. King and what it means for our City and
4 for our nations.

5
6 We have next week coming up at City Council an item about the height transitions that comes
7 out of the work we've been doing on the Objective Standards. And I should say in particular,
8 the work the ARB has really been doing on helping to craft the City's Objective Standards. Other
9 than that, we don't have any items that are at the Council that came through the PTC. And so
10 certainly of interest, I think in our topic areas but not anything that the liaison would be
11 responsible for letting Council know about.

12
13 We are going to next week take... also next week Council is going to take up approval of its
14 summer and its winter holiday break. And so, once we get that and see what their schedule is
15 going to be. I think that might be good to take a look at our schedule so we can either align with
16 their break or just think about that as we think about our meeting schedule. I think that's
17 something we talked about last week and so next week we may be just better suited to have a
18 more robust conversation about that.

19

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And then next for our meeting we'll be talking about tenant relocation assistance. That is part
2 of the tenant protection package that the Council heard in November of last year. They
3 approved it to move forward several topic areas and one area where they wanted to come
4 immediately to PTC for an ordinance consideration is Tenant Relocation Assistanances. Right now,
5 Tenant Relocation Assistance is offered for no-fault evictions when there's 50-units or more
6 and Council asked us to look at going down to 10. Council is pretty eager to move that
7 legislation forward and so right after we hear it next week. It will be heard on January 31st by
8 the City Council. Typically, the Council wouldn't meet on that last Monday but because they
9 had a canceled meeting this past week. They're meeting on that last Monday, so Council liaison
10 will want to look out for the January 31st hearing at the City Council to be one to attend.

11

12 With that, I think that are the summary of my announcements and I'm just going to hand it over
13 to Director Kamhi to make a few updates for you.

14

15 Mr. Philip Kamhi, Chief Transportation Official: Thank you very much, Assistant Director Tanner.
16 Apologies for the noise in the background. My daughter is playing here in the same room. Just
17 really brief updates, I wanted to let you know that Safe Routes to School Program is continuing
18 to adapt and we'll be looking at doing a spring rodeos rather than the fall rodeos.

19

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And also, really, really critical to the Office of Transportation, just to note, that we currently
2 have three or three and a half depending on how you look at it vacancies in our Department of
3 14 people. And one of... the key positions in our department we have currently gotten an offer
4 out to hire somebody and that position is going to be really critical in carrying forward some our
5 projects. Including the South Palo Alto Bikeways Project that PTC has heard a few times and will
6 likely hear again after we get our Staff on board. The Bicycle and Pedestrian Transportation
7 Plan, our micro mobility and scooter bike-share project, and our On-Demand Transit Pilot
8 Project. And with that I'll turn it back over to the PTC, thank you.

9
10 Chair Lauing: A lot of things coming if you can get some Staff, right? Yeah, it's always tough. No
11 other Staff reports?

12
13 Ms. Tanner: No reports but we're available for questions if the Commissioners should have any.

14
15 Chair Lauing: Any questions of other things that have happened that we need to hear about?
16 Okay, so then we'll move into our first and only agenda item.

17 **Action Items**

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

- 20
21 3. PUBLIC HEARING/QUASI JUDICIAL/LEGISLATIVE: Review of the Castilleja School's
22 Requested Conditional Use Permit and Variance per Council Direction March 29,
23 2021, and Review of a Draft Ordinance per Council Direction Amending Section
24 18.04.030 Regarding Definition of Gross Floor Area in the R1 Zone for Below Grade

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Garages. Zone District: R-1(10,000). Environmental Review: The Final Environmental
2 Impact Report (EIR) was Published July 30, 2020 and the Draft EIR was Published July
3 15, 2019

4 Chair Lauing: It's a review of Castilleja School requested CUP and Variance per Council direction.

5 And this is actually our third meeting of a continuing hearing as a result of which this is a
6 continued hearing. We won't have any public comment tonight. I just wanted to kind of frame
7 it because of the comments that have come in since last week and also some of the comments
8 last week just to review why we're here.

9

10 The... we got a lot of questions that were like why are we still doing this and when is something
11 going to actually get approved? So, just to review, PTC actually did approve a proposal to
12 Council last year on a 4-2 vote. Council ended up not approving that and instead had substantial
13 questions and comments over a couple meetings that they held. And then they remanded that
14 some of the items to us for review and some to ARB and it's taken a while. Three meetings now,
15 this will be the third because it's... some of the issues are substantial. The plan is, and Staff can
16 add to this, is that all of these items are our kind of votes, straw votes, back to Staff on how we
17 think it should go. And then they come back to us with a fully baked here's the new proposal to
18 go to PTC.

19

20 And tonight, to help with that, we actually are going to try to do some straw votes to give some
21 direct feedback on each of the discrete items. So, that Staff knows if there's wild enthusiasm or

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 split or whatever. Again, it's going to be straw votes, it's not going to be voting on a proposal at
2 all. Commissioner Reckdahl.

3

4 Commissioner Reckdahl: Is this a good time for me to talk?

5

6 Chair Lauing: Yes, on this item yes.

7

8 Commissioner Reckdahl: Yes, this is something I have to talk about. First, I should point out that
9 most PTC items are legislative but Castilleja is different. Castilleja is a quasi-judicial matter and
10 that requires Commissioners to act as impartial judges. And because of this requirement, I'll be
11 recusing myself from tonight's Castilleja deliberations and I'll give a short explanation.

12

13 Palo Alto Neighborhoods, also known as PAN, is an umbrella organization that connects
14 neighborhood groups from across the City. And I've been active in PAN for several years and
15 including being on its Executive Committee the past couple years. In February 2021, we had a
16 PAN meeting that among other things discussed Castilleja and then voted to send a letter to the
17 City Council outlining PAN's concerns about some aspects of the Castilleja design.

18

19 I voluntarily disclosed this to our City Attorneys and they recommended that I recuse myself
20 because my involvement with that PAN letter could be interrupted as bias. I find this frustrating

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 that I'm unable to do my job as a Commissioner but I do acknowledge that this will allow the
2 Commission to reach conclusion that is unquestionably fair and impartial and that is very
3 important. Thank you.

4

5 Chair Lauing: That's disappointing news in your (interrupted)

6

7 Commissioner Reckdahl: I'm disappointed too.

8

9 Chair Lauing: Second meeting on the Commission that the Council appointed you to.

10

11 Commissioner Reckdahl: Fair and transparent government is very important. So, I understand
12 why I have to do this but I am frustrated. Especially after watching hours and hours of video
13 over break but nonetheless, I will be recusing myself.

14

15 Chair Lauing: As this is our only item except some catch-up items. You don't have to... we won't
16 have to call you to come back in. Unless you want to just be called for the catch-up items at the
17 end but we just heard about most of those actually from Assistant Director Tanner so.

18

19 Commissioner Reckdahl: Okay, if I'm still around, I will log in but otherwise, call me if you want
20 me to log back in. Thank you.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Alright, thank you. So, with that, we'll go to the Staff presentation. I think Ms. French is going to do that?

Ms. Rachael Tanner, Assistant Director: We have (interrupted)

Ms. Amy French, Chief Planning Official: Yes.

Ms. Tanner: Just some slides that she'll present just to refresh where we left off from the previous hearings since it was almost a month ago. Maybe a little bit over a month ago that we were last together. So, Ms. French, if you want to take it away?

Ms. French: Yes. Hold on while I get my screen up. Everyone is seeing this?

Ms. Tanner: Amy, I think you're sharing your screen and we're seeing the Zoom screen. You might want to reshare and see if you can get the PowerPoint.

Ms. French: Is this working now?

Ms. Tanner: I'm not seeing it.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

Chair Lauing: No.

Ms. French: Okay. Well, I'm going to share my screen, entire screen then because I tried just the window and let's see if this works and now I'm sharing views of you all. Is this (interrupted)

Ms. Tanner: There we go.

Chair Lauing: There we go.

Ms. French: Visible to anybody?

Chair Lauing: Yeah.

Ms. French: Okay.

Ms. Tanner: And if you go to view at the top on the upper left, you should be able to go to full-screen mode. Yeah, there you go.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: There we go and I'll hide this just for laughs. So, good evening, I'm Amy French,
2 Chief Planning Official and assigned to this project over these many years. Tonight, I'm going to
3 give just a brief overview and that is basically that Council last year in March considered the EIR
4 and the ARB and Planning and Transportation Commission's recommendations from 2020. The
5 Council gave two sets of motions directing further studies and Board and Commission
6 consideration. And then in December of 2021, the ARB and Planning and Transportation
7 Commission considered five parking options and the studies that Staff had commissioned by
8 our consultants. Tonight's hearing is the continuation of the Commission's consideration based
9 upon the December 8th Staff report and the Staff and applicant presentations. The PowerPoint,
10 I just wanted to note, from the December 8th and the ARB's PowerPoints, of course, are
11 viewable on the Castilleja project home page. Tonight, the Planning and Transportation
12 Commission Members can request Staff share specific numbered slides from that slide deck. I'm
13 going to share that location in a moment. Anyone can look that up. Note that this is... I only
14 have three overview slides and then the rest is just the Council motions as a refresher. So, the
15 later slides I will be able to get to when you would like to get to them. So, note that our web
16 page's public comments page has all of the December public comments. Including the link to
17 the PNQL perspectives binders that some Planning Commission Members received back in
18 December in hard copy. The Planning and Transportation Commission webpage also provides
19 links to these January comments from the public and from the applicant and these have been
20 sent to the Commissioners. So, just briefly again, tonight we have focused topic discussions.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 This just is a quick show of the webpage where you can find all of the PowerPoint presentations
2 that have been given on this project and the two technical reports that were prepared in
3 response to the Council request back in March.

4
5 So, here are the eight topics, one being other, and the first one being the garage Gross Floor
6 Area definition Text Amendment. We were dealing with that at the December 15th meeting, the
7 Commissioners discussed that and they... we didn't get a straw poll on that item but in general
8 comments. So, tonight if time allows the Commission can resume this topic number one after
9 completing topics two through seven. So, tonight we're going to start with topic two. This
10 discussion topic order was revised today per a request by the Chair and Vice-Chair and so this
11 is... might see slightly different order than we were discussing on the 15th in December. So, this
12 concludes Staff's overview slides.

13
14 So, without further a due, our first topic is enrollment increases. This is the motion that Council
15 gave. And just to let you know, I could... if you'd like I can go through each one of these
16 numbers just to refresh everyone as to the motion and the slides that correspond from that
17 December 8 deck if you'd like. So, I'll just kind of breeze by these to show you and you can go
18 back to them. We have the snapshot chart that was shared on December 8th that captured
19 what... why the Council seemed or the fact that they didn't seem satisfied and what Staff
20 viewed as the assignment there as far as enrollment increase procedures.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

And the third one was the special events. There was a... this was the motion that Council provided and there are slides that covered that. Then we have the TDM plan measures motion that gave us this assignment. We have the parking reduction motion as number five and note this relates to what the applicant returned with and we covered that last time. The two different options that the ARB have expressed support for, for parking garage and surface parking. And then we have the RPP and then we have the construction phasing motion and what the applicant responded to last time. For other, I did not create a slide that said other.

So, I'm going to go back now and get us to item two. Although I'm wondering if Madina would be so kind as to share this presentation as needed and then I can get out of it and see people's faces?

Ms. Tanner: Yeah, we can stop sharing screen and then share for Commissioners as it's helpful to have the items come back up. Like if you go from item two to three, for example, we can do that.

Ms. French: Okay so stopping share. Okay.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: So, the first item is the... it's a little bit easier to it with the screen up actually but. I
2 don't know if you can make that small so we can all still be seen but because there's various
3 aspects of that Council motion that would be wise to have in our minds.

4

5 Ms. French: So, I can ask Madina, is that possible, if you're hearing me, to... you have the
6 presentation that you sent to the Commission today.

7

8 Ms. Madina Klicheva, Administrative Assistant: Yes.

9

10 Ms. French: Would [unintelligible](interrupted)

11

12 Ms. Klicheva: Let me quickly share my screen.

13

14 Ms. French: Okay, thank you.

15

16 Chair Lauing: Okay great.

17

18 Ms. Klicheva: Would be this slide?

19

20 Chair Lauing: Next one.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Ms. Klicheva: Next one.

3

4 Chair Lauing: Yeah. Right? That's the one you want to go first?

5

6 Ms. Tanner: Yeah, that's what we (interrupted)

7

8 Ms. French: This is the item that we would start with since you fairly well finished with one last
9 time. Everything but a straw poll.

10

11 Chair Lauing: Right, so on this item its... you can read it and the question is what to do about
12 that given the Council motion? So, we'll just jump right in if somebody would like to start
13 commenting on that. And again, at the end, we're going to try to get to not a motion but a
14 straw poll motion to give Staff direction. So, let's see, Commissioner Summa [note – Vice-Chair
15 Summa].

16

17 Vice-Chair Summa: Thank you. Since no one else wanted... seemed to want to jump in I'll go
18 first. Break the ice. I agree with the City Council that we should increase enrollment to 450 and
19 then rather than having an enrollment increase baked into the program. I would prefer for
20 Castilleja anytime they want to, to come back and ask for the enrollment increase. In other

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 words, I don't think it should be automatically baked into the plan. That's quite simply my... that
2 would be my opinion about that and the reason is really because there's been unfortunately so
3 much of a loss of faith between the community and the school regarding enrollment. And I
4 think that's just a better way to do it, so that would be my thoughts on enrollment.

5

6 Chair Lauing: Commissioner Roohparvar, you had your hand but it went away. So, should I go
7 somewhere else?

8

9 Commissioner Roohparvar: No, I can address my comments on this. And then I had a question
10 about number one and I can save that till the end. I am of the opinion that I'm fine with... and I
11 agree with starting enrollment at 450, going up to 540. I don't think it's necessary for it come
12 back to us. I think having enough... I think it's just going to create too much bureaucracy having
13 proper checks and balances related to no new net trips. And other sorts of guarantees to make
14 sure the goals are hit and penalties... carrots and sticks to make sure things are being followed
15 and proper increase and decrease are addressed is fine with me. Thank you.

16

17 Chair Lauing: Commissioner Templeton.

18

19 Commissioner Templeton: Thank you. Regarding the proposal from Vice-Chair Summa, I am not
20 sure that achieves the direction set out by Council. We do need to identify a procedure in which

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 they go up to 540 from 450. So, I also not sure that bringing it back is a good idea considering
2 the tremendous amount of delays and expense to the City that have been invested so far. I
3 think doing that again would just be would be too much expense for the City to have to go
4 through this every time we want to hear a proposal to change the number of students. So, I'd
5 love to find a way to have a plan baked in based on all the discussions we've already had and
6 find ways to move forward. Thank you.

7

8 Chair Lauing: Commissioner Chang.

9

10 Commissioner Chang: Hi, yes, so I was also confused about exactly what was City Council asking
11 us to do. So, there is this language about identifying a procedure in the motion, but as I read all
12 the City Council commentary. It was about identify a procedure in general as to how enrollment
13 increases should be determined rather than specifically from 450 to 540. At least that was my
14 interpretation because there's multiple ways to interpret this. But that was my interpretation
15 after reading all the commentary because I went back and read the minutes from that meeting.

16

17 And so, I think where I come out is Castilleja is coming to us to ask for an increase because it
18 was actually at 450 I believe in 2013. And then they first where... the neighbors felt the impact
19 of that increased number of students over the CUP at the time which was 415. And so, I think it
20 wise for us to increase to 415 [note – 450?] but then hold there to see what happens because

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 this idea of no net new trips is a lovely one. But the problem is that TDMs, and if you... I know
2 we will be discussing the TDM later on, but the TDM can only measure trips to set locations.
3 Not to the neighborhood. In other words, if folks are being dropped off or parking in an area
4 without running over the hose that measures the traffic. There's no way to count that and so...
5 because there is not one or in this case three places where the students can be dropped off.
6 There's... you know they could be dropped anywhere in the neighborhood and so I think it
7 wiser to hold at 450 and then Castilleja can come back once it's demonstrated that this amount
8 of impact can be managed. I think those are my thoughts for now.

9

10 Chair Lauing: Commissioner Hechtman.

11

12 Commissioner Hechtman: So, we talked about this concept at length over a year ago when we
13 made our initial recommendations. And my memory but I couldn't quickly get my hands on it, a
14 couple things. I thought that our recommendation may have started at a higher number than
15 450 for the initial increase. It may have been 490 and it was triggered by completion of
16 construction of the underground garage. So, I don't have... so in the revision to the rollout that
17 we got that from Council, I think that construction trigger is gone and now it's focused solely on
18 the TDM. My thought is that, as it was before, that... well, starting at 450 I think is fine if that's
19 the place that the Council is comfortable with the first bump. As Commissioner Chang
20 mentioned, back in 2013 we already saw close to a version of that. Although, I think we all have

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 to acknowledge that back in 2013 was before the TDM measures were put in place, which
2 according to the literature we've all read has resulted in a reduction of somewhere between 25
3 and 31 percent of the traffic. So, I think that the 450 students that we would see initially under
4 this proposal is going to have substantially less traffic than somebody could have observed in
5 the neighborhood in 2013.

6

7 And then in terms of ramping up, I agree with Commissioner Templeton and I voiced this
8 strongly over a year ago. But the facts have changed because now we are in year six of this CUP
9 amendment process which is undesirable is as soft as a word as I could say to have any project
10 take 6-years to get through our process. And to... and if you read the literature, the comments
11 we get, we have... this process has bitterly divided next-door neighbors. And to think that we
12 will complete this process and then a year and a half from now... a year and a half from when
13 they increase to 450, when they demonstrate through their traffic studies that there have been
14 no net increases, to think that we would start that process again because that's the only way
15 you bump up from 450 under this theory is you have to apply for a new CUP Amendment. And
16 to think that that could take... that would be quick or painless is just not realistic.

17

18 And so, I think that this neighborhood and Palo Alto wants some finality to this process and
19 they want a clear road map as to what can happen and not have to guess when Castilleja is
20 going to come back and ask to go from 450 to 475. And I think we have an opportunity now to

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 create that roadmap and what is before us is built to do that with the no new net trips
2 requirement. With the testing which would measure the same kinds of things that we have
3 historically tested, both here and in other places, and with school policies that discourage
4 dropping off a block away. And lots of neighbors who would be happy to report to the City
5 through the TDM that we're setting up that that's what's happening. So, I have less concern
6 about Castilleja families trying to bend or break the rules. I think we need to get an approval,
7 get started, see how the TDM process works and recognize that if there is some unforeseen
8 consequence and that we didn't think of, the City itself has the power to initiate a modification
9 process on any CUP. And so, I'd rather have the City be in that reactive position that oh, we
10 somehow missed something, than force the entire community through this process again I
11 guess up to four more times.

12
13 So, I'm fine with the 450. One of the concerns I have and it's really on the next slide I think
14 which is part two of this enrollment is the phasing. Because I think it's important for us as
15 Commissioners, when we're going to talk about phasing, to understand what is the soonest
16 that... if the approval is for 450, to phase up to 540 and incidentally I like the 25 students per
17 bump concept. What is the soonest that that can happen assuming that every required traffic
18 report comes back and shows the no net increase? I know the Council was concerned about the
19 ability to act nimbly if a report comes back or successive reports come back and show that
20 there is a violation and exceedance of the no net trips. And so, I think that... I'm not clear if that

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 is part of this separate item. But if it is then I'd like... nobody has really addressed sort of that
2 schedule of increases and so I do want to talk about that when we get to it.

3

4 Chair Lauing: Commissioner Roohparvar, did you have something to add?

5

6 Commissioner Roohparvar: Yeah, I guess I just wanted to clarify something that I said. In terms
7 of procedure, I felt like we had identified one as set forth in the Staff report as well on Packet
8 Page 19 with the 25 student increases, the three reporting periods, etc. And I guess I'm a little
9 bit confused as whether we're trying to drill down and get more specific. Is that what Council is
10 looking for? Like what to do if, as Commissioner Hechtman said, three periods are too late or
11 whether we're suppose to be more general as Commissioner Chang said? But I do think we
12 should build on the foundation that we already set forth last time and as outlined in our
13 Condition of Approval. Thank you.

14

15 Chair Lauing: Commissioner Chang.

16

17 Commissioner Chang: My concern, I mean I wasn't here when PTC made the proposal on the
18 next slide but Council didn't like that. And that... and it also, my understanding, wasn't... it was a
19 6-2 vote maybe? I think that's what Chair Lauing mentioned in the beginning.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: 4-2.

2

3 Commissioner Chang: 4-2, sorry 4-2. I was thinking six people total so it was a 4-2 vote. So, but

4 Council didn't like it and so I'm not sure that we should be bound by that.

5

6 With respect putting the City and Castilleja through this process again, if Castilleja were to
7 come back to ask for enrollment increase, it would be solely an enrollment increase. Right now,
8 we... there's a lot more on the table for the CUP which causing things to be a slower process
9 than I would imagine if it were purely regarding an enrollment increase. So, right now we're
10 talking about new building, change Variance, building an unprecedented underground garage,
11 or maybe... so that makes it a lot more complex-er of a CUP than it would be if it were just
12 something talking about an enrollment increase.

13

14 And then finally my concern with something like a 25 student enrollment increase in a given
15 year is that that is not something that I believe Castilleja could easily roll back. In other words,
16 once a student is at the school, I mean you could tell the student sorry you can't attend
17 anymore but that doesn't seem something that is fair to that girl. So, the... there's no easy way
18 to ameliorate the problem if it becomes clear that the enrollment is too high if we go up too
19 quickly. Thank you.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: I want to get into this debate here but I'd like to have Commissioner Templeton
2 feel free to go first.

3

4 Commissioner Templeton: Oh, Chair Lauing, you're welcome to go first.

5

6 Chair Lauing: Well, I was actually going to pick up from my comments on what you said which is
7 what is the actual Council direction? I spent a lot of time on this in the last week. Not talking
8 with any Council Members at all I would hasten to add. But I did go back to the minutes and
9 thoughts about what our assignment is. What judgement is being asked here since they flat-out
10 turned it down? And if you look at the minutes from 3-29 they talked about... the motions up
11 there so I'm not going to go into a lot of the details. But the specifics I would say is they said to
12 review allowing Castilleja to apply. They don't say they have to and its mobile cases contingent
13 on their verified success. And later in the motion, as it was revised, Vice Mayor Burt understood
14 the intent was not to allow enrollment to exceed 450 unless and until verification of TDM goals
15 was accomplished. Vice Mayor Burt indicated the intent was to allow 450 based on proof of
16 fulfilling trip requirements, then increase enrollment from there. Council Member Stone did not
17 support an administrative process. So, I don't feel like we're obligated to come up with a
18 different set of numbers and this is obviously a core aspect of the CUP. Which we know,
19 everybody knows, is the request by any applicant for a CUP is not a right or an entitlement that
20 and it's not a wish list of everything that somebody wants. The 540 number, I asked Ms.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Kauffman who's attending tonight a couple hearings back where that came from and she said
2 that was the most students we could execute with the TDM requirements which is a perfectly
3 fair answer. And their consultant said admitted that executing on TDMs is going to be
4 challenging which I appreciate the candor because we all know that. And the goal of no net new
5 trips is not easy to hit. That plan hasn't ever been hit because it's never been tried, even at 450.
6 So, by definition, that means that there's risk here.

7

8 And the other thing that I don't know that we even considered very much last time that we
9 talked about this. Is just sort of the broader obligations that we and Council have to look at the
10 whole area. This isn't just about inside the fences on the campus of Casti. It has to do with the
11 whole Embarcadero freeway and the Bryant Street bike paths and so on. So, that all has to be
12 taken into account. So, uncertainty of traffic and congestion is there as well and I give just an
13 example for time. Not too long ago, was that a year ago? There was some momentum towards
14 actually closing Alma and Churchill. No question that that would have started a lot of traffic
15 flow over to an already busy Embarcadero with a lot of congestion and a lot of traffic on there
16 and on the bike boulevard. So, that's just one example of the sort of broader concerns that we
17 have to have for looking at that. Even if Casti was perfect up to 450, which nobody knows
18 because it hasn't been done before.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 So, I don't think that we have any safety net here and the only safety net that I could come up
2 with and honestly, I spent about 20-hours on this project this week. And the only thing that I
3 could come up with is to get even to 450 and see if it works. Is that the contingency for possible
4 future enrollment, I think when you get to 450, you take a couple years and say let's make sure
5 we can stay there before you start adding chunks. And the concern I have or the fact that I see
6 for the City is that I understand that 540 is a business goal of the school. But there's just no real
7 justification or urgency to do that on the part of the City right now and 450 already pretty
8 sizable. So, I think we should just wait and get some proof points out of the 450 and then revisit
9 it. And as, I think it was Commissioner Chang said, a request for a CUP and a number... a
10 different number with a lot of proof points is not going to be a big deal. And in any case, I don't
11 think that this is, as Commissioner Hechtman said, a couple years out that they'd be applying
12 for a new CUP because it's going to take a lot longer to just actually get the place built and get
13 the things going.

14

15 So, I really feel that our judgment back to Council has to be that the whole area is under
16 potential siege on Embarcadero and just waiting for a little bit more time to see how Castilleja
17 plays out. And any other factors argues for just stopping there and looking at it later down the
18 line. I just think that's the best judgment that we can put on it with the facts that we have right
19 now. So, I'll go back to you Commissioner Templeton.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Thank you, Chair. I have a couple of questions for Staff. What was
2 the maximum enrollment they've had in the past?

3

4 Ms. Tanner: Are you asking the allowed or what was the count [**unintelligible**]?
5

6 Commissioner Templeton: Actual.
7

8 Ms. Tanner: Okay. Sorry, Ms. French.
9

10 Ms. French: It was close to 450 and I can now look that up easily enough.
11

12 Commissioner Templeton: Okay, that's fine.
13

14 Ms. French: You know they've been ratcheting down four to six (interrupted)
15

16 Commissioner Templeton: Hold on.
17

18 Ms. French: Students a year.
19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Hold on. So, they were at 450 and thinking back on a comment
2 earlier by one of our Commissioners. Was that noticed by the community or did the school self-
3 disclose that they were over their CUP?

4

5 Ms. French: The school self-disclosed that they were beyond. There was a change in
6 administration.

7

8 Commissioner Templeton: So, it's not true necessarily that the community noticed this and
9 complained and that's what uncovered the compliance issue. But it wasn't traffic-related in
10 other words? It was an internal audit and a self-disclosure.

11

12 Ms. French: That's my understanding.

13

14 Commissioner Templeton: Great. That clears that up, thank you. So, we already know just
15 based on that to the Commissioners who have expressed concern about the disruption that 450
16 students might provide. We already know that it was not disruptive and that they've already
17 implemented some strategies to reduce the traffic demand since that time. So, I think that
18 that's not as urgent a concern as it may have been positioned tonight.

19

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Also, I was just wondering if Staff can weigh in. We've heard a couple of different perspectives
2 on what exactly Council wants and I think the interpretations, everybody's bringing their own
3 perspective here. But what... can you clarify what exactly you would like from us tonight on this
4 item?

5

6 Ms. French: Yes, I can. What we would like is to have a straw poll if possible and I think your
7 able to do that. Perhaps we can have that next slide as well which puts... it manifests what we
8 think the Council directed; which was rather than waiting until the garage is built. Start at 450
9 and that would be with the CUP that's... if it's approved. And then we would have two reports,
10 monitoring reports, as shown on the screen there in the first year. And then the next year we
11 would have one report and roll those three and if it's all good and no net trips as very
12 exhaustively described. Then they would be able to add 25 students at that time. So, that is the
13 understanding that we have. That basically the effort that has been done, we would love to
14 know if the Commission would like to make some adjustments to what's been done since the
15 Council. Which was the TDM shifts who gets to choose these additional TDM measures and
16 that's a huge thing. That doesn't happen in Palo Alto. We don't have those kind of TDM
17 programs so much and our Transportation Department can weigh in on that. And we have
18 exhaustive comprehensive TDM document and it's still in draft form. We're still working on it
19 and tweaking it. But we have a chance to hear about the connection between the enrollment

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 and the TDM because that's what we're using here to determine whether there is an increase
2 in students.

3

4 Chair Lauing: For clarity Mr. French, can I just ask if this is the same as the numbers we said in
5 the first motion or how it's different?

6

7 Ms. French: You're... the Planning Commission's motion back in 2020?

8

9 Chair Lauing: Yes.

10

11 Ms. French: It was 20... it was... yes, this is the Condition of Approval that was sent to the
12 Council had three reports just as it's showing here. The difference is that instead of having
13 milestones as Hechtman said tied to the building improvements etc. It's a start of 450,
14 regardless... irrespective of the building.

15

16 Chair Lauing: Right but otherwise... I'm just asking a clarification. Otherwise, the step-up of 25
17 students after those is at the same timeframe as before? Okay. Sorry, Commissioner
18 Templeton, I thought we should be clear on that so.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Thank you. I was also going to ask a clarifying question. So, Ms.
2 French, what I'm... what I... I want to take a slightly different angle from what Chair Lauing just
3 asked. But does this slide that we're being presented with incorporate changes directed from
4 Council and then you're presenting it back to us for feedback? Is that... I'm just trying to
5 interpret what we're looking at.

6

7 Ms. French: Yes, yes, that's what you're looking at. Instead of the starting enrollment at where
8 they are now at 426 and waiting until the garage is built. The starting enrollment after approval
9 of a CUP would be 450. So, they could go add the 25 students basically right away with the
10 caveat that they need to then be producing these monitoring reports. Three a year, three
11 within an annual period that spans two school years.

12

13 Commissioner Templeton: Great and can you comment at all about the difference in Staff time
14 and City investment on reviewing this report versus having another CUP review?

15

16 Ms. French: I'm not sure where to begin on that.

17

18 Commissioner Templeton: Super basic. Just like one is more labor-intensive than the other.

19

20 Ms. Tanner: Certainly (interrupted)

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

Ms. French: Well, I don't think as (interrupted)

Ms. Tanner: The CUP would be more labor-intensive. I would offer Ms. French that I think a CUP review would be... I mean we do have monitoring reports of all kinds that we receive for various projects and review those. I think a CUP is a much more labor-intensive process than reviewing a monitoring report. In particular, there's not a body or bodies that are making a decision and all the work that goes into preparing items for that.

Commissioner Templeton: Thank you and finally, it sounds like these monitoring reports are a tool that we're already using really effectively in the City in other areas. And it's not something new or that we should be worried about if we're trying it on this project. Is that correct?

Ms. French: It's actually... I could respond to that.

Commissioner Templeton: Yes, please do.

Ms. French: Is that we're already collecting monitoring reports from Castilleja for the school and we publish those. So, it's not a departure of what's happening now as far as receiving

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 reports. I think the difference with the conditions is we were planning on tasking the applicant
2 to fund our efforts to review such reports among other items in our conditions that we offered.

3
4 Commissioner Templeton: That's very helpful. Thank you for answering all these questions and
5 just to wrap up my comments here. I think that the plan that is in front of us now looks good. I
6 prefer the less labor-intensive and higher impact that we're going to see with the monitoring
7 reports versus having more hearings around this every couple of years. And I like the idea of
8 starting at 450 given that they're going, to begin with these TDM plans in place. So, that's my
9 feedback. Thank you very much.

10
11 Chair Lauing: Commissioner Hechtman.

12
13 Commissioner Hechtman: Thank you, Chair. So, at first, I want to remind all of the
14 Commissioners that we have, as a part of this project, a completed environmental review that
15 went through extensive extraordinary public comment and is done. And one of the key aspects
16 of that EIR was a study of traffic and that study of traffic was not just within the four corners of
17 this property, or even within the local neighborhood. It was study of traffic generated by this
18 potential expansion of enrollment on the network of streets that feed it, including Embarcadero
19 and the conclusion reached and incidentally, the analysis was based... at that time the EIR was
20 done, there was not this no new net trips limitation. The EIR studied actual traffic increases

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 generated by Castilleja's enrollment and still concluded that there was no significant impact. So,
2 I think we're on thin ice if we use as a reason for delaying enrollment increases Kind of this wait
3 and see what happens to the City of Palo Alto and its streets and what other changes in other
4 areas may occur. Recognizing that the EIR actually did analyze potential future projects. It was
5 that comprehensive of review.

6
7 So again, the point of tonight's meeting is to give Staff direction on things to bring us back, so
8 that we can make a recommendation to Council and one of the things I think is critical, and I'm
9 hoping that the Commissioners will join me in a straw poll to get this, is I don't believe that this
10 schedule that we're looking at on this slide really accurately tells the tale of how this will roll
11 out. Because for example, we start at 450 and they have three monitoring... first of all, they
12 have to actually grow to 450 and so that we can... well, and then to find out if they have to
13 grow to 450 before we can even start the test at 450. Because if that's true, then you have to
14 realize that they... Castilleja... no private school just picks up 25 students with a curtain call,
15 right? These applications... it's a lot like college and you are applying in the fall and somewhere
16 between March and May you're getting your admissions. And so, once we approve this, we're
17 here in January for example, this is... no way this gets done before March. So, at the earliest,
18 we're looking at approval where they can start to solicit increases in their enrollment for the
19 2023-2024 year. So, that's already putting this off.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And so, what I'm asking the Commissioners to support is to have Staff come back a realistic
2 schedule that includes not only sort of the due dates for the monitoring reports but applies to
3 the Castilleja's enrollment and admission process. Which again, I believe is from discussions we
4 had over a year ago is standard with other schools that they compete with. So that we can
5 really see how long it's going to take them to get the go-ahead to add students and then how
6 long after that before they can realistically actually add students.

7

8 Ms. Tanner: If I may, Commissioners? I think we could share a little bit more detail about the
9 schedule. I think it's from the conditions and there's a lot of text that you've all had to
10 consume. And so certainly because the timing of this hearing, these dates are not right in terms
11 of it will be in the future that this would happen. But the idea is that the report is due in
12 January of the calendar year and it covers the academic period from August through November.
13 And then a report is due in May that covers the academic period from December through
14 March and then the third report is September... is due in September and covers the academic
15 period from April through July. So, it's breaking up the academic year and so that way the... if
16 there is an increase, it's based on proven effectiveness of the TDM from those time periods and
17 so you don't pass go until you can show that it's happened.

18

19 I don't know Ms. French if you wanted to speak to the enroll... increasing enrollment up to 450.

20 I think we would be getting reports on the way to 450 as well as (interrupted)

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Ms. French: Yes.

3

4 Ms. Tanner: Once they reach 450.

5

6 Ms. French: Yes, I was going to say that. I think something that Commissioner Hechtman, you
7 said was I think an assumption that bear out with our Condition of Approval which is I think 22
8 in the transportation. We would be receiving reports on the 426 students that are there now
9 and that counts as a report. It doesn't have to get to 450 first and then start counting. We are...
10 what we're doing is monitoring their ability to keep no next new trips and keep the average
11 peak period trips where they are and so regardless of the number of students. So, they just
12 have to produce reports that start in the prior academic year as noted here in the current year
13 that we're in. They're creating reports now based on the number of students that are there
14 now and showing that they are not increasing. There's no new net trips if that makes any sense.
15 Even before they get to the 450, whenever that happens.

16

17 Commissioner Hechtman: That's a helpful clarification. Thank you, Ms. French and I suppose
18 when you think about the Council direction here, essentially by the Council suggesting that we
19 start with an enrollment of 450, that essentially the Council's perhaps taking it on faith that
20 going from 426 to 450, they can meet the no new net trips.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2 So, then I guess what I'm interested in is seeing a calendar that starts when do we think
3 realistic... when does Castilleja think that they can have... that they can add those 25 students
4 to get up near 450. And then when are the reports after that? So that before... are they set such
5 that before they can go to 475, we know by this mechanism we've created that 450 is staying
6 within the no new net trips range? Because that's the logical time then step up to 475 once we
7 know 450 works and then once they go to 475, we want to know that 475 works before they go
8 to 500. And so, the schedule that I'm asking for, the expanded version of this, would show us
9 that and so again, I'm not asking for that tonight. I'm saying that would be a very helpful tool
10 for us to have when we come back to deliberate on this if my fellow Commissioners agree.

11

12 Ms. French: We can do that. We can come back with a calendar that is more specific.

13

14 Commissioner Hechtman: Commissioner Lauing [**note – Chair Lauing**], I don't know if... at some
15 point I'd like to ask for a straw poll on that discrete item but whenever you feel it is
16 appropriate.

17

18 Ms. French: Oh, you're on mute. Chair, you're on mute.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: I know. I know I shouldn't have done that. Are you done for right now
2 Commissioner Hechtman? Okay great. Commissioner Summa [note – Vice-Chair Summa].

3

4 Vice-Chair Summa: Thank you. Just a few things and I... kind of different things. I think the TDM
5 is all good. That they have a TDM now and we know that they have an extensive TDM plan and
6 that they've been successful already. But the impacts of enrollment are not limited to traffic.
7 The impacts on enrollment also have a lot to do with events, it's all kind of tied in together and I
8 would say that as extensive and complete as the EIR was done. Unfortunately, because it just
9 missed it by like a day, the EIR was not subject to the standard in the State of California now
10 which is to evaluate Vehicle Miles Travel. Which would have been interesting to know for this
11 project since so many of the students come from out of Palo Alto. So, I think we don't really
12 have as much information as we might have on that and like I said, that was just the timing of
13 like it didn't. The next day it was required as opposed to the day before.

14

15 So, I wanted to make those points that the enrollment is not the only impact that more
16 students have and I don't... I can't quite appreciate a concern that Castilleja would not be able
17 to serve girls at the 450 level quite quickly because we have heard in testimony how many
18 applications they get. The school is very popular and well respected and they get way more
19 applications than they can take. So, I don't think that would be a problem that I can
20 understand.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 And I also think, and I don't know if anyone from the school is here listening or if someone else
3 can correct me if I'm incorrect. But I believe they will be taking the extra students in the upper
4 grades which would mean more drivers amongst the student body. And circling back to
5 Commissioner Chang's comments, you know as successful as the TDM is and I know the intent
6 is for it to be entirely successful. There is simply no way to measure any kind of parking that
7 takes places in the neighborhood that doesn't trigger Castilleja's hose counts. And even if you
8 could... even if you had other hose counts in the neighborhood, there would be no way to
9 distinguish which of those vehicles came from Castilleja associated or just elsewhere in the
10 neighborhood.

11

12 So, I, once again, am more than comfortable with Castilleja after what is going to be a very long
13 construction project and a lot of disruption in their school because of that construction. I'm
14 very happy with them getting... ramping up to 450 and then sometime in the future coming
15 back to the City for a very simple CUP Amendment which would not be complicated by all the
16 other issues around this application.

17

18 And then finally I'm a little uncomfortable with the idea that a lot of the concern from
19 neighbors that were impacted that that was not what drove a lot of the concern about the
20 over-enrollment initially here. I don't think that's fair to say and I think the neighbors have been

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 involved for a very long time and very concerned for a very long time. And while it is true that
2 the school with some leadership changes recorded the number of students. I think if you really
3 went back, and we don't need to argue about this, but if you really went back. You would see
4 that the concerns about the school was driven by impacted neighbors. So, I think it's more than
5 fair, I think it's more than right and I think it's the more prudent way to do this. Rather than
6 having some sort of ministerial increase. Thank you.

7

8 Chair Lauing: I wanted to ask one other question about the three reports. As I recall that's on 3-
9 days out of the year, is that right Ms. French?

10

11 Ms. French: Well, I would have to call upon the Office of Transportation Staff who are also
12 listening in on this to... I don't have it in front of me. It's complex, to say the least.

13

14 Ms. Tanner: Sylvia or Philip, can you give some insight as to how those TDM measures would be
15 taken? I think you're asking Commissioner Lauing or Chair Lauing if it would be three
16 measurements that would be in those reports, or if the measurements were taken over a
17 longer duration. [unintelligible](interrupted)

18

19 Chair Lauing: As I recall it was three different times of year but that's what I want to clarify.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: Certainly, three times a year. There would be three reports at three different times
2 of year covering a portion of months. As far as how the data would be collected, is that what
3 you're asking?

4

5 Chair Lauing: How days in a given year are these three reports measuring?

6

7 Ms. Tanner: Okay, great. Philip or Sylvia, did you want to provide some insight into that
8 possibly?

9

10 Ms. Sylvia Star-Lack, Transportation Manager: Sure, I can. So, there were... there are two
11 metrics that we're interested in and we're interested in measuring them in two different ways.
12 So, one way would be the driveway counts and those would get measured every day because
13 they would have automatic counters. And those... and we would be measuring total trips and
14 we would be measuring peak trips, peak hour trips, so that's happening every day.

15

16 And then also within that trimester monitoring, at some random week that the City would
17 decide. We would put down our own counters on public street or on the... either at the
18 driveway. I forget exactly what we said but it's at the driveways on the public streets and we
19 would count for those metrics as well. So, we would be measuring to metrics in two different
20 ways and that was... those are what would be reported in each report.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Ms. French: I should also state that we do have our Environmental Impact Report consultant
3 here observing and if there are specific impact type questions. We do have some assistance
4 there.

5

6 Chair Lauing: I don't see any questions for that consultant. So, we can go back do then, if you'd
7 like, a straw poll on the first one and the second one. Oh, Commissioner Hechtman.

8

9 Commissioner Hechtman: Thank you. I did have one quick question for the environmental
10 consultant just because I couldn't remember it. Commissioner Summa had referenced a change
11 in state law about measuring traffic impacts that occurred during the long process we've been
12 in. And my memory is that Commissioner Summa is correct that the EIR was completed before
13 that law became a requirement, but my memory is that the EIR... the traffic consultants were
14 aware that the law was adopted before. It just took effect later and that they may have actually
15 included it in their analysis, looked at it both ways. The old way and the new way, but I'm not
16 sure and I didn't... couldn't quickly find in the EIR discussion. So, I'd like to know if we have
17 somebody present who remembers that to let us know.

18

19 Ms. Katherine Waugh, Dudek: Hi, good evening. This is Katherine Waugh, I'm the senior project
20 manager with Dudek and prepared the EIR. We also worked with W-Trans to prepare the traffic

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 impact analysis specifically. So, but I can give you a general answer on the, excuse me, the state
2 law regarding Vehicle Miles Traveled. And so, Commissioner Summa is correct that the Draft
3 EIR was published well before that law took effect. It was the Final EIR that came out just kind
4 of as that threshold or that provision was kicking in, but the way that it typically interpreted it is
5 that the Draft EIR... the laws that are in effect the time the draft EIR is released are the ones
6 that it should be evaluated against. But you're right also Commissioner Lauing [note –
7 Hechtman] that, excuse me, we did include an analysis of the Vehicle Miles Traveled. It's just
8 not as detailed as what you would see today because there weren't all of the thresholds and
9 policies and methodologies in place at the time. Excuse me.

10

11 And then specifically you can find that VMT discussion starting on, excuse me, Page 7-37 of the
12 draft EIR as revised at the time that the final was published.

13

14 Chair Lauing: Okay. Commissioner Chang, do you have something else to add?

15

16 Commissioner Chang: I just had a question. A clarification question because an earlier
17 Commissioner... another Commissioner earlier said something about skating on thin ice. And so,
18 I wanted to understand whether we are bound by anything with respect to deciding whether or
19 not to renew a CUP or not? In terms... for other quasi-judicial hearings sometimes we have to
20 find findings but I wanted to ask Staff with respect to CUPs if there's something similar that we

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 need to do? I know that we can't... if a project causes undue environmental impacts and then
2 that's a problem and we can't approve that. But is the reverse also true that if it doesn't cause
3 undue environmental impact, that we necessarily, as a City, must approve a CUP at any time?

4

5 Chair Lauing: Counsel Yang.

6

7 Mr. Albert Yang, Assistant City Attorney: So, the rule for all quasi-judicial actions by the City is
8 that the City's decision must be supported by substantial evidence. And there are findings that
9 we have to make for a CUP and the basic concept behind substantial evidence is that we have
10 to be able to show what the links are between the evidence that's in the record, the findings
11 that we apply for the application, and the ultimate decision of approval or denial. So, in the
12 case of concerns over traffic for example, if that were going to be the reasoning for denial of a
13 CUP. We'd need to make sure we could point to some evidence in the record that would
14 support that concern. Right, and it doesn't have to be uncontroverted. There can be contrary
15 evidence that there are no issues with traffic but we would have to find some evidence that
16 there are traffic issues or that there is a significant concern to have.

17

18 Chair Lauing: Let's revert to the first one and I think... item number one.

19

20 Ms. Tanner: Do you want us to go back in the slide?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Chair Lauing: Yeah, yeah thanks.

3

4 Ms. Tanner: Can you go back I think two slides Madina, maybe? Thank you and you wanted to
5 go backwards to the slide that had all of them listed? That one?

6

7 Chair Lauing: No, I wanted to go to the first one we looked at which is phased enrollment.

8

9 Ms. Tanner: Okay, great.

10

11 STRAW POLL #1 ON ITEM NUMBER TWO, ENROLLMENT INCREASE

12

13 Chair Lauing: Right and so to get some sort of motion we have to have a motion. So, I just feel
14 that there's no reason for the City to take this risk or no urgency for us to do so. I fully support
15 going to 450. I think that the judgment that we should pass along is that we don't need to take
16 the risk and therefore, that we should go to 450 as soon as they can get there. Once they're
17 there, hold for 2-years and evaluate and then they can ask for a new CUP. So, that'd be the
18 motion. We could just... if you vote against that, that's fine. If you vote for it, you're fine and
19 then Staff will have an idea and if you want to have an alternative motion, you can do that as
20 well. Commissioner Hechtman. You're on mute.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Hechtman: I got to get use to that. A clarification really, so again the function of tonight's meeting is not to make recommendation to the Council. But it's to give direction to Staff to come back to us with some information we might need to make a recommendation. But what I'm hearing in your motion, and I'm understanding it's a kind of a straw poll kind of motion, is an ultimate recommendation that you're suggesting we made to Council rather than something you want Staff to bring back. Unless you're saying... unless your motion is really you want a Condition of Approval that just says go to 450.

Chair Lauing: Right, right what I'm saying to... the simple implications are that if we went to 450, that would be it on this one. Then we went to the second one, I presume that it would be the same, which is we don't have to go incremental right now because we're not going to step it up until they do another CUP.

So, I agree, this... as we said last week and this week too. We're not trying to get to a motion. We're trying to get to... Staff wants to know what to work on and what not to work on and this motion would have the effect and you're asking exactly the right question. This would have the effect of saying this Commissioner and X others want it this way, and X others want it a different way. You're hands still up Commissioner Hechtman. Okay, Commissioner Templeton.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Thank you. So, Chair, are you asking if anyone wants to make a
2 motion, or are you making the motion?

3

4 Chair Lauing: I made it and I know it's risky to use the word motion but a straw poll motion and
5 then we can just give that kind of input to Staff.

6

7 Commissioner Templeton: I see. I thought you would go out to the Commissioners first to make
8 a motion. I won't be supporting this motion. Thank you.

9

10 Chair Lauing: Yeah, other discussions?

11

12 Commissioner Chang: Do you need a second? Do you need a second then
13 [unintelligible](interrupted)

14

15 Chair Lauing: I don't think we need a second. I think it's just on the table and we can discuss it
16 and then we can just vote. Any other discussion?

17

18 Ms. Tanner: Maybe just to help procedurally I think that the idea with the straw poll versus kind
19 of a traditional motion is that unlike a traditional motion with a maker and a seconder and the

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 roll call vote. This is more a show of hands direction that you're indicating to Staff versus the
2 higher procedural order of an actual motion. So, hopefully, that doesn't confuse [unintelligible].

3

4 Chair Lauing: Thank you. No, very well stated. Commissioner Hechtman, your hand is back up.

5

6 Commissioner Hechtman: I won't be supporting the motion and I hope a majority of my fellow
7 Commissioners will not support it. Not because it's not where ultimately the recommendation
8 of the Commission may be, but because it cuts off or attempts to cut off our information
9 gathering process. And specifically, if you make this motion and then I make a motion on the
10 next slide to bring back information and a majority votes against that. Then we're really voting
11 to stay ignorant and not understand fully before we make a recommendation on locking down
12 the 450. We won't have the full information to really understand how long it will realistically
13 take to roll out.

14

15 So again, I think you can withdraw or not support this motion without any prejudice to
16 ultimately making the recommendation Commissioner Lauing has in mind when we come back
17 and make recommendations. Thank you.

18

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: We will get to the next slide as well. Okay, any further discussion? Then let's do a
2 straw poll in favor of, just to summarize; 450, get there and watch the risk and what happens
3 for 2-years. Should we just do hands? What works for you?

4
5 Ms. Tanner: I think everyone at the camera, people can just even raise their hand
6 [unintelligible](interrupted)

7
8 Chair Lauing: Yeah, you can just raise your hand.

9
10 Ms. Tanner: That could be helpful.

11
12 Commissioner Templeton: Don't we need to read it into the record somehow?

13
14 Ms. Tanner: I believe that we have. Commissioner Lauing or Chair just restated his motion but
15 Mr. Yang (interrupted)

16
17 Commissioner Templeton: Oh, I meant the vote, sorry.

18
19 Ms. Tanner: Oh.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Roohparvar: The votes.

2

3 Mr. Yang: Yeah, we should... I think we should just go down the line and have each
4 Commissioner say I do support or I don't support so.

5

6 VOTE

7

8 Ms. Tanner: Thanks, Albert. So, then we can have Ms. Klicheva go down the list?

9

10 Ms. Klicheva: Yes. Commissioner Chang?

11

12 Commissioner Chang: I support Chair Lauing's straw poll motion.

13

14 Ms. Klicheva: Commissioner Hechtman?

15

16 Commissioner Hechtman: I do not support.

17

18 Ms. Klicheva: Thank you. Chair Lauing?

19

20 Chair Lauing: Yes, support.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Ms. Klicheva: Commissioner Roohparvar?

3

4 Commissioner Roohparvar: No, I do not support.

5

6 Ms. Klicheva: Commissioner Reckdahl?

7

8 Chair Lauing: Recused.

9

10 Ms. Tanner: He's recused.

11

12 Ms. Klicheva: Ah, sorry. Commissioner Reckdahl is recused. Vice-Chair Summa?

13

14 Vice-Chair Summa: I support.

15

16 Ms. Klicheva: And Commissioner Templeton?

17

18 Commissioner Templeton: Oppose.

19

20 Ms. Tanner: Can you repeat that? Sorry, I just didn't catch the first part Commissioner.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Templeton: Oppose.

STRAW POLL #1 SUPPORT 3(Chang, Lauing, Summa) – AGAINST 3(Hechtman, Roohparvar, Templeton)

Chair Lauing: Thank you. Let’s go to the next slide then. There we go. So, anyone for a straw poll? There we go. Commissioner Hechtman.

STRAW POLL #2 ON ITEM TWO, PHASED ENROLLMENT INCREASES

Commissioner Hechtman: Thank you. I move straw poll that we direct Staff to come back to us the next time we’re going to hear this with a more detailed phased enrollment calendar that takes into consideration Castilleja’s enrollment schedule and includes the likely semester or school year where they would first achieve an enrollment of 450. Based upon an assumption that a CUP is approved in calendar 2022. So, that they could start to seek additional students for the year 2023-2024.

Chair Lauing: Could you just clarify what the objective is there of that data?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: So, that... the objective is so that we understand how the phased
2 enrolled would actually roll out over a period of years if at every enrollment increase Castilleja
3 is able to satisfy the monitoring report requirement that is a Condition of Approval. That they
4 don't have exceedances which would stall their ability to continue to grow until they reached
5 540.

6
7 Chair Lauing: Commissioner Templeton.

8
9 Commissioner Templeton: Thanks. That was pretty complicated and I'm going to attempt to
10 restate it more simply Commissioner Hechtman and maybe you can tell me I understood it
11 correctly? But it appears that your understanding of this chart is that it's unrealistic and
12 possibly too fast and you want to see a more realistic presentation. So, that we understand
13 what we're proposing to or what we might forward to Council? Is that correct?

14
15 Commissioner Hechtman: Through the Chair, yes, yes. More detailed with some months and
16 years rather than kind of a generic-ier and also the thing that's not present in what we're
17 looking at is any contemplation of a school's admission cycle. So, I'd like that concept folded in
18 to give us a more complete picture.

19
20 Commissioner Templeton: I could support that. Thanks.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Commissioner Summa [note – Vice-Chair Summa].

FRIENDLY AMENDMENT #1

Vice-Chair Summa: I'm kind of puzzled about why this is necessary for Staff to do. If the school has... is allowed 450. They can achieve that on their schedule but furthermore, I'm really confused about the construction impacts of this schedule also which I don't think it's realistic. If the schools whole project is approved, I would think that the first 2- or 3-years might be very impacted by their construction also.

Chair Lauing: Commissioner Chang.

FRIENDLY AMENDMENT #2

Commissioner Chang: Yes, I had that same question about how construction would impact monitoring. So, maybe you might want to amend the straw poll a little bit if we go with that. Because I hope that the timeline might include... because if the students are not even on campus. Then any data from while the school is there is not relevant. If the students are on campus, but there's all this construction. Then again, the data's going to be really strange.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 But then the question that comes up in my mind is we are asking for realistically what it would
3 look like if the school met all the targets. What the calendar would look like and then I think the
4 related question that I have is what if the school doesn't meet a target? Then what does the
5 timeline look like for ratcheting back down? Right, because again, if there is an impact
6 discovered at a particular point. The school can't immediately drop 25 students. It would have
7 to do it with an annual cycle probably and maybe natural attritions. So, I guess that would be
8 the additional information that I might want to see in terms of understanding if I understand
9 the goal is to find out how long it would take to get to 540.

10

11 Chair Lauing: So, my comment on that is that I'm... in terms of asking Staff to do more work. I'm
12 not sure about the materiality of the answer. If we're going to go from 450 to 540, it sort of
13 doesn't matter too much how soon it takes them to start and finish if it's already going to go up
14 anywhere above 450. It doesn't really seem to matter very much so I'm not sure why the actual
15 calendar at this point really makes a big difference. So, I wouldn't see that as something that
16 would be super productive but maybe I'm missing something.

17

18 Ms. Tanner: If I could Chair just offer? You know one of the things we could do is we do have a
19 decent amount of detail I think in the Condition but we can certainly revise it. We can talk with
20 the Castilleja about what their actual enrollment schedule typically is and not only when their

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 report is due to us. But when our review to say yah or nay, you have or haven't met the TDM
2 measures is due, to ensure that aligns. And so that students aren't being admitted and then we
3 realize oh, you can't omit more students. That's certainly what I think no one would want and
4 then also the consequences at least as proposed. If the... not only do you not meet your
5 enrollment but other consequences if the no net new trips and average daily trips numbers
6 aren't met. So, that's certainly something that we can come back and take a closer look at that
7 schedule.

8

9 Chair Lauing: So, I kind of feel if you want to do that, that's fine, but if... Commissioner
10 Hechtman, you wanted it in a straw motion. We could do that. Yeah, go ahead.

11

12 FRIENDLY AMENDMENT #1 ACCEPTED

13

14 Commissioner Hechtman: Yeah, I would like a straw motion here. I do think that Commissioner
15 Chang has a good suggestion. At the risk of further complicating this, I think it would be useful
16 to use to understand, and I don't think we have to... we can't look at every possibility. But at
17 least an example in this schedule that assume compliance every time, some example of what
18 happens if there's not compliance. So, that we can get a sense of how much of a delay is
19 occasioned by that.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And I would mention that Commissioner Chang has mentioned a couple times ratcheting down
2 enrollment. The way the Conditions of Approval are drafted and the TDM, as I understand it, is
3 actually cutting enrollment is the last most harsh action. That what would happen if there's an
4 exceedance is the way the TDM is set up is Castilleja has to go and apply some new programs to
5 try to bring it down to get back to no new net trips. And if they get a series of reports where
6 they're being unsuccessful, the City actually has the ability to step in and insist upon certain
7 items in the TDM that get tried until they get back down to no new trips. And it's only in the
8 worst-case scenario where nothings working that there is a process to start actually trimming
9 enrollment. So, and that's all built in to the project [unintelligible – audio cut out].

10

11 But I do like your idea of having of at least one example of what happens if they... how is the
12 schedule elongated, if at all if they come back with reports that show an exceedance. So, I'm
13 amending my straw poll motion to include that concept.

14

15 Chair Lauing: Now it's even longer. Commissioner Templeton.

16

17 Commissioner Templeton: Did you also want to include Commissioner Hechtman the concept
18 of how construction would alter the monitoring schedule? I think that was a really important
19 comment from Commissioner Chang and Vice-Chair Summa.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Commissioner Hechtman.

2

3 Commissioner Hechtman: I meant... thank you, Commissioner Templeton. I meant to ask Staff,
4 my memory is that the way that this was set up through the TDM is that there was going to be a
5 distinguishing... in... the construction traffic was somehow not going to be counted. Because
6 absolutely, that's additional traffic assuming the school is taking place on campus and hasn't
7 relocated. And that construction traffic is in addition, but I thought this was addressed
8 somewhere in the TDM or Conditions of Approval. And maybe Staff can remind me of how
9 construction traffic is dealt with in these monitoring reports?

10

11 Ms. French: Yeah, I was just looking at the other thing which was the ratcheting. I have
12 something to share there and maybe while I'm doing that I could ask our consultant to locate
13 how we solved for construction while there was a temporary campus on campus.

14

15 I just thought it might be helpful if I shared this. It's from their TDM... updated TDM program
16 that shows... it's in a table... a box showing first report infraction, second report infraction, then
17 what happens you ratchet down by five students or more, etc. If that would help the
18 conversation.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Well, I think Commissioner Hechtman already just tried to summarize the straw
2 poll. Then we can vote on it.

3
4 Ms. Tanner: I think I also did see Sylvia maybe was going to answer the construction traffic
5 question. I mean I think suffice it to say there is a way to separate it out because we certainly
6 would not want that to be confused with the school trips. Did you want to add Sylvia to that?

7
8 Ms. Star-Lack: I just wanted to second the notion that yes, construction trips would not be
9 counted. I am not sure how the consultants had figured out how to keep those separate, but
10 we would not include them in TDM.

11
12 Chair Lauing: Okay, does everyone know what we're voting on with all those adds, or do you
13 want to try it again Bart [note – Commissioner Hechtman]? Commissioner Chang has a
14 question.

15
16 FRIENDLY AMENDMENT #2 FAILED

17
18 FRIENDLY AMENDMENT #1 WITHDRAWN

19

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang: No, well I just a comment that with the answers that Ms. Star-Lack and
2 Ms. French just provided. I don't think we need to necessarily add in the bits about the
3 construction because the construction traffic is accounted for. So, we don't need to look at that
4 anymore.

5
6 And with respect to ratcheting down, again if... you know I had forgotten that I had read this
7 with the TDM but there's one infraction and then another infraction. So, presumably in a
8 given... you know given that there's three reports a year. It would take a year before you decide
9 to ratchet down by five. So, I think the timing of that's pretty clear. If you went up by 25, it
10 would take 5-years approximately before... at the soonest, like if there are continuous
11 infractions before you would get back down to the next level. So, I think that my questions
12 actually been answered based on the policies that are currently there. So, maybe we don't
13 need to make it that long. [unintelligible] amendment and then it's just back to Chair...
14 Commissioner Hechtman's initial straw poll. Thanks.

15
16 Chair Lauing: Is that acceptable Commissioner Hechtman?

17
18 Commissioner Hechtman: It is.

19
20 VOTE

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Then let's do a straw poll of those in favor please raise your hand. Oh sorry, we're going to do... counsel [unintelligible](interrupted)

Ms. Klicheva: I will do a (interrupted)

Chair Lauing: Counsel wanted to do this roll call, okay.

Ms. Klicheva: Commissioner Chang?

Commissioner Chang: I'm going to say no.

Ms. Klicheva: Commissioner Hechtman?

Commissioner Hechtman: I support.

Ms. Klicheva: Chair Lauing?

Chair Lauing: No.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Klicheva: Commissioner Roohparvar?

2

3 Commissioner Roohparvar: Yes.

4

5 Ms. Klicheva: Vice-Chair Summa?

6

7 Vice-Chair Summa: No.

8

9 Ms. Klicheva: Commissioner Templeton?

10

11 Commissioner Templeton: Yes.

12

13 STRAW POLL #2 SUPPORT 3(Hechtman, Roohparvar, Templeton) – AGAINST 3(Chang, Lauing,

14 Summa) Reckdahl recused

15

16 Chair Lauing: Okay, that one is done. Let's go to the next one. We've already been talking about

17 it a little bit because that's TDM. Oh, Commissioner Hechtman, sorry go ahead.

18

19 Commissioner Hechtman: I'm sorry I missed it but I didn't hear the Chair's vote on the straw

20 poll.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Oh, it was no, so it's 3-3 and as I said before, I just don't think when they get this built is material is moving this thing along to Council. So, can we go to the next item, the next slide? Special events, we're at 7:49, I'm game to tackle this before we take a break. Is that okay?

Alright, so the Council came back with between 50 and 70. Is this verbatim from the motion? I don't have that right in front of me.

Ms. French: Yes.

Chair Lauing: So, this is the current Council direction. Let's have some comments on that.

Ms. French: Staff would like to understand if the Commission feels the need to recommend less than 70 and if so why.

Chair Lauing: Thank you. Commissioners?

Ms. Tanner: And the only thing I would add is I believe the Commission voted previously to have 74 events. I don't know if that included the major events Amy or not but.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Ms. French: That did not include the major event. Staff's recommendation was 70 and the Planning and Transportation Commission recommended 74 back in 2020.

Chair Lauing: Commissioner Chang.

Commissioner Chang: Again, I know the Commission recommended this but I wasn't sitting on the Commission. And so, I'm... I was just looking at Council's motion which was to evaluate the five major events and then events between 50 and 70. And I think this is where I struggle because based on the public comments, my understanding is that it is evening and weekend events that are primarily the problem. That are disrupting the neighborhood so with the chart that was linked to from the report. I couldn't really see... I couldn't tell which were evenings and weekends. Some of them were clearly during the day. I just didn't know if it was weekday versus a weekend. And my understanding is based on the public comment that it is... it does matter when those events are and to some extent my... where I come out in broad brush strokes is if they are smaller and during business hours. Then it's less of a problem and if they're all evenings and weekends then it's more of a problem and larger than it's more of a problem. And so, I think it's difficult to just discuss the events without then talking about operating hours which doesn't seem to be in I don't think our part of our CUP. Maybe that's a question of mine. Are operating hours a specific part of our CUP?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Ms. French or Ms. Tanner?

Mr. Yang: I can answer, yes, we do have some Conditions related to hours and noise as well.

Commissioner Chang: But the Conditions aren't specifically tied to the events. So, I guess what I was saying is that it would... if I were to refine this and really give feedback to the Council on 50 versus 70. It would have to do with whether those events are in the evening and weekend hours or during the operating hours, standard operating hours of the school.

My other reaction is that this is a huge number of events relative to any of our public schools which have a comparable number of major events a year but far fewer special events. So, I went through and counted for comparison JLS Middle Schools events with a population that's double the triple that Castilleja currently has. And they have about... they have I think major events. This is all pre-pandemic and then maybe one event at 50 to 100 people and then about 22 events with 100 plus people. So, Castilleja's request for 50 to 70 seems a lot and so my... without information on when exactly these events are taking place and sort of the gradations between 100 plus person event versus one that is the entire school and all the parents and grandparents coming, so many, many, many, many hundreds of people. My bias is towards 50 events just to minimize neighborhood impacts. Thanks.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Just to get an answer to her question. In the CUP didn't we have some hours? I mean obviously, it wasn't going to be past midnight or something but do we have that handy to talk about or not?

Ms. Tanner: Certainly, we have hours and I think to build on Commissioner Chang's suggestions. If that's a direction that the Commission wants, they could say this many events during these hours or you know what I mean? You can further delineate. I do want to just make sure that folks understand that these events include sporting events and other things like that. And so that's... those are considered special events and then there's the major events which are larger.

Ms. French, did you want to add some detail about the hours?

Ms. French: Yes, yes. So, there are for the weekday events, there are 32 per year, for Saturdays, it's five per year, the restricted evening hours for events are from 6:00 pm to 8:00 pm. Except for performances which must end by 10:00 pm and of course no Sunday events.

Ms. Tanner: Thank you.

Chair Lauing: Did you have any follow up Commissioner Chang? You're hands still up. I love being able to do that now because I always did [unintelligible]. Commissioner Templeton.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Templeton: Thank you so much. I'm really intrigued by the questions that Commissioner Chang brought up and wondering if Staff can comment on the data that she shared. Do you have any comparable number of events from other area schools or is that something we would need to ask you about?

Ms. French: Well, we do have what the applicant submitted and that was a link to the report for the Commission.

Commissioner Templeton: But is it really so out of alignment as was stated or could you help (interrupted)

Ms. Tanner: We would need to know more details about the events that Commissioner Chang counted and it sounded like she compared a middle school. So, we would need some more information about what she deemed to be as a special event in her counting.

Ms. French: I think the apples to apples is important here. We have to (interrupted)

Commissioner Templeton: Right, right. Is that available to look at right now? If it's not then we can ask for maybe [unintelligible](interrupted)

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Ms. French: Yeah, I don't have it handy but that's something that we could return back with.

You know [unintelligible](interrupted)

Commissioner Templeton: Yeah, I'm (interrupted)

Ms. French: Some schools would have less than 50 people. This is... the events are 50 or more people, that's what an event is. So, it could be a large classroom of 50.

Commissioner Templeton: And this is a middle school and a high school and we want to compare it to other middle schools and high schools in the City. Would that be possible or?

Ms. French: Well, City or outside the City. There is some data but I don't have it handy at this point.

Commissioner Templeton: Yeah, I think it's interesting because it seemed low to me in contrast to what Commissioner Chang was saying and I think maybe it really does stem from our different... potential different understandings of what is an event, a special event and things like that. So, becoming really clear on this terminology will help us all stay on the same page. So, I would recommend that as you go forward to really tighten that up. Thank you.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Yeah, thanks. Vice-Chair Summa.

Vice-Chair Summa: Thank you. I would associate my concerns with Commissioner Chang's and just noting that Casti... we did have a comparison chart. I forget it Staff provided it. I'm thinking that maybe the applicant provided it. Of other private schools and events and it did seem like Casti's events were much more. So, if Council is wanting to keep them between 50 and 70, I would also want to know which of those events... I want more of a breakdown to know which were happening during weekdays during business hours and how many would take place on weekends knowing Sunday is prohibited but and evenings. I think that would be helpful and I'm defiantly leaning towards the lower range. Noting that other schools and Pinewood came to mind from that comparison chart, have way fewer. And also noting what we all know that Casti doesn't have a lot of buffer in terms of the neighborhood and around it.

Chair Lauing: Other Commissioner comments? Commissioner Hechtman.

Commissioner Hechtman: Thank you. So, I was studying the list that Castilleja put forward that identifies their five major events and identifies a total of I think... I think it's a total of 70. But they've tried to break those down into if they could only keep 50, it would be these retain and then the other 20 that they'd really like to have. One of the things that I noticed about this list

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 as I studied the events is that there's a subset... first of all, I've got no issue with the five major
2 events and that's in the existing CUP and I didn't hear anything from the Council suggesting that
3 they were uncomfortable retaining that in the amended CUP. So, I really focused on this 50 to
4 70.

5
6 But one of the things that I perceive when I look at this list of the 70 programs is there are
7 events and then there are events at a school. Some events I would say are discretionary. A
8 school should have an arts program and they should have plays. That should be an opportunity
9 that's available to kids but they don't have to. They should have sports teams but they don't
10 have to. One of my kids went to Boston University. Some number of years ago they decided
11 not to have a football program, even though they got, I don't know, 30,000 students. So, no
12 more football events. That was a decision but when I look at this list, I count to my... I count 22
13 of 70 events that I don't really consider discretionary. I consider them to be part of the process
14 of having a private school and some of these are not unlike you would find at JLS or Paly or
15 Gunn. And specifically, I'm looking first at a total of 13 events that are under the admissions
16 category. And this is new 8th-grade parent/school workshop, new 9th-grade parent/student
17 workshop, upper school preview night, admissions diversity night, middle open house, upper
18 school open house, and admissions tours. So, those things I just read are 13 of these so-called
19 special events. And I think those... when we're talking about affecting the school, I don't... I'm
20 not saying they shouldn't count. I think they need to go in their own category and from my

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 reading, there are nine others that go into that category. And those are the GIT 10th-grade
2 student/parent meeting, the 6th opening meeting and laptop orientation, the college 101,
3 CAPP welcome reception, the grades 8 to 11 curriculum and course registration, and the grade
4 level parent/teens meetings. Again, these are all part of the business of running a school and
5 attending a school. And so, I think that these 22... and I think we need to identify those for the
6 Council as a different category and those shouldn't happen off-campus. They should happen on
7 campus and they should happen at a time when all the parents can come which generally is not
8 going to be between 9:00 and 5:00.

9
10 So, what I'm interested is seeing a version of a motion that has five major events, 22
11 admissions/school business events, special events and 48 other special events.

12
13 Chair Lauing: Commissioner Chang.

14
15 Commissioner Chang: I guess I'm loathed to try and guess at which of these are critical to
16 operations and which aren't because I think the world of the pandemic has drastically changed
17 and opened our eyes as to what needs to be done in person and what doesn't need to be done
18 in person. And in fact, what we've seen for all the PTAs in the public schools is that participation
19 has increased dramatically when things aren't in person. Because parents are able to take a
20 break out of their work day much more easily than they can out of their evening when they

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 have childcare duties or whatever else it might be. So, I've also seen... full disclosure be talking
2 to people about private school applications and from what I hear in the world of COVID. Schools
3 have managed to continue, all be it not ideally, without as many massive events and so I think
4 that in this new... you know there's some silver linings to the pandemic in which we have
5 learned that sometimes things can be done in a way that's actually better. It's a win-win
6 without a mass gathering. And so, I want to say... certainly some of these things probably do
7 need to be done on campus, but I would be nervous about flagging any particular items. I think
8 Castilleja is the one who needs to make that determination as to what really should be done on
9 campus.

10

11 But I do think that since the time this whole CUP process has started, we've all learned so much
12 about what can be done with events and thinking out of the box. There might be ways that
13 Castilleja can have meet the needs of their students and parents and perspective students and
14 parents potentially even better. As they think out of the box and think about how to do this
15 while almost minimizing neighborhood impacts. Thanks.

16

17 Chair Lauing: Commissioner Roohparvar.

18

19 Commissioner Roohparvar: Thank you. I would... so I previously voted, you know, 74 events. I'm
20 actually pretty comfortable, especially after hearing Amy French's breakdown, with staying at

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 the upper end of 70 events. I can curious to see the breakdown of events though. I think that is
2 something if we're talking about bringing additional information back to us. You know which
3 events are more or less administrative operational, which events are for the students and
4 categorizing those and understanding. I also think that saying the events broken out by days or
5 times or when they happen would be interesting too. But I just... I'm... it's a school. They've
6 been around, it's just part of doing business. If you purchase a home by a school and they're
7 operating within times not at 10:00 or past our Noise Ordinance.

8
9 So, and I think also I'd be curious to know if there have been noise complaints or where it's just
10 been obnoxious. How many times that's occurred to really understand I guess how the gravity
11 of the situation? But that might have already been assessed. So, that's kind of where my feeling
12 is at for Staff if they're trying to get an indication of where Commissioners sentiments are.

13
14 Chair Lauing: Commissioner Templeton.

15
16 Commissioner Templeton: Thank you. Really appreciate all the comments and the discussion
17 that we've been having about this. And it's really a challenging because we really don't want to
18 micromanage this to ineffectiveness of the school. Where we would somehow harm the school
19 and I'm concerned that going down to 50 would potentially harm the program and be
20 detrimental to the educational experience. Just thinking about how much these events at

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 school are part of our public school curriculum and how important that is to my students. Just
2 something that's weighing on me in this discussion and hearing it play out.

3
4 We are not managing the school. We are managing... well, recommending even what would be
5 productive in the CUP and I just want to remind. I know we're all moving in that direction but I
6 think just because there are numbers here in front of us and we want to minimize the impact
7 on the neighbors and make it all work out perfectly for everybody. It's not possible. This is one
8 of those we can't split the baby situations. We really do need to think about designing a CUP
9 that meets the needs of our neighbors and the needs of the applicant and the City.

10
11 So, I'm... you'll hear many of my comments kind of push back on the idea of more overhead,
12 more control because the costliness of it and to the City and to the community. Someone
13 mentioned I don't remember who mentioned that it's having a toll on our neighborhood. Like
14 the connectedness that we feel as a community as well.

15
16 That to say that when I think about events, events have a function beyond the stated title of the
17 event and that is to build community. So, I want to think about limiting... when we think about
18 limiting events, do we... how much do we need to limit and how much do we need to make
19 sure that these events are somehow beneficial?

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And so, I think one creative approach might be to think about events in terms of giving back and
2 we've heard a little bit about this in the plans of when can we open the campus and when can
3 we make certain parts of the site usable by the community. But you know, maybe that's
4 another opportunity is to think events are not just people from outside who attend this school
5 coming and playing a sporting event or giving a play or performing an orchestra recital. They're
6 also an opportunity to give back and share some of that art and some of that beauty that the
7 students are creating with the community. So, we might find that some people who live nearby
8 might appreciate going to a performance at this school or going to a sports event at this school
9 as an attendee. So, that's just one way to think about it is can we structure our guidance to the
10 school in such a way that is open-minded and looks at events not only or exclusively as a
11 nuisance but something that might have a mutual benefit. Thank you.

12

13 Chair Lauing: My comments are pretty close to Commissioner Chang's which is that I'm more
14 sensitive to the time of day or night that these are rather than the exact number of events. And
15 so, some granularity on back from Staff on let's say it's 70 just for [unintelligible]. On those 70,
16 how much of them are at night time, how much of them are in the day time, things like that
17 might be helpful. But Council came back with this of between 50 and 70. I'm not sure how
18 much we need to carve that up besides just give them more granularity on what's happening
19 there.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And to Commissioner Templeton's point, we're not the educators, so we can't pick all of them.
2 So, I'm not sure we need to give a list to Council of the ones that are absolutely essential but if
3 we just give that 50 to 70 which they asked for. That might be about right. So, all I'd be looking
4 back for would be a little bit of granularity on times of day as these things... of these things
5 happen. Any other comments? Yeah, Commissioner Hechtman.

6

7 Commissioner Hechtman: I'm ready to... I was going to hazard a motion for a straw poll that
8 incorporated the Chair's comments.

9

10 Chair Lauing: Sure.

11

12 Commissioner Hechtman: But I see Commissioner Summa [note – Vice-Chair Summa] so let me
13 yield. I'm not trying to cut off the dialog.

14

15 Chair Lauing: No, okay. Commissioner Summa.

16

17 Vice-Chair Summa: Oh, thank you. Commissioner Hechtman referenced 22 maybe it was events
18 that he called admissions and school business. Are those events always really 50 people or
19 more?

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: We would need to ask the applicant that. That would be a level of detail that I'm
2 not... that we're not familiar. They are available if you would like to call on them.

3
4 Vice-Chair Summa: Well, so maybe the way is not to take time to do it not but to take Chair
5 Lauing's direction that we need more details about the events and when they take place when
6 this comes back to us. So, we don't need to take the time now.

7
8 Chair Lauing: Back to Commissioner Hechtman.

9
10 STRAW POLL #3 ON ITEM NUMBER THREE, SPECIAL EVENTS

11
12 Commissioner Hechtman: Thank you. I'd make a motion for a straw poll to have Staff come
13 back with to us having worked with the applicant on a more detailed version of the table that's
14 been provided to us in our Staff Report that lists all the activities. And the additional detail that
15 we're looking for is generally the day or days of the week when the particular event occurs and
16 the hours between which it typically occurs. To have Staff confirm with the applicant that the
17 items on this list, the 70 events plus five, are all events where they expect 50 or more people
18 and also, to separately categorize, working with the applicant who knows best, among these 70
19 the ones that would fall into the admission/operational type special events.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Before we forget that long one, let's vote on it. Any other questions? We can just
2 vote on it. So, where's our vote taker? Madina?

3

4 Commissioner Chang: I have one quick question.

5

6 Chair Lauing: Oh yeah sorry, go ahead, Chang.

7

8 FRIENDLY AMENDMENT #1

9

10 Commissioner Chang: I just want to say great if we get a list of this is the event and these are
11 the hours between which it typically occurs. To make it adjustable for us because again, I think
12 that really what is concerning neighbors is whether it's evenings and weekends or not. So, it's
13 like I don't want to have to sift through 75 events and say oh this one is from 1:00 to 3:00. So,
14 there for it is not during the evening or weekend and this one's from 10:00 to noon and so,
15 therefore, it's not during the evening or the weekend. I just... if when we're coming back with
16 the addition... if we're adding columns to their spread sheet. If we could just add a column that
17 checks a box that says evening or weekend. So, that we can sort without having to go through
18 74. So, that's just my addition to the request.

19

20 Chair Lauing: Good add.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Hechtman: I agree, good add.

3

4 VOTE

5

6 Chair Lauing: Okay, Ms. Klicheva would you take another vote, please?

7

8 Ms. Klicheva: Yes. 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 Roohparvar?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Roohparvar: Yes.

Ms. Klicheva: Vice-Chair Summa?

Vice-Chair Summa: Yes.

Ms. Klicheva: Commissioner Templeton?

Commissioner Templeton: Yes.

Ms. Klicheva: Thank you.

STRAW POLL #3 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
Reckdahl recused

Chair Lauing: Thank you. Next slide, please? Okay, TDM, there's not a lot of changes but it might be longish so I would suggest maybe now would be a good time for a break. Or if not, I'm happy to go on but I just want to get the will of the group here.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Let's take a break.

2

3 Chair Lauing: Great so it's 8:18, should we go to 8:30? Then we'll reconvene.

4

5 Ms. Tanner: That sounds great, thank you.

6

7 Chair Lauing: Great, thank you.

8

9 [The Commission took a short break]

10

11 Chair Lauing: I see four Commissioners.

12

13 Ms. Tanner: Now we have five.

14

15 Chair Lauing: Good. TDM, do you want to give us your specific direction here or just read the
16 slide? Should we just read the slide?

17

18 Ms. French: So, this is the Council motion and it's regarding the Transportation Demand
19 Management. So, the question would be does the Planning Commission have anything to add?
20 Feedback on the plan itself which is updated and on the web page. We know there'll be some

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 additional adjustments. We welcome your feedback. You have some refinements we can make.
2 We have the Conditional Use Permit conditions so.

3

4 Chair Lauing: Okay, great. Commissioners, step right up. Commissioner... Vice-Chair Summa.

5

6 Vice-Chair Summa: Thank you. I will break the silence. In general, I don't have a lot of
7 comments about this. I think the TDM is a very meaty one and we'll just have to see how it
8 goes. I did want to thank Staff for mentioning that the oversight committee should have some
9 members of the public on it. I think that's a good addition so it's more representative.

10

11 And other than that, I just... I think in general it's important for the City to enforce things like
12 this by using the penalty system. I think often, and this is a totally general observation, often we
13 don't do that and I think that these kinds of things have more weight if we do use the penalties
14 that we can. I'm going to leave it at that for right now.

15

16 Chair Lauing: Any others? Commissioner Chang.

17

18 Commissioner Chang: I will start with the number three and echo what Commissioner Summa
19 or Vice-Chair Summa said about being glad that yes, the TDM... that the Staff... being glad that
20 Staff has mentioned that the oversight committee should include members of the public.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

And what I would say is to make sure that the oversight committee is indeed providing oversight with some amount of teeth. It may actually make sense for the oversight committee to be co-chaired say by Castilleja and the neighborhood group. That way... this is... traffic in the neighborhood is a joint problem and it would make sense to for everybody to feel partnership in terms of solving it.

And then on to number two, I'm kind of going backwards here. There's the consideration of prohibiting driving by juniors and I just want to say that that is something that defiantly... there's lots of precedent for that. So, for example, at Gunn High School seniors are allowed to buy parking permits first and juniors only if there are remaining parking permits. So, juniors effectively aren't really allowed to drive to school and I believe when I read the examples of other CUPs. I can't remember if this is the case but I thought had read something about prohibiting students from driving and some of the CUPs for other schools as well. It was a very difficult chart to read. So, I think that would make a lot of sense, especially if we're thinking about making sure that if we do give a parking reductions. That's a way to really guarantee that it's baked in. Particularly, since last meeting, about a month ago, Ms. Kauffman had said that the... any increase over 450 students would be at the high school level and meaning people who drive or could be people who drive.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 The other thing that I wonder, it doesn't... if it might not make sense to not put... put into the
2 TDM more strongly is the idea of satellite parking or kiss and ride type parking or kiss and ride
3 transportation. So, satellite parking in combination with students being shuttled to campus and
4 that would potentially save time for parents too. If they could drop off near 101 and then go on
5 to work since we have 75 percent of the students at Castilleja not coming from within Palo Alto.
6 And I think that that might also really... it could really help Castilleja meet the TDM
7 requirements and I... looking at the public comments. That's also something that the neighbors
8 seem to want. So, it might be kind of a no-brainer, so those are my comments for now.

9
10 Chair Lauing: No one else, I'll make a couple comments. Totally agree with everything
11 Commissioner Chang said. I think at Crystal Springs, even as seniors you can't drive to the
12 campus. Even there you have to drive to basically a satellite and get picked up. So, there's just a
13 lot of ways that you can do an even better job on planning for your TDM.

14
15 And then I wanted to ask a question on item four if it's Staff's interpretation of that? I know we
16 got into this when we were talking about the garage. Is... what types of reduction... when are
17 the reductions of required parking going to kick in your judgment? Is it just when enrollment
18 starts to go up or might it start to jump in right now at 450? I'm asking you to interpret
19 guidance from Council.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: Sure, yeah, it... so if the parking that's provided for 450 is based on... the parking
2 requirements are based on the number of classrooms and it's different if it's a high school class
3 versus a middle school classroom. So, it would depend on the blend of the 450 whether they
4 would be meeting their parking on campus or not. If they're not meeting it then that requires a
5 Parking Adjustment to be approved. And that's what they're asking for is a Parking Adjustment
6 to not provide all of the parking spaces required. I know it's 104 spaces for the entire 540
7 students or the number of classrooms because that's how it's determined is by the number of
8 classrooms in different age groups. So, I'm not really answering it perfectly I know.

9
10 Ms. Tanner: Maybe I'll add and Albert will add and we'll get to an answer for you. I think that
11 was really great helpful background Amy on how the parking is determined for the project. So,
12 it does not depend on the actual enrollment. It's looking at the classrooms and the facility itself.
13 And my understanding of the last item on this list is that Council's is asking the PTC in its
14 discretion does it support a deduction in the required parking that will be built in [unintelligible]
15 [audio cut out] based on [unintelligible - audio cut out]

16
17 Mr. Yang: It's going to go up and down over time. They're going to build what they build and
18 one of the bases for authorizing a parking reduction is because an applicant has robust TDM.
19 So, the question here is, would you support that type of parking reduction based on the TDM?

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Thanks. That's all my questions. Other? Commissioner Hechtman.

2

3 Commissioner Hechtman: Thank you, Chair. So, mindful of our role tonight to try to give Staff
4 direction, I guess it's easiest for me to go from bottom to top here. I am supportive of allowing
5 a reduction of required parking based on this extremely robust TDM. That's addressed to some
6 extent in the Staff report as they have indicated I think with some of the parking garage options
7 the related reduction of required parking that is triggered by the TDM. So, while I'm supportive
8 of it, I'm not sure... I'd like to hear from Staff on this last item whether there's something
9 they're looking for from us or maybe they're just asking the question, recognizing that we're
10 going to give them a recommendation on this when this comes back. Is there any additional
11 information we need for them to come back with to inform our recommendation? And item
12 four, I really don't have any additional information I think we need. I think it's explained well in
13 the Staff report.

14

15 In terms of evaluate a form of a TDM oversight committee, I do agree with my fellow
16 Commissioners that there should be local representation, but I think in developing that local
17 representation, we have to stop talking in terms of using the term "the neighbors" like the
18 neighbors are all of one mind because the clear evidence in this situation is that the neighbors
19 who live within in what I will call parking risk area, which is in other words, if nobody paid any
20 attention to parking, how far away would Casti people park and walk? That's the distance I'm

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 talking about and within that area, it's pretty clear to me that there are... well, my impression I
2 should say based upon all the public comments I've read, is there's a pretty even number of
3 people supportive and people who are not supportive. And so, I think if we're going to have an
4 oversight committee and it is important to have local representation, I think that local
5 representation has to be balanced and include not just people who oppose the project. So, I
6 think that would be important so I'd be interested to know when Staff comes back how the
7 process of selecting local members of the oversight committee might work.

8
9 Up to item two, further, restrict student... I'm going to start on the back half of this. Further
10 restrict student driving and parking on campus, including consideration of prohibiting driving by
11 juniors. So, that concept is already in the TDM. That is one of the tools that Casti can avail itself
12 if it exceeds the trip counts and I think that that's the proper place for that to be. Rather than
13 start with a restriction that may not be necessary because even with driving by juniors, they
14 may have regular reports that don't show an exceedance. And so, I don't need any information
15 to come back with... from Staff on that.

16
17 I really am uncomfortable with the first part of this clause because now we're legislating
18 enrollment selection processes and to me, that's pretty severe example of micromanagement.
19 It's not even just Palo Alto residents. It's a student population within bicycle distance, which I'm
20 not sure what that is, you know what's a reasonable bicycle distance for a student to ride to

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 school in the morning and ride home at night? Is that from one corner of the City to another? Is
2 it halfway? Does it depend on where in the City they are and what intersections they have to
3 cross? I think that's kind of a slippery slope and so I don't have anything I would like to ask Staff
4 to come back with that on.

5

6 And I think the item one, I would... I mean this is something that Council has asked us to do.
7 Figure out ways to strengthen the existing TDM protections, reporting requirements and
8 penalties. And I've struggled with that because the Council would like us to do it, but we
9 already have this extraordinary TDM and the only thing... it already includes a possible
10 reduction of enrollment. I am... I think a place we can make progress here is if Staff could come
11 back on the streamlining of corrective actions to violations. And this actually relates to the
12 failed straw motion to have Staff come back with a more detailed schedule. On this one, I'd like
13 to understand a schedule of the under the current proposal what is the timeline for corrective
14 actions? So, that we can understand how we might shorten it because right now, without that
15 schedule we had suggested on a prior item which was going to show us what happened if there
16 were violations, exceedances, it's hard to know how to streamline a calendar we don't have.

17

18 So, on this one, I am intending to suggest to the group that a form of schedule come back to us
19 to help us understand what the timeline would be to implement corrective actions without
20 streamlining them. So, we can maybe figure out ways to streamline them.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

And then finally, in terms of penalties, one of the questions I asked... one of my thoughts on this was maybe there's some low-hanging fruit under the TDM as we've written it and the Conditions of Approval. If... I don't remember how many exceedances Castilleja has to have but if they do then I think that the City or maybe it's the Planning Director can step in and pick a TD item that they're not yet doing that they should do. And so, I had asked Castilleja at the last meeting would just eliminating senior drivers be an appropriate such measure and Castilleja's answer which I hadn't really thought about is that's actually potentially a big problem for some seniors who because of their home arrangement. That's how they get there and that's realistically the only way they can get there and so I'm not sure that that's a great idea. But I would like Staff when they come back to us to give this some thought and maybe give us some ideas about if there are multiple exceedances and the Director is going to act. What are the things that he can easily impose that can be quickly done so that the area receives an immediate benefit of reduction or traffic hopefully to below exceedance levels? So, those are my thoughts. Sorry for the long-windedness.

Commissioner Chang: Chair?

Commissioner Chang: You're on mute.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Yeah, I saw that. My mouse wasn't going to work for a minute. Commissioner
2 Chang.

3

4 Commissioner Chang: I think Commissioner Templeton had her hand up before I did so I'm
5 going to go [unintelligible](interrupted)

6

7 Chair Lauing: Oh, I'm sorry, you're listed first. Okay, Commissioner Templeton.

8

9 Commissioner Templeton: Thank you. Yeah, I... it was user error on my part that it went out and
10 went back in. Thank you, Commissioner Chang. Alright, so my thoughts on this are really around
11 the future of transportation. How to reduce traffic in general and how to apply modern
12 standards to how we think about parking? And I think we should do this on all projects in the
13 City but the one that's before us right now is Castilleja. And so, I'll be talking about it in terms of
14 this project.

15

16 I think that we should heavily rely on public transportation where possible for Castilleja and so I
17 am in favor of reducing the required parking. So, that we can maintain the applicant's
18 enrollment goals without having to build unnecessary parking structures. We'll get to more on
19 that later but I think Stanford sets a really good example here. They offer passes, other kinds of
20 incentives to take transit to work. I understand we're doing... we're talking about carpooling in

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 this situation here as part of the TDM. But to really help these students who will be leaders in
2 the future and potentially some of them will go into City planning and transportation designs
3 and things like that. This is an experience that's very important to them to help live the values
4 about taking care of the environment, reducing the dependence on cars and things like that.

5
6 So, I think for all of those reasons that that's why I am supportive of reducing the parking. And
7 why I think that potentially the applicant would be supportive of reducing the reliance on cars
8 in terms of how to get to and from school. I know they do already have a shuttle that goes from
9 the train station to the school. I'm not sure what the plan would be necessarily for those that
10 are commuting from other areas, but I'm confident that there are ways to do that and Stanford
11 is doing it pretty well. It might be possible to pool those efforts together somehow as well. I
12 don't know, that would be really up to the applicant.

13
14 But in any case, it's possible to reduce the required spots for parking by the City and that will
15 have a huge impact on the chosen parking direction if I understand correctly. That a lot of that
16 is driven by the City requirements. At least that's what was mentioned in the last discussion of
17 this. So, on point 4.4, Yes, I strongly support the reduction of required parking.

18

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 I don't have a lot to add to other ones. The bicycle distance, I would think of bicycle distance
2 from a transit hub, right? Is that from a Caltrain stop? Is that from a part and ride in the East
3 Bay? I don't know what that means but I would really like to understand that better.

4
5 And I don't think that students necessarily need to drive or if we do, perhaps it can be on a
6 check-out basis. You have 50 people who can drive per day, 35 of those goes to teachers, and
7 the others are up for a lottery based on need or random. Who knows, right? There's ways to
8 still have that opportunity to be independent and maybe they have to drive to a job after
9 school or something. I don't know but there's ways to do that, that still allow us to reduce the
10 number of parking spaces.

11
12 The oversight committee comments have all sounded good so I don't have anything to add to
13 that. Thank you.

14
15 Chair Lauing: So, Commissioner Chang.

16
17 Commissioner Chang: Thank you, Chair. So, as I was thinking about what Commissioner
18 Hechtman said about for number four. What would I need to know... what additional
19 information would I need in order to support parking reduction? One of the thoughts I had
20 some I had mentioned stuff like satellite parking and kiss and ride and seniors not or sorry...

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 only senior driving for example. I think in theory, I much like Commissioner Templeton, of
2 course, I would prefer not to build parking. At the same time, I am very, very leery of under
3 parking developments because we've seen that problem over and over and over again. Not
4 necessarily with schools but where we have a TDM and then the TDM doesn't work as well as
5 we'd like. And then we don't have enough parking and then we, the City, bear the
6 consequences. So, I think I'd much more likely to support parking reduction if there are really
7 concrete things put in place. Concrete measures that are not just... you know there's a menu of
8 items that can be put in place on the TDM. But if some of those are baked in, that makes me
9 feel much more comfortable. Some of those are baked in that automatically will reduce the
10 number of people driving such as shuttles. Then it makes me much more comfortable to have
11 a... to say okay, this TDM is really robust. It's not just about behavior change like we built it in
12 there.

13

14 And then regarding number two, that first part of the clause, to review increases in number of
15 students as a percentage of the student population within bicycle distance. I would like more
16 information on that. I mean what other private schools in the area are under a CUP where they
17 are required to have a certain percentage of the student population be from within in the City
18 for example? I had heard rumors about one local private school where 50 percent of the
19 students have to be from that City but that's only a rumor. I don't... you know it's like hear say.
20 So, I don't... I would love to learn more about what the policies are for other schools with

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 respect to what percentage of the student body needs to be with it from within a certain mile
2 radius or from within the City as well as what other schools do with respect to their shuttling
3 and driving arrangements? Thank you.

4

5 Chair Lauing: Commissioner Roohparvar.

6

7 Commissioner Roohparvar: Thank you. I'm not going to reiterate what others have said but I
8 think one piece of information that would be interesting for me to see is I feel I've
9 [unintelligible] or know that Castilleja's been in process pre-pandemic. So, I'd be curious to see
10 what the traffic situation looks like and what the impacts are going to be based on the new way
11 of how people work and live? For example, I know a lot of companies are now doing remote
12 work, or even when we come back it's going to be hybrid work and the leaders I would say are
13 tech companies. The ones in our areas, the ones that all of us go to work with. How does that
14 impact our traffic patterns and how does that now interplay with our prior assumptions with
15 respect to traffic impact by... from Castilleja? So, that would be just interesting because the
16 pandemic has really shifted the way people work and frankly, the related traffic.

17

18 And also, I'd be curious to know if Castilleja has any plans for remote schooling and if that has...
19 and maybe they don't, maybe they do. I know it's controversial but if there are now plans in
20 place for that. That would be interesting to know and understand what that would mean in

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 terms of there after how many students are they going to have commute. To the extent, Staff
2 has that information or Casti wants to share it. Thank you.

3

4 Ms. Tanner: Certainly, I just want to make sure I understand Commissioner Roohparvar for the
5 question that you just asked about Castilleja. It's something you would like to come back with
6 or is it something you would like them to answer tonight?

7

8 Commissioner Roohparvar: I mean I don't want to put anybody on the spot. If they want to
9 answer it tonight, I'd be curious to know.

10

11 Ms. Tanner: I don't know if Ms. Kauffman you want to address that or we can address it when
12 we come back.

13

14 Chair Lauing: I think we should address it when we come back.

15

16 Ms. Tanner: Okay.

17

18 Mr. Philip Kamhi, Chief Transportation Official: And if I can just to clarify, I want to make sure
19 we understand that question. Are you asking will Casti be using remote learning in their tool

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 kits? Is that what you're asking or are you asking what will happen with overall traffic in general
2 and therefore will Casti's traffic impact be lesser?

3

4 Commissioner Roohparvar: No, the former. Are they going to use remote learning and if that's
5 the case, then part of the students aren't going to be coming in (interrupted)

6

7 Mr. Kamhi: Got it.

8

9 Commissioner Roohparvar: Monday to Friday and therefore that's going to have a lots of an
10 impact on traffic. Just like when you look at a business's environment. You're having less impact
11 because Google is now doing 3-days a week or other companies are still doing 5-days a week
12 remote. And that's going to have an impact on traffic and also our environment has now
13 changed. So, there's a lot less traffic than there us to be because companies are now allowing
14 you to be remote. And I think even Palo Alto proposed something where it was giving incentives
15 or requiring businesses located here to allow some of their workers to be remote. Does that
16 answer... does that help clarify why I would like... where my head is at?

17

18 Mr. Kamhi: Yep, perfect. I mean I'll just speak more generally. I think most schools... primary
19 schools are planning to... if they are not currently... if they're currently doing remote learning. I

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 think most of them are planning to return to full in person if they're not already. But I don't
2 want to speak for Casti and quite frankly, that could be a TDM measure so that is a potential.

3

4 Commissioner Roohparvar: Great, thank you.

5

6 Chair Lauing: Any other Commissioners? Does anyone want to try a straw poll motion?

7 Commissioner Hechtman.

8

9 Commissioner Hechtman: Thank you. Chair, I think there are some... there are a lot of subparts

10 and some diverse ideas and I think (interrupted)

11

12 Chair Lauing: Agree.

13

14 Commissioner Hechtman: I was thinking it might be simpler to take some discrete bites and
15 maybe there would be multiple directions.

16

17 Chair Lauing: Yep.

18

19 Commissioner Hechtman: Okay, good, we're on the same page. Alright, so then let me try this
20 one first.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Which item? Which item?

Commissioner Hechtman: Oh, let me... sorry, this is on item (interrupted)

Chair Lauing: You started at four so I thought (interrupted)

STRAW POLL #4 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

Commissioner Hechtman: One. Yeah, sorry. I'm going to start with one. Specifically, this is focused on the stream... no. Yeah, on the streamlining of corrective actions to violations. I move straw poll to request Staff come back to us with a hypothetical schedule of the correction process. Assuming, for example, you'd assume day one the City receives a monitoring report with an exceedance. So, give us schedule of how the corrective actions roll out because I think the Council here was... I mean the reality is the day we get an exceedance report, Castilleja should and they're charged in this CUP to start implementing their own corrective actions. They got to start figuring out a way to start bringing the numbers down. I think the Council here was focused on what if they don't? What if they don't try hard enough or they're not successful and now we get to the point where the City gets to step in and impose corrective actions. So, I'm interested in seeing a theoretical... hypothetical schedule under our current TDM of how long it

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 takes before the City gets to that point. So, that once I have that information, once we have
2 that information, then we can look at how to streamline it. How to shorten it if necessary, so
3 that's my first request, is a hypothetical schedule of the correction actions under the TDM up to
4 the point where the City would first have the right under the TDM to impose a corrective
5 action.

6

7 VOTE

8

9 Chair Lauing: Comments on that? Seeing none, do we want to go ahead and vote on that?

10 Madina, are you still available?

11

12 Ms. Klicheva: I am here, yes.

13

14 Chair Lauing: Okay, great.

15

16 Ms. Klicheva: Commissioner Chang?

17

18 Commissioner Chang: Yes.

19

20 Ms. Klicheva: Commissioner Hechtman?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Hechtman: Yes.

3

4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes.

7

8 Ms. Klicheva: Commissioner Roohparvar?

9

10 Commissioner Roohparvar: Yes.

11

12 Ms. Klicheva: Vice-Chair Summa?

13

14 Vice-Chair Summa: Yes.

15

16 Ms. Klicheva: And Commissioner Templeton?

17

18 Commissioner Templeton: Yes.

19

20 Ms. Klicheva: Thank you.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 STRAW POLL #4 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0

3 Reckdahl recused

4

5 Chair Lauing: Thank you. I think Commissioner Hechtman has his hand up. Oh, should we give

6 Commissioner Chang a minute here first? Go ahead.

7

8 Commissioner Hechtman: Of course.

9

10 Chair Lauing: Commissioner Chang.

11

12 Commissioner Chang: Sure. I mean I was just going to attempt another straw poll motion.

13

14 Chair Lauing: Go for it.

15

16

17 STRAW POLL #5 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

18

19 Commissioner Chang: I'm going to go to... for number three, so I guess I would like... the motion

20 would be that I'd like the City Staff to come back with a recommend or come back with some

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 ideas about how... sorry, let me start over. For me, it's just like Commissioner Hechtman do
2 this.

3

4 Alright, let's try again. I think... so, we had consensus that we wanted to have
5 resident/neighborhood involvement but the question is exactly how? So, the motion would be
6 to have Staff give us some ideas about how the neighborhood resident members of the
7 oversight committee might be selected.

8

9 Chair Lauing: Basically, the composition of the group?

10

11 Commissioner Chang: Composition of the... not just the composition, right? Not just how many
12 and who but okay, so you say that it needs to be residents. How are you going to pick which
13 ones?

14

15 Chair Lauing: Okay. Comments on that? Commissioner Hechtman, did you want to comment on
16 that?

17

18 Commissioner Hechtman: No, sorry. I'm ready to vote.

19

20 VOTE

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Chair Lauing: I can see that, okay. Alright, let's do another roll call, please?

3

4 Ms. Klicheva: Commissioner Chang?

5

6 Commissioner Chang: Yes.

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Commissioner Hechtman: Yes.

11

12 Ms. Klicheva: Chair Lauing?

13

14 Chair Lauing: Yes.

15

16 Ms. Klicheva: Commissioner Roohparvar?

17

18 Commissioner Roohparvar: Yes.

19

20 Ms. Klicheva: Vice-Chair Summa?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Vice-Chair Summa: Yes.

3

4 Ms. Klicheva: And Commissioner Templeton?

5

6 Commissioner Templeton: Yes.

7

8 Ms. Klicheva: Thank you.

9

10 STRAW POLL #5 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0

11 Reckdahl recused

12

13 Chair Lauing: Commissioner Templeton, your hand is up.

14

15

16 STRAW POLL #6 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

17

18 Commissioner Templeton: I was think about getting thoughts about the parking spaces. So, I...

19 consideration by Staff and PTC to allow a reduction of required parking spaces. So, I guess I'd

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 get a straw poll on that. Are we in favor of reducing required parking spaces based on a
2 sufficient TDM? Any discussion?

3

4 Chair Lauing: Let's see, Commissioner Chang.

5

6 Commissioner Chang: Sure, so I would... I think what would be helpful for me because there's a
7 question of how much of a parking reduction for how good of a TDM. So, I think some... and
8 what I had mentioned before was one way of looking at it would be more concrete measures
9 put in place. Another way of looking at it might be a percentage of reduction in trips that leads
10 to a certain allowed reduction of parking. So, it's a sliding scale in both directions so those are
11 my thoughts. That doesn't... and I guess guidance on that, right? If we do this, then you can
12 reduce it to here. If we have this much then it can be reduced to somewhere else. So, that's my
13 thought on what information would be helpful in order to make (interrupted)

14

15 Chair Lauing: So, kind of a matrix?

16

17 Commissioner Chang: Yeah or I'm not... I don't want to be too prescriptive with Staff.

18

19 Chair Lauing: No, no.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang: I mean I think (interrupted)

2

3 Chair Lauing: It's just directional.

4

5 Commissioner Chang: Yeah, directional.

6

7 Ms. Tanner: Perhaps Commissioner Chang, if it's okay? I think there are some slides that Staff
8 might show that would help and then you can give some further direction to say well yes, more
9 of this, less of that when we come back. If that's okay? Ms. French did you want to... I don't
10 know if you know (interrupted)

11

12 Ms. French: Yes.

13

14 Ms. Tanner: The number of slide that you'd like Madina to advance to.

15

16 Ms. French: No, I have it. I have it on my screen. I'll have to take over-sharing.

17

18 Ms. Tanner: Okay, sorry about that. Thank you so much, Commissioners.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: Yeah, give me a second. I'm going to try to do that now. The joys of Zooming. Okay,
2 and I am sharing now I think. Okay, so this concept of having a table that shows... the applicant
3 had presented this. The applicant's TDM specialist had... sorry if I had misquoted her title. This
4 is basically showing the Option D which is the option the applicant had expressed a preference
5 for with a parking reduction of only 9 percent. And then Option E which was the Staff
6 recommended option that had a 14 percent parking reduction. And so, this kind of shows what
7 the short fall would be without any kind of TDM program to reduce the parking spaces on the
8 site lower than what's required by the Code with a Parking Adjustment. So, and the parking
9 adjustment is supported by a robust TDM program. So, if you see here in this chart, we have
10 TDM measures that can... if each one of these users, students, staff, what have you, teachers,
11 are using these methods to reduce the need for the parking spaces. It kind of balances out to
12 you're reducing the number of spaces and you're reducing the number of spaces needed by the
13 amount of measures that you're... and users of each of these alternative measures to single-
14 occupant vehicles. I don't know if that's helpful. If you would like me to linger on this slide any
15 further?

16

17 Commissioner Chang: That is helpful and I'm trying to understand the table. So, what is new
18 TDM... the column headers that says, new TDM users. What does that mean?

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: That would mean for with... let's say at the maximum 540 students. You might have
2 10 of the people, the students, or persons that are using a bus routes as a TDM measure.

3

4 Commissioner Chang: I understand now.

5

6 Ms. French: 10 people are not parking.

7

8 Commissioner Chang: Right, so if you had six people carpooling and there's two people per
9 carpool. Now that takes three parking spaces... that frees up three parking spaces. I get it now,
10 thank you.

11

12 Ms. Tanner: Cari?

13

14 Ms. French: Let me know when you'd like me to take it down.

15

16 Ms. Tanner: Commissioner Lauing [note – Chair Lauing] was saying something.

17

18 Chair Lauing: You don't want 50 examples like this, right? You just want to see what's going to
19 work if we give Council direction back that yes, we're open to that?

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang: Yes, and I mean I think that there is... there's some of this where it's like
2 well, you're suppose to bike to school but what if today I decide not to bike to school. You know
3 so some of them are more... like same thing with carpool together. Unless there's a way to
4 force people to carpool. They may decide one day not to carpool, so I think that some of what
5 worries me because that's where TDMs fall apart. Where people say they're going to carpool
6 but then they don't. So, if there's some way to make it kind of if you don't give them a parking
7 permit as they do at Stanford. Then you cannot park so or you can but you get ticketed because
8 they're really good about ticketing you there. That's why theirs works, so I think this is super
9 helpful but a menu like this is exactly what I was talking about.

10

11 Chair Lauing: Commissioner Summa [**note – Vice-Chair Summa**].

12

13 Vice-Chair Summa: A couple of questions. My understanding is that the parking reduction is the
14 purview of the Director of Planning to grant. So, I'm kind of confused a little bit and that would
15 be based on the TDM. But isn't it... isn't that reduction the Director's purview?

16

17 Ms. French: Well, I can respond to that. In a typical CUP that doesn't go through this kind of
18 process. That goes through at the Director's level, the Director is making these decisions with
19 an architectural review application or what have you without asking the Council. It's just in this

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 case everything's floating up to Council so it becomes a thing that's... he has indicated his
2 support of the Option E and the 14.4 percent reduction based on the robust TDM plan.

3

4 Vice-Chair Summa: Okay, okay, that's what I thought and then I'm not sure since this parking
5 table is up. I'm not sure... I'd like to address the frontage spaces but it might go better in the
6 next topic. That's a question for the Chair I guess. If we're... if the next topic is parking options
7 and surface parking?

8

9 Ms. Tanner: Chair, I think you're muted.

10

11 Chair Lauing: Thank you. So, I think Commissioner Chang you were starting to make a motion
12 on this?

13

14 Commissioner Templeton: I actually made a motion.

15

16 Chair Lauing: Oh, sorry, sorry.

17

18 Commissioner Templeton: If there's more conversation, great and if not, we should vote.

19

20 Chair Lauing: Commissioner Hechtman.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

Commissioner Hechtman: Motion was a while ago and I heard a lot of talk and so if the maker could just restate it?

Commissioner Templeton: Chair, would you like me to restate it?

Chair Lauing: Yes.

STRAW POLL #6 RESTATED

Commissioner Templeton: Do we support reducing the required parking spaces on this project if there's a TDM that accounts for those reduced spaces? Yes or no I guess? Point four.

Chair Lauing: So, Commissioner (interrupted)

Commissioner Templeton: Point four, yeah.

Chair Lauing: So, Commissioner Hechtman has a question.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: So, I'm not understanding in that motion what the ask of Staff is. The
2 way it was phrased there it sounds more to me like sort of a preliminary statement of our
3 intent to go in a certain direction. And so, is there information we need Staff to bring back to
4 help us ultimately decide to go in that direction?

5

6 Chair Lauing: Commissioner Templeton, if you want to address that you may.

7

8 Commissioner Templeton: Well, I think they've provide the chart but based on the conversation
9 here because we're not... because we're giving guidance and feedback to Staff. They can
10 elaborate on that and bring back additional options if they want to. But I think that the chart
11 that was provided shows what they're talking about. They don't want to reduce it unless they
12 can account for it which seems reasonable to me.

13

14 Chair Lauing: Yeah, would something like the direction to trade-off TDM space for a parking
15 allowance is something that we're okay being part of the process, but everything always
16 depends on the numbers.

17

18 Commissioner Templeton: Yep.

19

20 Chair Lauing: Commissioner Chang.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

FRIENDLY AMENDMENT #1

Commissioner Chang: So, can I just... with the... in an effort to provide Staff direction. There's that evaluation of those items in that table there. I think that's a good start. I remember seeing a whole other menu of items that Casti might draw on in their current draft TDM. And it would be helpful to see what those others items are, so when this goes to Council. They might say well, you know I feel more comfortable if these are the options that are put in place because... and so... and that kind of ties a little bit to the straw poll motion that Commissioner Hechtman made earlier. Which was what are the items that we can... what levers can we pull to make a correction too? So, having that information I think would just make everybody much more comfortable with the TDM.

So, basically in... I'm suggesting to make the straw poll motion or to modify it with the detail that we would like a similar table as was shown to us. But to add additional menus options as outlined in Castilleja's TDM.

Chair Lauing: Commissioner Hechtman.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: I will support the straw poll motion and with the amendment if
2 Commissioner Templeton chooses to accept it. But I do want to just point out a couple of
3 things. First that the issue of how many parking spaces is not an ongoing discussion through the
4 life of the CUP. It's a decision that's made on the front end and they go build that many parking
5 spaces. And so, it... there's a little incongruity with tying those to specific TDM measures
6 because again, the TDM, it's a series of... it's a menu of items that they can chose among. And if
7 we're going to mandate them then... and take away their choice, then it's not really part of the
8 TDM menu, it's just a Condition of Approval. If we were to say no seniors, right? Then it's not
9 really part of the TDM program. It's a Condition of Approval. No seniors can drive and so the
10 reason I like the motion is it's going to bring some more information to us and that's why I want
11 to support it. But I'm kind of previewing some of the limitations we may have when that
12 information comes back to us.

13

14 Chair Lauing: Thank you. Commissioner Summa [note – Vice-Chair Summa].

15

16 Vice-Chair Summa: I'm not sure that this motion... so, I'm assuming that based on the TDM, the
17 Director will recommend and has already shown support for a reduction at 14 percent. Are we
18 talking about reducing it more than that or are we just supporting the Director's decision?
19 Because I'm kind of confused but if we get more information, that will be good but. So, I guess I

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 wouldn't be able to support it just based on Commissioner Templeton's straw poll motion but I
2 think that Commissioner Chang's getting more information would be more palatable.

3

4 Chair Lauing: Commissioner Templeton, can we bolt some of that on?

5

6 FRIENDLY AMENDMENT #1 ACCEPTED

7

8 Commissioner Templeton: I mean they're identical. The additions are not required because it's
9 baked in. It says for them to come back with TDM plans that offset any reduction. That's what
10 point four says. The question they're asking us is do we want to have any reductions based on
11 TDM and parking spaces. So, I'm happy to add it in, if that's what it takes to get Vice-Chair
12 Summa on board, but they're identical motions.

13

14 Chair Lauing: Let me just ask Assistant Director Tanner. Do... are you getting the drift of what
15 we're asking for here or are we working too hard to get the wording right?

16

17 Ms. Tanner: I think we're doing a good job. I know that our transportation Staff did have some
18 comments but I think to Commissioner Templeton's point. There's four parts of this part of the
19 motion and so the part that specifically the PTC is asked about is like does the TDM equal...
20 merit a parking reduction. And what I heard folks saying is they need to know more about the

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 TDM in order to understand its connection to that parking reduction. I think part of what we
2 will come back with is just a little bit more elaborate and robust discussion of what the TDM is.

3
4 I think to Commissioner Hechtman's point, you know you want to have options that are part of
5 the TDM in order to have the program really be effective. So, we can explain a little bit about
6 that as well. So, that's a long way to saying I think if Commissioner Templeton wants to include
7 that to make everyone feel confident that they're on the same page. I think that's fine and Staff
8 do understand what the Commission is aiming for.

9
10 Chair Lauing: Back to Commissioner Templeton.

11
12 Commissioner Templeton: Thank you. Yes, I think that the more important thing is they
13 wouldn't bother preparing it if we weren't interested in that kind of trade-off. So, they'll come
14 back to use and we'll hash out the details of the trade and look at the TDM and we'll look at the
15 parking spaces and hopefully be able to narrow that down to a plan of action going forward.
16 But are we even interested in at all is what I took the question to be so that's why it seemed
17 that we were in alignment here. I think it is worth pursuing and I hope you guys do too. Thank
18 you.

19
20 VOTE

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Chair Lauing: Great, let's do a vote... straw vote.

3

4 Ms. Klicheva: Yes. Commissioner Chang?

5

6 Commissioner Chang: Yes.

7

8 Ms. Klicheva: Commissioner Hechtman?

9

10 Commissioner Hechtman: I support.

11

12 Ms. Klicheva: Chair Lauing?

13

14 Chair Lauing: Yes, support.

15

16 Ms. Klicheva: Commissioner Roohparvar?

17

18 Commissioner Roohparvar: Yes.

19

20 Ms. Klicheva: Vice-Chair Summa?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Vice-Chair Summa: Yes.

3

4 Ms. Klicheva: And Commissioner Templeton?

5

6 Commissioner Templeton: Yes.

7

8 Ms. Klicheva: Thank you.

9

10 STRAW POLL #6 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0

11 Reckdahl recused

12

13 Chair Lauing: Next one [unintelligible]. Commissioner Hechtman has another motion for us. Go

14 ahead.

15

16 STRAW POLL #7 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

17

18 Commissioner Hechtman: I do and thank you Ms. Klicheva for bringing that up. So, this one is

19 on, let's see, item... sorry... item one. I'd move straw poll to have Staff come back to us with a

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 list of the potential penalties that could be quickly implemented by Castilleja if ordered by Staff
2 pursuant to the TDM program and Conditions of Approval.

3
4 So, the scenario here is we get to the succession of monitoring reports where there have been a
5 series of exceedances and under our... under the TDM program Staff now gets involved in
6 directing one or more activities for Castilleja to take. The Council wants a faster process so I'd
7 like Staff to look at what Council... what Staff could tell Castilleja to do when we get to that
8 point that Castilleja can quickly do to provide more immediate relief to solve the problem.

9
10 Chair Lauing: Any questions, comments about that one? Commissioner Summa [note – Vice-
11 Chair Summa] was your hand up? Yeah, go ahead.

12
13 Vice-Chair Summa: Didn't or maybe I'm having déjà vu but I felt like we voted on this already
14 and it was... is this different than Commissioner Hechtman? Because you all... did we already
15 vote... am I crazy... on streamlining?

16
17 Chair Lauing: I think it was schedule but Commissioner Hechtman, could you address that?

18
19 Commissioner Hechtman: Yeah, that's exactly right. The first straw poll that we passed was just
20 to have them come back to us with a schedule and so on that one, we're going to look at

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 condensing the schedule. This one is what penalties can we actually impose quickly when we
2 get to the point in that schedule where Staff gets to dictate a TDM measure. It's related.

3
4 Ms. Tanner: I think the distinction might be Commissioner or Vice-Chair Summa you know
5 reducing enrollment or not being able to increase enrollment and that's not an instant thing. A
6 student is not going to be expelled from the school tomorrow because a TDM report came back
7 in January that they didn't meet it. And so, I think it's like what are the quicker penalties that
8 would not be just reduce enrollment related to not meeting the TDM.

9
10 Vice-Chair Summa: Thank you.

11
12 VOTE

13
14 Chair Lauing: If there are no more questions we can vote on that part of that part.

15
16 Ms. Klicheva: Commissioner Chang?

17
18 Commissioner Chang: Yes.

19
20 Ms. Klicheva: Commissioner Hechtman?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Hechtman: I support.

3

4 Ms. Klicheva: Chair Lauing?

5

6 Chair Lauing: Yes, support.

7

8 Ms. Klicheva: Commissioner Roohparvar?

9

10 Commissioner Roohparvar: Yes.

11

12 Ms. Klicheva: Vice-Chair Summa?

13

14 Vice-Chair Summa: Yes.

15

16 Ms. Klicheva: And Commissioner Templeton?

17

18 Commissioner Templeton: Yes.

19

20 Ms. Klicheva: Thank you.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

STRAW POLL #7 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0

Reckdahl recused

Chair Lauing: Okay, there's more? Commissioner Hechtman.

Commissioner Hechtman: Thank you, one more. For this one, if Staff can pull up Page 26 of the TDM program report.

Chair Lauing: Which item is this referencing on our slides?

Commissioner Hechtman: This is going to be strengthen existing TDM protections, reporting requirements, item one.

Ms. Tanner: And you said it's page what? I'm sorry.

Commissioner Hechtman: 26.

Ms. Tanner: Of the Staff report?

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: No, of the TDM program which is linked in the Staff report.

2

3 Ms. Tanner: Okay, we'll get that.

4

5 Ms. Klicheva: Sorry Rachael, could you please tell me what page I should go?

6

7 Ms. Tanner: It's actually not going to be a page, it's going to be a link.

8

9 Ms. French: I'm on it. I'm going to do it.

10

11 Ms. Klicheva: Okay, thank you.

12

13 Ms. French: Jesus. There we go, Page 26.

14

15 STRAW POLL #8 ON ITEM NUMBER FOUR, TDM PLAN MEASURES

16

17 Commissioner Hechtman: Perfect. Scroll up to the top of the page. Okay, you can stop right
18 there for now. Thank you, Ms. French. So, this to me, this is the most critical page of the whole
19 TDM because it walks us through what happens when the monitoring reports come back and
20 show an exceedance. And so, if you remember in our last meeting regarding Castilleja, I spent

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 some time with one of the authors of this report trying to address some concerns I had about
2 this page. And the motion I'd like to make is to have a straw poll to direct Staff to work with the
3 applicant to look at these particular items that I'm about to list.

4
5 Item one, you see there's two boxes here that are... that I believe are intended to relate to two
6 different time periods. One is from when they commence construction until they get maximum
7 enrollment levels which will be decided at some later point. It could be as much as 540. And
8 second is 2-years following completion of the academic building. Now, I believe that these two
9 boxes are intended by the author to not overlap, but I believe that there is a possibility that
10 they could overlap. And that's going to throw everyone into a lot of confusion about which
11 boxes apply in an overlap. So, I'd like Staff to work with the author to make whatever revisions
12 are necessary to ensure that the upper box does not overlap with the lower box. So, that both...
13 so that only one is applicable at a time or explain to us why an overlap is desirable. That's the
14 first item.

15
16 The second item is that the if you look in the first box you can see it refers to the first report,
17 then the second consecutive report, then the third consecutive report. But in the lower box,
18 they stop using that word consecutive but I believe they intended to. And in the lower box
19 sometimes they talk about a subsequent year. In the third and fourth boxes, they talk about a
20 subsequent year but they don't talk about that in the first three boxes. So, and I think that

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 there may be some words missing there and I think the TDM author may have acknowledged as
2 to some of that. That needs to be cleaned up and so I'd ask Staff to work with the TDM authors
3 to clean that up so that it says what it's supposed to. If there's supposed to be consecutive
4 reports, then let's have it say consecutive. If it's supposed to be a subsequent year then and it
5 should say that.

6
7 And then the final item that I think is incorrect or misleading and needs clarification is in the last
8 box. Third report within 5-years. Well, we're going to have at least 10 reports within 5-years or
9 maybe it's 15 reports. I think what's meant here is that the third report showing an exceedance
10 and I think it... what it meant here is third consecutive report showing an exceedance but it
11 doesn't say that. And so, I'd like for Staff to work with the TDM author to clarify what's meant
12 there so that it's clear to everybody how this whole process works.

13
14 Chair Lauing: Questions Commissioners? If none... Commissioner Hechtman, do you have
15 another comment?

16
17 Commissioner Hechtman: I thought I should just clarify. So, ultimately the direction is for Staff,
18 when we come back to this, to have a version of this Page 26 with whatever changes to it
19 they're recommending, so, that we can see it and react to it when we get back together.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 VOTE

2

3 Chair Lauing: Okay, that's a good add. If no questions let's go to a vote.

4

5 Ms. Klicheva: Commissioner Chang?

6

7 Commissioner Chang: Yes.

8

9 Ms. Klicheva: Commissioner Hechtman?

10

11 Commissioner Hechtman: I support.

12

13 Ms. Klicheva: Chair Lauing?

14

15 Chair Lauing: Yes, support.

16

17 Ms. Klicheva: Commissioner Roohparvar?

18

19 Commissioner Roohparvar: Yes.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Klicheva: Vice-Chair Summa?

2

3 Vice-Chair Summa: Yes.

4

5 Ms. Klicheva: Commissioner Templeton?

6

7 Commissioner Templeton: Yes.

8

9 Ms. Klicheva: Thank you.

10

11 STRAW POLL #8 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0

12 Reckdahl recused

13

14 Chair Lauing: Commissioner Templeton.

15

16 Commissioner Templeton: Chair, I was just wondering if we could look at the items remaining at

17 this juncture?

18

19 Chair Lauing: Yeah.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Thank you.

2

3 Chair Lauing: Good point. I mean we're going to go on to the next anyway but we might well just
4 go through them just to see what's ahead and see if we can get through this.

5

6 Ms. Tanner: Madina, if you can go to I think what might be the first slide in the deck or towards
7 the front?

8

9 Chair Lauing: Sure.

10

11 Ms. Tanner: It has the listing of the (interrupted)

12

13 Ms. French: Slide four.

14

15 Ms. Tanner: Yeah, that one. Sorry, slide four.

16

17 Ms. French: Slide four.

18

19 Ms. Tanner: Not item four.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: Page Four, Page Four on (interrupted)

2

3 Ms. Tanner: There we go. So, we've done two and three and four. And then we have five, six

4 (interrupted)

5

6 Chair Lauing: Right.

7

8 Ms. Tanner: And seven remaining.

9

10 Chair Lauing: And in the premeeting, we were anticipating that six and seven would be pretty

11 prompt because six last time it was from the public or from the applicant there was not any

12 particular interest. So, the next one would be to tackle the parking options, unless you wanted

13 to get some easy ones first.

14

15 Commissioner Templeton: Up to you Chair. I think this is very helpful. I thought we were more

16 than halfway through but I guess not.

17

18 Chair Lauing: Well, we are time-wise, we know that but.

19

20 Commissioner Templeton: Oh, that's good, okay.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Chair Lauing: Yeah, I think the only longish one could be this parking options next so. So, let's go
3 to parking options then.

4

5 Ms. French: Slide nine, there you go.

6

7 Chair Lauing: This came up parenthetically in the garage discussion but we need to address it
8 more directly.

9

10 Ms. French: So, I mean as Staff, I can just say that the... both... parking Options D and E were
11 presented to the ARB. They supported both of them. Staff feels that parking Option E is the one
12 that is responsive to Council's motion that restricts the number of parking spaces to half of the
13 required spaces below grade. Parking Option E preserves tree 155 whereas parking Option D
14 does not. Both options improve the preservation of those other trees there and then, of course,
15 parking Option E is a 14.4 percent reduction parking adjustment whereas parking D is only 9
16 percent.

17

18 Chair Lauing: And the adjustments are per what we just discussed meaning with (interrupted)

19

20 Ms. French: Yes.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: TDM.

Ms. French: Yes, because of the robust TDM. It's they can reduce up to 20 percent with a robust TDM.

Chair Lauing: Who wants to start off on this one with car counts underground on the 50 percent? Commissioner Chang.

Commissioner Chang: I'll just start us off just so we keep moving. So, my concern with both of these options actually is that City Council asked us to... City Council directed us to look at a parking facility as an alternative that allows a maximum of 60 percent of the required on-site parking to be below grade. And as I look at it, neither of these two options does that because if 104 are... sorry, if 104 are required then no more than 52 should be below grade without counting against FAR. But if we reduce the parking that's required, then neither of these are 50 percent of that and this is something that we talked about when we were talking about the language in the ordinance already. But in my mind then, I can't remember the numbers, I didn't write them down. Parking Option E has 89 spaces I believe, so then it really should have more than 45 that need to be underground and so that would be my concern with both of these options. And then Option D is even worse in terms of the number of spaces underground per

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 what City Council has directed us to consider. Option D doesn't even meet that requirement of
2 50 percent whether you're looking at 100 more or at a reduced number.

3

4 So, I mean if I had to choose I would say Parking Option E but I don't think that it quite meets
5 the spirit of the request from City Council either.

6

7 Chair Lauing: So, you're saying that there needs to be a few more at-grade parking spaces?

8

9 Commissioner Chang: Yes, that's what I'm saying. I think seven right because it has the parking
10 Option E that's 52 below grade right now and if it's only supposed to have half. Then it would
11 be seven more at the surface. But I mean all of this... so, I said that was all I was going to say but
12 all of this really begs the question of this larger question which we're not really talking about
13 for this specific item but the Variance. Because what's happening here is that Castilleja's
14 building plans are causing them to remove surface-level parking, which then causes them to
15 need to build it somewhere else, which means building it underground. And so, it's this
16 cascading effect and so, the really big question in my mind is the overall Variance number. And
17 there's new information since the last City Council meeting in the form of a Dudek report in
18 terms of what the Variance is, but that's a larger, different discussion than this one slide.

19 Thanks.

20

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Commissioner Hechtman.

2

3 Commissioner Hechtman: Just following up on the concepts Commissioner Chang just
4 discussed. When I read the City Council motion on this particular item [unintelligible -audio cut
5 out] uses the term... where is it... 50 percent of the required onsite parking. But it doesn't
6 specify including any parking reduction pursuant to a TDM program. And so, I wanted to ask
7 Staff if there was elaboration at the Council meeting that would help clarify if the Council was
8 specifying to take that into account or not? Just so our direction is a little more clear.

9

10 Ms. French: I don't think there was a statement that removed the Code-defined required onsite
11 parking. That's a phrase, required onsite parking, is based on what the Code requires for the
12 number of classrooms at that school. So, they're proposed, so that's the required onsite parking
13 and then 50 percent of that is what we understood the motion to be about. I mean that's how
14 we do Parking Adjustments. They... we say this is how many you're required to do by code and
15 they say can we please have a parking adjustment Director approval to not provide this
16 percentage of the required parking that the Code tells us we have to have. So, any... someone
17 can confirm their understanding but that's how (interrupted)

18

19 Ms. Tanner: I think... yeah and I think the (interrupted)

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. French: [unintelligible]

2

3 Ms. Tanner: I think the... and unfortunately, I think we don't have complete clarity on what the
4 Council is intending. I think in part because the terminology difference and so it's not clear if
5 they meant, to Commissioner Chang's point, to say well if you take a reduction. And then half of
6 that or to say half of the required which is the language that we would use and the required
7 parking always stays the same. Even if you adjust it down, the required is still at the 104. It's
8 just that you've got an adjustment to reduce what you're actually providing on-site. So, it's a
9 little bit of planner language perhaps that kept tripping us up.

10

11 Chair Lauing: Well, that could be the core of the motion is to ask for that clarification.
12 Commissioner Hechtman.

13

14 Commissioner Hechtman: Well, I mean I think the clarification would have to come from the
15 City Council and we're giving direction to Staff. So, I think the... I think it's a really good question
16 that Commissioner Chang is asking that I don't know that the Council has really focused on and
17 answered. And so... and I think it's unreasonable... it's an unreasonable expense to ask for
18 example to ask Staff to now go away and have the applicant prepare yet another parking option
19 with I think it would be 45. If half of 89 I think or if it's 45, yet another one that anticipates what
20 Council might want to do on this particular issue. So, but I do think it's important, whatever our

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 recommendation is to the City Council when this comes back to us to try to fulfill their
2 mandate. I think it would be an appropriate part of the motion... the recommendation to point
3 out that this does not account for a parking reduction and the Council may want to consider
4 whether it should. And then the Council can take it up and if they want a different option
5 presented to them, they can order it and we can flag the issue for them. So, but at this point, I
6 don't think we want to assume that the Council said something that intended something they
7 didn't say.

8
9 So, where I was going on this item, assuming for the moment that they meant 50 percent of
10 104, the additional information I would like for Staff to bring back is a comparison of Option E
11 which Staff is recommending and Option D which the applicant is preferring. I'd like an
12 understanding of what if any benefits there are to choosing Option E over Option D and what
13 detriments there are to choosing Option E over Option D? So, that I at least can understand
14 what additional impacts and benefits there are if we chose a parking structure underground
15 that had more than 50 percent. So, that we can decide whether it's worth alerting the Council
16 to possible benefits of a parking structure in excess of 50 percent of the 104. So, I don't want to
17 make that motion yet. I'd like... I think I'd like to... this is a big issue and I think everybody wants
18 to probably chime in, but that's a piece of information I would like.

19

20 Chair Lauing: Commissioner Roohparvar.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Roohparvar: Thank you. I do want to flag an issue because I raised this and this
3 was before this went up to Council and then remanded back to us. But I raised the question of
4 whether we're calculating based on the required or the adjusted and Staff said it was the
5 required because that was standard... the base required. We discussed this back in like I want to
6 say September or October. Whenever it was back to us and before it even went up to City
7 Council. To the... so to the extent City Council's reviewed our meeting minutes, which I'm sure
8 they have, the issue has been flagged for them. Because Albert... our counsel Albert Yang
9 chimed in on this issue too and I specifically recall him answering my question. So, there's... I
10 did want to flag that.

11

12 And then, I mean to me it seems like Option E, just based on what I know right now, is
13 preferable but I would be curious to get that additional information that Commissioner
14 Hechtman flagged. So, that we can fully understand the pros and cons of each before we make
15 a recommendation which we're not doing at this time. Thank you.

16

17 Chair Lauing: Commissioner Chang.

18

19 Commissioner Chang: I just wanted to... I just had a question, a clarification on what
20 Commissioner Roohparvar was talking about. This... Castilleja has not... so the discussion about

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 50 percent I believe happened with City Council kind of in the March timeframe. And then we
2 saw this item in November/December timeframe, but it hasn't gone back to City Council since
3 then. So, we have gotten any clarification on the 50 percent and whether that's of the initial
4 parking requirement or the reduction. Is that right? I'm confused because Commissioner
5 Roohparvar seemed to indicate that Council should have already provide clarification.

6

7 Commissioner Roohparvar: So... yeah, go ahead Staff if... yeah, go ahead.

8

9 Ms. Tanner: I was just going to say I think you're correct Commissioner Chang in terms of the
10 timeline. You know one way that the Commission might consider it is of course there's Options
11 E and D but you could also consider the question of whatever the amount is. Is it appropriate
12 for 50 percent of the required parking to be provided below grade? And so that could be a way
13 that the Commission looks and says yes or no. Or yes, generally but we want to have some
14 more information such as X, Y, and Z and we don't feel we have clarity on what that number of
15 spaces is. Concept wise (interrupted)

16

17 Commissioner Chang: So, you're suggesting that we give Council... maybe our goal should be to
18 give Council feedback on whether this 50 number is correct. Is that what you're suggesting?

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: That's one way the Commission could take it. I don't know Ms. French, or if Office
2 of Transportation, again we haven't had, to your point, on the timeline March and then getting
3 it to you all in the wintertime. I don't think we've been able to receive clarity from the Council
4 as a body on what exactly they had in mind. I don't know (interrupted)

5
6 Chair Lauing: Yeah, they might have had this exactly in mind or not and there could have been
7 an error in the heat of the night. I don't know what time this was but I think it's pretty easy to
8 figure out by asking the maker and the seconder what the intent was. And then you can have
9 your conversation and say well that's not how we usually calculate it. What do you really intend
10 and then we know where we're going so.

11
12 Ms. Tanner: We certainly could do that but I would caution that the entire Council voted on it
13 and so we can't (interrupted)

14
15 Chair Lauing: Yeah.

16
17 Ms. Tanner: Necessarily just take their spirit of intention to mean (interrupted)

18
19 Chair Lauing: Agree.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: Its direction.

2

3 Ms. French: Would it make (interrupted)

4

5 Chair Lauing: Yeah and I certainly think that... go ahead.

6

7 Ms. French: Would it help to show visuals that have side by side looking at the below grade

8 footprint of E and D just to move that part of the conversation along. I hear that you want us to

9 come back with more stuff but we have stuff to show that might visually help folks see...

10 compare the two if that's helpful Commissioners.

11

12 Chair Lauing: Well, I mean you could bring that back when you bring the other stuff back if

13 that's what you're asking.

14

15 Ms. French: Sure, I have it tonight if anyone wants to look at it tonight.

16

17 Chair Lauing: I don't think we need to see it tonight because you bring back other stuff as well,

18 right? Yeah.

19

20 Ms. French: Just more stuff to bring back. If I showed it tonight, you could see it tonight.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Ms. Tanner: Well, I think... Amy, do you just want to go to the slide if you know what numbers they are and they can decide (interrupted)

Ms. French: Yeah, I do.

Ms. Tanner: If they want to talk about it more.

Ms. French: Sure. This just shows it... are you seeing my screen?

Chair Lauing: Yes.

Ms. French: This just shows... if anyone wants to see the side by side, this shows Option E, 52 spaces below grade versus Option D, 69 spaces below grade. So, if anyone wants to do a straw poll looking at the two of these and based on the footprint; which I can also make really obvious with this slide showing this yellow are is how much more Option E shaves off the below-grade parking. Perhaps (interrupted)

Ms. Tanner: So, I think an important thing would be that just going back up to first is that Option E does meet the half of 104.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Ms. French: Correct.

Ms. Tanner: So, I don't know Commissioner Chang, if you saw because I thought you said 80. So, I just wanted to make sure that we're still talking about the same options.

Commissioner Chang: No, I understand that Option E meets the half of the 104 but Option D does not with the 69, yes.

Ms. French: And this is the footprint, how it looks different side by side if anyone is helped by visual cues.

Ms. Tanner: So, even assuming that Council was being very conservative and saying we want half of the required, not half of the reduced parking amount. Option E would satisfy that and so if the Commission is saying well that seems good to us, or maybe there's adjustments to Option E that you would want to recommend. That would be away and it could only... the number of spaces could only shrink. It wouldn't get more than 104 because they're not going to be required to provide more than 104 spaces with a reduction and half of the reduction that could be if that is Council's intent.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Commissioner Chang, do you have another comment?

2

3 Commissioner Chang: Commissioner Summa [note – Vice-Chair Summa] had her hand raised so
4 I’m going to let her go first.

5

6 Chair Lauing: Okay.

7

8 Commissioner Chang: I would like to hear from other people.

9

10 Chair Lauing: Vice-Chair Summa.

11

12 Vice-Chair Summa: So, I will say that if I have to choose between E and D, I have a strong
13 preference for E because it preserves more trees. But I have a question about the 54 public
14 spaces on the parameter on the three sides because I would like to know how those play into
15 the decision we’re making about parking the site? So, there’s 54... on Kellogg, Bryant and
16 Emerson there’s 54 public spaces on the Casti side of the block. And Casti, their calculations in
17 that chart you showed us earlier shows that they count those and I (interrupted)

18

19 Ms. French: Not towards...

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Vice-Chair Summa: No, thanks, go ahead.

2

3 Ms. French: They don't count them towards the... you can't count street spaces towards
4 required. That does not... the Code does not acknowledge street spaces as meeting required
5 parking.

6

7 Vice-Chair Summa: Oh, for sure, I know that but they're included in Casti's parking plan and so
8 I'm... I mean are we going to deal... that has nothing to with the question of 50 percent below
9 grade in E or D. But I think we should at some point deal with those 54 spots because Casti is
10 relying on them and yet, they are public parking spots.

11

12 Ms. Tanner: That would be part of the RPP and/or any other recommendations around
13 restricting those public parking spaces to only certain members of the public. So, that would be
14 a different topic.

15

16 Vice-Chair Summa: So, it doesn't... okay it goes in the next topic. Okay, I was just asking and
17 then I guess that's it then because I've already stated a preference for E.

18

19 Chair Lauing: Back to Commissioner Chang then.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang: Yeah, I mean I already state that same preference for E but I did have
2 additional more specific questions about the garage itself as I was reviewing the plans. So, one
3 question I had was about or one concern I have is about the utility easements. So, my
4 understanding is that the current garage essentially is built under a sewage line. I mean I saw
5 these pictures of where the stairwell is and where the traffic is. But then that the utility
6 easement essentially needs to be moved by... I mean I was I think reading some public
7 comment about this where this utility easement, rather than being a straight 25-foot easement.
8 In order for this garage to be built, the easement has to be shifted by 15-feet for some amount
9 of distance along the garage. And so, I guess I have concerns about that and because then the
10 City will... won't have the ability to build a straight line of something if it needs to which could
11 be problematic. So, I'm wondering if we have anybody from utilities who would be able to
12 answer that or how does that change and the easement get approved?

13
14 Ms. Tanner: I don't believe we have any from our Utilities Department here. I don't know Ms.
15 French (interrupted)

16
17 Ms. French: We don't.

18
19 Ms. Tanner: If you know about that specific easement. We would have to come back to
20 (interrupted)

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Ms. French: Yes.

Ms. Tanner: The Commission regarding that I think.

Ms. French: I mean the utilities water, gas, wastewater folks reviewed and gave approval of the shifting of that easement. It's not reducing the easement. It's the same width. It's just adjusted over to enable that drop-off, straight-line drop-off area, the two drop-off lanes.

Commissioner Chang: Right, so that means those if in the future the City even needed to build something along the easement. It might... like a sewage line or whatever, the lines might have to be kind of jiggered along and moved if (interrupted)

Ms. French: Well (interrupted)

Ms. Tanner: I don't think that's the case.

Ms. French: Because they abandoned the roadway easement. It would never be a roadway because that was abandoned years ago. It's simply just utilities, underground pipe-type easements. Not (interrupted)

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Chang: Right, no, I understand but that's potentially even more concerning because I don't know I've had tree root problems because things get shifted. And I imagine with water flowing and sewage flowing we would want it going in a straight line and not turning corners if we can possibly avoid it but I'm not an expert on this. It's just a concern that I raise so that would be helpful information to have to understand the sewage (interrupted)

Ms. Tanner: We can ask the utilities engineering team about it. I mean generally (interrupted)

Commissioner Chang: Exactly.

Ms. Tanner: [unintelligible] conservative so I don't think they would approve something that wasn't in the best interest of the City's facilities but we can check on that.

Commissioner Chang: And then one other question, I was looking at the drop-off plan and I believe that the drop-off in E and I think in D as well. Involves the parents dropping off the girls and then girls crossing the line of cars in order to get to the stairwell. And so that just seems like something that's really unwise from a safety perspective. If we're designing a traffic flow plan, that's not to have the... so I just didn't know if any changes could be made to that kind of drop-off plan that might make t a little safer. Thanks.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Commissioner Hechtman. Mute.

Commissioner Hechtman: Can I make a motion for a straw poll?

Chair Lauing: Sure.

Commissioner Hechtman: There may be others that follow and before I do, I was thinking we really shouldn't even need a motion for a straw poll regarding having somebody from the utilities department at the next hearing. So, that we can get those questions answered.

[unintelligible – audio to low] (interrupted)

Chair Lauing: I would agree with that. They can just ask a person to come.

STRAW POLL #9 ON ITEM NUMBER FIVE, PARKING REDUCTION

Commissioner Hechtman: And Staff could accommodate that. So, the motion for a straw poll I would make is when Staff brings this item back to us, could they provide a high-level comparison of the many benefits and detriments of Option E compared to Option D? That's it.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Chair Lauing: Commissioner Templeton.

2

3 Commissioner Templeton: I would... I'm not satisfied that I fully understand why we need that. I
4 think that this has been hashed out pretty extensively in an EIR. Is it... am I missing something?

5

6 Chair Lauing: And ARB as well.

7

8 Commissioner Templeton: And ARB.

9

10 Chair Lauing: Go ahead Commissioner Hechtman after you unmute.

11

12 Commissioner Hechtman: Neither of these particular options was analyzed in the EIR. The
13 Council has given us direction to recommend... the opportunity to recommend an underground
14 garage that they said should contain no more than 50 percent of the required parking which for
15 the moment we're taking as half of 104. What I'm interested in, I heard Commissioner Summa
16 [note – Vice-Chair Summa] say a few moments ago that Option D is better than Option E
17 because it saves more trees. What I read in the public comment is that there's an important
18 tree, and I can't remember if it's 80 or 155, that one good thing about Option E is that it saves it
19 but Option D does too.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 And so, I'd like before I make... before I vote to make a recommendation to the Council, I'd like
2 to understand if we're not recommending Option D, which is the 69 parking spaces, is the sole
3 reason that it doesn't comply with the Council's 50 percent when there are benefits to it or are
4 there not benefits to it? I mean I can think of a couple of benefits right off the bat that are
5 referenced in the EIR and that is the more parking you put downstairs, the less noise and light
6 glare that you have and so what I'm asking here is for Staff to come back with these two
7 discrete options, one of which is favored by Staff and the other by the applicant and help us
8 understand what the pros and cons of each compare to the other is.

9

10 Commissioner Templeton: Thank you Commissioner Hechtman for reminding me. This... it's
11 coming back to me because we did discuss it with the EIR and these options came back as part
12 of our feedback on the EIR. Is that right? That we were talking about the underground parking
13 options and how to reduce it. Is that how they came back? Could someone from Staff remind
14 me?

15

16 Ms. French: I'd be happy too. During the EIR process, the garage did shrink tremendously. This
17 iteration now is from the Council's motion to do two things. To give it the 50 percent treatment
18 and then also protect as many trees as feasible. And to answer Hechtman's statement, tree 89
19 is improved in both Options E and D. It's tree 155 that Option E preserves that Option D, as it's
20 presented, did not preserve. So, that's the difference there.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Templeton: And is it feasible to come back with the request at the level of detail
3 that's being asked for here?

4

5 Ms. French: Yes, we could do a comparison.

6

7 Ms. Tanner: Yeah, I think I do want to be clear. I don't... I'm skeptical about how much the
8 comparison will reveal that hasn't yet been revealed or that the Commission couldn't have
9 from its own opinions based on the pros and cons. Some of those are subjective what you think
10 is a benefit. I mean as you know, some see the garage itself as a benefit. Some see the garage
11 itself as a detriment. That's a fundamental matter of opinion that is depends on your
12 perspective. So, I just want to caution about the type of information we can bring back and
13 some type of comparative analysis that is beyond what the Commissioners could surmise on
14 their own but we can do our best to do that.

15

16 Chair Lauing: Commissioner Chang.

17

18 Commissioner Chang: I was going to say I wouldn't support that motion for precisely the reason
19 that Ms. Tanner has sighted. I think we have the information that we need. Council gave
20 direction to come up with parking options based on 50 percent below grade and protection as

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 many trees as possible. And based on that, I think it's pretty clear like D doesn't even meet the
2 50 percent below grade requirement no matter how you look at it. Whether conservative or
3 more aggressive and so I don't think I need a comparison. And it's also clear that E protects
4 more trees, so I don't think I need the comparison. I think the only... the big question for me is
5 this the right 50 percent.

6

7 Chair Lauing: Other comments from Commissioners? Commissioner Hechtman, back up.

8

9 STRAW POLL #9 RESTATED

10

11 Commissioner Hechtman: It's not my intention to send Staff on a wild goose chase to imagine
12 subjective benefits and detriments. I was more looking for the kinds of impacts that were at the
13 core of the EIR, but again, the EIR didn't look at either of these diagrams. So, for example, I'd
14 like to know if it's just tree 155. Is it one more tree that's saved or is tree 55 [note – 155] the
15 biggest one and there are eight other trees that are taken out to go with D instead of E? I'd like
16 to know how much more soil has to be removed to make what I assume... well, actually, one of
17 the diagrams Ms. French showed, showed in that yellow slice the smaller footprint
18 underground of E compared to D. So, I'm... I'd like a little more information on that. How much
19 dirt is that, that has to be moved? I want to make an informed... I want to have an informed
20 understanding of what the applicant is proposing that is at odds with the Council direction. And

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 I'm again, I'm not looking for subjective. I'm looking for the objective things that were used to
2 analyze environmental impacts of no underground garage versus an underground garage in an
3 EIR. So, that's the straw motion.

4

5 Chair Lauing: Let's see, Commissioner Summa [note - Vice-Chair Summa].

6

7 Vice-Chair Summa: Oh, I was just going to say that I'm... I agree with Commissioner Chang that I
8 think... and there's very detailed drawings of all the garage options and I guess we're only
9 considering D and E now. I don't see any reason to consider E. For me personally, I wish we had
10 a no garage option but it's clear that the Council didn't intend that. So, I guess we go with what
11 the Council intended but I don't need more information about those options, two options.

12

13 VOTE

14

15 Chair Lauing: So, I just wanted to comment that the motion did say direct Staff and PTC to
16 review both a none underground parking facility and then this thing that we've just been
17 discussing. But if it's an underground... sorry, a non-underground parking facility. We've got to
18 find places either in remote spots with considerations or at grade. And that starts to get back to
19 the other question which is if we have whatever is estimated now, 40,000 more in FAR than is
20 generally accepted and that were to be reduced. There would be more space on campus to

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 park cars and you wouldn't have to move the pool and you wouldn't kill a couple more trees
2 there. So, it keeps begging this elephant in the room that as some point we need to
3 [unintelligible]. I'm sort of jumping ahead unintentionally to eight which is other but I think we
4 want to take a look at the Variance as well. Any other questions? Then let's go with
5 Commissioner Hechtman's straw poll. Ms. Klicheva?

6

7 Ms. Klicheva: Commissioner Chang?

8

9 Commissioner Chang: No.

10

11 Ms. Klicheva: Commissioner Hechtman?

12

13 Commissioner Hechtman: I support.

14

15 Ms. Klicheva: Chair Lauing?

16

17 Chair Lauing: No.

18

19 Ms. Klicheva: Commissioner Roohparvar.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Roohparvar: Yes.

2

3 Ms. Klicheva: Vice-Chair Summa?

4

5 Vice-Chair Summa: No.

6

7 Ms. Klicheva: Commissioner Templeton?

8

9 Commissioner Templeton: No.

10

11 Ms. Klicheva: Thank you.

12

13 STRAW POLL #9 SUPPORT 2(Hechtman, Roohparvar) – AGAINST 4(Chang, Lauing, Summa,

14 Templeton) Reckdahl recused

15

16 Chair Lauing: So, Staff doesn't need anything more on that right?

17

18 Ms. Tanner: Only if there is an indication on that item that one of the options is preferred. I

19 know I've heard a couple Commissioners indicate that. It doesn't have to be that your for it all

20 the way but just if there is an indication of E or D or that neither is sufficient might be helpful.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.

2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.

3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Anyone want to comment? Oh, sorry, Commissioner Templeton.

Commissioner Templeton: Yes, if I had to choose between D and E, I would choose E. It preserves more trees, it's a smaller disruption underground. However, I do think that and I have maintained the numerous times we've seen this project. I would be better if we could find a way not to have the underground parking garage. However, I understand that that is the applicant's wish and maybe the best way to handle it but my preference is E over D. Thank you.

Chair Lauing: Let's go on to number six then. So, this is the one I just commented on briefly that (interrupted)

Commissioner Chang: Sorry Chair, I wasn't... I had a thought about the other... the prior parking garage.

Chair Lauing: Okay, go ahead.

Commissioner Chang: Question if it's up? Both D and E have the same issues, so it's not a preference of one over the other, but I did want to raise some concerns about the impacts on the... this is the whole reason why I started getting involved with planning and transportation. I

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 am concerned about the impacts on the Bryant Bike Boulevard and because it's on Safe Routes
2 to School. And so again, I don't know that either of these options is different with respect to
3 that but it is a concern that I have with respect to the underground parking garage as currently
4 proposed. So, I just... with people biking along and not expecting an underground parking lot
5 and then sort of the differences and entrance and exit that are caused from an underground
6 parking lot versus a surface parking lot. I just worry about Bryant, worry about Emerson and I
7 just wanted to voice that. Because I'm in the same boat it would be better if we didn't have the
8 underground parking lot, but if I have to chose between the two, E. Thanks.

9

10 Chair Lauing: Well-spoken, I agree with all that. Okay, now lets to go six.

11

12 Ms. Tanner: Sorry Chair, I think that Ms. Star-Lack had one comment on Commissioner Chang's
13 concern.

14

15 Chair Lauing: Okay, I didn't see the hand. Ok ahead. Oh, there it is. Go ahead, thank you.

16

17 Ms. Star-Lack: Hi, thank you. So, thanks Commissioner Chang and I appreciate all of the work
18 that you do supporting Safe Routes to School. I just wanted to mention that as I am the
19 manager of the Safe Routes to School Program. I have looked at this project for considerations
20 of... from a Safe Routes to School perspective on Bryant and have worked with the applicant to

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 improve their onsite circulation for students. And they've been very receptive to the
2 suggestions and also from a Bryant biking perspective. We did address this once in a... we had a
3 slide... I don't... we probably can't find it right now but because of the way that the southbound
4 Bryant intersection, how the southbound... how the bike spot exists there on Bryant. That
5 keeps... if anybody is going southbound past the school, that keeps them off the curb and so
6 there's no... there's not a conflict with cars that might be going into the garage. So, I just
7 wanted to mentioned that. I know that that's been a concern for folks but we've looked at that
8 and it's really... it's because of how that... how cyclists are already set up from the other side of
9 the street. It's a really great situation so I just wanted to make that comment. Thanks.

10

11 Chair Lauing: I see no more hands; can we move to six, please? And I when I look at the time
12 we're 10:16 and I hope these next two are pretty quick. So, I would ask your corporation to try
13 to zip through these. We're not doing midnight meetings tonight so. As I said before, I think
14 there was no expressed interest on the part of the public or the applicant at the last meeting.
15 And they particularly commented I think on how it worked so well that they were sharing one
16 side of the street there. So, okay, go ahead Commissioner Hechtman.

17

18 Commissioner Hechtman: Regarding the RPP, I read a lot of the same comments. It doesn't
19 seem like this area is ripe for an RPP now and my thought was that the possibility of an RPP
20 should just be in the TDM program. Again, so it would be in the tool belt if circumstances

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 change in the future and the neighborhood wants it and traffic... additional traffic mitigations
2 are necessary. It's just it's an available tool. I tried to do a search of the TDM program but for
3 some reason on my laptop it wasn't searchable. So, it may already be in there but that would
4 be my suggestion is just roll it into the TDM as an option if it's not already there.

5

6 Chair Lauing: Commissioner Summa [note – Vice-Chair Summa].

7

8 Vice-Chair Summa: So, yeah, I don't think... I don't even really think it needs, though it doesn't
9 hurt, needs to be in the TDM because we have a Citywide process that is initiated by neighbors
10 and a whole process laid out. It's the Citywide... in the Citywide RPP Ordinance so and I haven't
11 heard anybody wanting to explore it at this time.

12

13 And I guess this is... I guess this is the right place, so I don't think we need to say much about
14 this but this I guess this is the right place to explore Castilleja's exclusive use of their side of the
15 street on Emerson. And I know that was an informal agreement that worked well, but I'm
16 uncomfortable with giving a specific parcel public parking spots. And I think we need to be open
17 to discussing how to handle that in the future. Right now, it's just an informal agreement.

18

19 Chair Lauing: Commissioner Templeton.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Templeton: Thank you. I agree with Commissioner Hechtman's comments
2 earlier. I appreciate Vice-Chair Summa bringing up the use of the parking, the public parking.
3 It's really interesting to think about because if... I think it's sort of a mutually beneficial
4 arrangement right now because if we just think about public parking as available to anyone in
5 absence of an RPP. Then what's to stop Castilleja-associated affiliated people from using all the
6 public parking, right? So, having that arrangement is really helpful because everybody gets a
7 share of the parking. So, I think that's a really beneficial arrangement just listening to how you
8 described it. I think that if we were to allow either party to blur those lines then who's to say
9 that one may not take more than their fair share. So, I think the arrangement as it stands is
10 pretty good, but I like the idea of having a backup of an RPP as a mitigation if needed in the
11 future. Thanks.

12
13 Chair Lauing: Okay, if there aren't any other comments I guess our straw poll would be that we
14 don't need any more information about that. Do you want that formalized Assistant Director
15 Tanner?

16
17 Ms. Tanner: I think what I've heard and if the Commission wanted to vote is that the
18 Commission is not interested in proposing an RPP be created unless and until we have to
19 Commissioner... Vice President... Vice-Chair Summa's point. We have an RPP process that the
20 neighborhood could avail itself of if and when it decides that that's the preferred situation and

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 so to kind of just let that happen when it needs to happen. If that sounds right, it might be good
2 to affirm more. We don't... maybe don't need to. I'm not sure what would (interrupted)

3
4 Chair Lauing: No, it's easy enough to do because the idea is that until there's demand or a
5 problem. We don't feel that action is needed but I see Philip is up.

6
7 Ms. Kamhi: Yeah, thank you. I was just going to say I think that would be really appropriate
8 because the Municipal Code states that essentially it can be designated based on criteria that
9 needs to occur. And one of those is that non-resident vehicles need to substantially interfere
10 with the use of on-street parking by residents. So, I think until which time that actually occurs, it
11 wouldn't really be appropriate to consider and that might actually end up creating a hassle for
12 everyone that doesn't necessarily want that. And typically, that's why it's typically a resident-
13 initiated process to develop and institute an RPP and not all the time do you get consensus
14 amongst the blocks for people actually wanting that process put in front of their house.

15
16 Ms. Tanner: So, perhaps it would be to affirm that the Commission feels RPP should be resident
17 initiated and if residents want to initiate the RPP in this area. Then they can do so when that
18 time comes.

19

20 STRAW POLL #10 ON ITEM SIX, PARKING RESTRICTIONS

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Chair Lauing: I would move that for convenience.

3

4 Ms. Kamhi: Agree, yeah.

5

6 VOTE

7

8 Chair Lauing: Straw poll move. Any other questions or shall we vote?

9

10 Ms. Tanner: Ms. Klicheva, are you ready for the vote?

11

12 Ms. Klicheva: Yes.

13

14 Ms. Tanner: Thanks.

15

16 Ms. Klicheva: Commissioner Chang?

17

18 Commissioner Chang: Yes.

19

20 Ms. Klicheva: Commissioner Hechtman?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1

2 Commissioner Hechtman: Support.

3

4 Ms. Klicheva: That was yes or no?

5

6 Commissioner Hechtman: Yes, I support.

7

8 Ms. Klicheva: Ah, thank you so much. Chair Lauing?

9

10 Chair Lauing: Yes.

11

12 Ms. Klicheva: Commissioner Roohparvar?

13

14 Commissioner Roohparvar: Yes.

15

16 Ms. Klicheva: Vice-Chair Summa?

17

18 Vice-Chair Summa: Yes.

19

20 Ms. Klicheva: Commissioner Templeton?

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Commissioner Templeton: Yes.

Ms. Klicheva: Thank you.

STRAW POLL #10 SUPPORT 6(Chang, Hechtman, Lauing, Roohparvar, Summa, Templeton)-0
Reckdahl recused

Chair Lauing: Okay, number seven. Okay, this one I just want to make a couple preliminary comments. This one the applicant was asked one hearing or another and the answer was we need to know the schedule before we can go and check it which I thought was fair. But to me, this one seems a little bit like apple pie. I mean we would all like to see some mitigation off-site but I'm not sure that we need more information based on what the applicant said. Unless we're... unless Council is going to suggest that it be required and then they just have to figure it out. So, I'll open the floor here to comments. Commissioner Templeton.

Commissioner Templeton: I agree with your comments Chair. I'm sure that this is something that requires our input. However, if invited my suggestion would be why not do the off-site location? That's really short but I don't know. I'm not really clear on what they need from us here either so thanks.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: I think this one was actually a little bit more from Staff than from Council but they thought it was related so that's why it's here. Commissioner Summa [note – Vice-Chair Summa].

Vice-Chair Summa: So, it's very difficult for me to imagine the school operating with this amount of construction and if they're on the circle. It will be on both sides of them, a huge pit. I just... I can't see it as being workable but I think it's kind of up to the school. But I have... I would be very worried about the school being located on... in all that construction. It's a huge amount of construction, it's a very constrained site, there's going to have to be a massive, complicated, logistics program and I just don't see it happening and I'm worried about the safety of the girls.

Chair Lauing: Any other comments? Do we want to do any straw poll with respect to more information from Staff? I mean the applicant's already spoken so.

Commissioner Templeton: I don't.

Ms. Tanner: I do think this is something that Council didn't specifically remand to PTC but we did want to include just for the totality of the motion that was made and it is good to get the feedback we've even heard tonight. So, thank you for that.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Okay and then I think we're on to eight which is other. We kept the same number of numbers. Oh, I guess we didn't even put up eight.

Ms. French: Yeah, there's no eight because it didn't have anything on it.

Ms. Tanner: I think that's intended to be if there's any topics that the PTC had indicated a (interrupted)

Chair Lauing: There we go.

Ms. Tanner: Desire to weigh in on that weren't part of I guess Council's motion perhaps.

Chair Lauing: Yeah so this would be a list of things for you to bring back to us. I don't mean a list like it's going to be 15 items but this isn't stuff that we're going to discuss tonight. It's stuff that we're going to put out to you. So, for number eight Commissioner Summa [note -Vice-Chair Summa]?

Vice-Chair Summa: I mentioned this in the discussion about the RPP but I am interested in possibly finding a permanent solution for the 54 on-street spaces. And if Staff has any

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 information about other private institutions being given sole use of a public resource like that it
2 would be helpful to me. But I don't know if any of my colleagues are interested in looking at
3 that.

4

5 Chair Lauing: Commissioner Templeton.

6

7 Commissioner Templeton: I was going to speak about something else but I'll answer Vice-Chair
8 Summa's question. I'm interested in understanding the use and the designation of that space
9 better if it is sole use and if it is something that's an informal agreement or formal agreement.
10 Yeah, I'd be interested in learning more about that for sure.

11

12 I think the other thing I would really appreciate from Staff in the spirit of moving forward on
13 this. Is really having some clear sense of boundaries on what you want from the Planning
14 Commission. You know we... many different City Commissions have been involved in this
15 discussion and it's wonderful right? And sometimes I think... I hear us discussing things that
16 might land in other people's purview and other Commission's purview versus ours. And it's very
17 informative but sometimes that also leads us to stray and to make the scope of our discussion
18 and our recommendations unnecessarily large and complex. So, if we could, when you come
19 back, have really clear guidelines about what's in and what's out of scope. So, parking, zoning,
20 things like that I think that's PTC's scope, but utilities and architectural. Maybe that's

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 information but not something that we're going to be recommending on and things like that.
2 So, I... it's hard because it's such a big project so I think having some clarity there would help us
3 as move through this because there's just so much to discuss if we don't add some structure.
4 Thank you.

5

6 Chair Lauing: I don't see any more hands. Commissioner Hechtman.

7

8 Commissioner Hechtman: One item to talk about that. Before I do that, just on the parking, on
9 the street parking, I guess I would be interested in a little more information when this comes
10 back. My understanding was that there's just an informal understanding between Castilleja and
11 its neighbors that I think is the same understanding I have with my neighbors across the street.
12 And that is if you want to... if you don't park in your driveway and park on the street, well, do it
13 in front of your house, not mine, so that if I have somebody come over, they can park in front of
14 my house and not yours. But it's not my impression that if I went over to Castilleja tomorrow
15 and parked on their side of the street so I could bike over to Stanford, I'm going to get a ticket
16 because that's Castilleja only parking.

17

18 Ms. Tanner: That's correct.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: So, though if I misunderstood that, I would like information to come
2 back. The item that I wanted to broach just very briefly and actually, I need to start with a
3 disclosure which maybe should have been done at the front of the meeting. But, between the
4 last meeting and this meeting, I have had communications with the two attorneys for the
5 applicant regarding the Text Amendment letter dated I think January 13th from the Ruttan
6 Tucker Firm. And the content of those communication was really just to go over the letter
7 which is a matter of public record and so I wanted to disclose that.

8
9 I did have a question for the City Attorney or maybe it's just Staff because when I looked back
10 at the minutes of the March 15th, 2021 Council meeting, and I saw a motion requesting a Text
11 Amendment with alternatives and I think that's actually... that particular motion is noted in the
12 Staff report as a footnote. And then there's the March 29th motion that we just talked about
13 relating to the 50 percent parking. And so, my question is did the March 29th motion in Staff's
14 view somehow supersede the March 15th motion since the March 29th motion didn't specifically
15 reference a Text Amendment. Did it supersede it or augment it? I wasn't really clear on that
16 and so I had that question.

17
18 And the other question I had is the letter points out that if there is a Text Amendment it's
19 supposed to be acted on by or a recommendation made by the Planning Commission within
20 180-days, unless the Council extends that time and at our last meeting we talked about the Text

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Amendment and I'm wondering if before this comes back to us, is there something that the
2 Council needs to do to put it in our purview if it is in our purview but we've got a timing issue?

3

4 Chair Lauing: Is Mr. Yang with us?

5

6 Mr. Yang: Yeah, I'm here and so you know I think when we come back to the PTC. We'll have a
7 fuller discussion of that letter and the points it's raised but to answer your questions. I don't
8 believe anything the Council needs to do anything more than it already has. And in Staff's view,
9 the March 15th and March 29th motions are both... they're all valid direction from the Council
10 and so I would say March 29th augmented March 15th. And I think that's also clear from the
11 minutes of those two meetings.

12

13 Commissioner Hechtman: Thank you for that, so and that... actually, part of what you said was
14 what I was hoping to hear without having to do a straw poll for it, is that when the Staff brings
15 this back to us, we'll get a dialog from Staff and some explanation on the Text Amend issue
16 which we covered last time so thank you.

17

18 Chair Lauing: Commissioner Chang.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Chang: Yes, so the one thing that I would really like to have to discuss and to see
2 more information on when we... when this comes back to us is the Variance. We are... I think a
3 couple other Commissioners mentioned that as the elephant in the room. And so, my
4 understanding is that City Council asked for a more careful accounting of how many square feet
5 the current and the new proposed buildings would be. And so, I would love to have a discussion
6 of that and to discuss what the appropriate Variance is and if that seems to meet fully within
7 what PTC tends to cover.

8
9 The other question that I wanted to explore a little bit which is related to number one, the
10 garage GRA Text Amendment. So, I think we had given feedback about whether that should be
11 just handled as a Variance versus as something in the ordinance. And so, one of the... if it's in
12 the ordinance as written, it seems like it's an exception. So, it just doesn't count towards square
13 feet of floor area and we charge... the City charges... my understanding is the City charges
14 Impact Fees based on the floor area. And so, it seems... I'd like to understand what the
15 difference in Impact Fees would be based on how we handle it because I think it's probably a
16 pretty substantial amount. And we're already discussed many times tonight that this is using up
17 a lot of Staff time. So, there's defiantly been a lot of impact on our City, so we may want to try
18 and recoup some of that time in the form of Impact Fees. Thanks.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: I do want to be clear that the processing of this application is paid for by the
2 applicant and those fees are already accounted for. The Impact Fee, we certainly can provide
3 that analysis but that's a different type of impact that that would be covering.

4
5 Commissioner Chang: Okay, thanks for clarification, but I mean I think that there's other... yeah,
6 there's no question that there will be impact in the neighborhood and impact on with all the
7 trucks coming through and whatever else so thank you.

8
9 Chair Lauing: So, does Staff... is Staff comfortable with acting on the items that we put on the
10 other list and if so, do you want us to put that into a straw motion?

11
12 Ms. Tanner: I think that those are good. I did want to ask Ms. French, I think some of the square
13 footage items that ARB maybe is taking up in terms of the Variance. Am I... maybe I'm
14 misremembering that but part of it I think there's interplay between the two bodies and so
15 there's some sequencing there.

16
17 Ms. French: Well, so the... the Council's direction was to remove the oops error of 4,000 and
18 some odd and so that happened. It went back to ARB with a reduced building and then with this
19 calculations. The City's consultants, of course, determined that there was some volumetric
20 space. Some of which is being removed so but the Variance would... was not a direction by

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Council to... for the Planning Commission to study the Variance further. But certainly, modifying
2 the findings to reflect the existing and floor area to be removed. So, more floor area is there
3 now, more floor area would be removed than the project they previously saw.

4

5 Chair Lauing: Well, we're... if I understood what you just said. You're saying you're taking that
6 to ARB but not to PTC?

7

8 Ms. French: No, the ARB would not look at the Variance. That's not in their purview, it's in the
9 Council's purview and not the ARB's.

10

11 Chair Lauing: Right but we're saying on PTC we want to see the Variance now that it's been
12 revised. I mean clearly, that's in land use so we should be taking a look at it.

13

14 Ms. French: Well, the Variance is to replace existing above grade gross floor area and so they're
15 still doing that. They're replacing less than what's there now is what's proposed. And it's just
16 the overall amount because of how you count volumetric twice and three times toward the
17 total. That's the difference, but they've met with the Council directed us to remove the floor
18 area that was an error last time. Attributed to above grade where it was basement.

19

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Tanner: I think we can come back and certainly help the Commission understand but I think
2 what I want to make sure is what the Council has remanded back to the PTC for consideration
3 and making sure that we're staying, to Commissioner Templeton's earlier comment, within the
4 bounds of what you're being asked to look at again. Even if the Variance is within PTC, if the
5 Council remanded that back, that may not be part of what they're asking PTC to look at again.
6 So, [unintelligible] talk about it but just want to make sure that we're clear that it may not be
7 part of the remand for PTC to consider.

8
9 Ms. French: Yeah, it was not. It was... I can share my screen that shows the motion about
10 remanding it to the ARB.

11
12 Ms. Tanner: Right, and so I think that's kind of where I just want to... I want to make sure that
13 we understand here what the ARB's deliberations have because I think there's an interplay. But
14 it isn't that it's going to ARB and then coming back to PTC and then going to Council.

15
16 Ms. French: No.

17
18 Ms. Tanner: And so, we just want to understand the kind of our sister Commission but also be
19 clear whether or not the Council has asked the PTC to weigh in again and I think in this case it
20 hasn't.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Chair Lauing: Commissioner Summa [note – Vice-Chair Summa].

Vice-Chair Summa: Oh, thank you. I... so, Assistant Director Tanner, does that mean that the Council specifically asked for the Variance to go back to the ARB?

Ms. Tanner: Yes (interrupted)

Ms. French: No.

Ms. Tanner: They did. Nope, sorry.

Ms. French: They didn't ask the Variance to go back. They asked for a study and they asked for the ARB to review a revised design that reduced the square footage above grade from the building they saw.

Vice-Chair Summa: Okay but I mean don't... I'm perhaps (interrupted)

Ms. Tanner: I don't think the Council remanded the entire Variance decision back to the Council.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Vice-Chair Summa: But how can... I mean... it's... the numbers are very different. How can it not come back? I thought it was in our purview.

Ms. Tanner: Well, it is in the PTC's purview generally and certainly the PTC can make a recommendation. But I think in this case, I just want to be clear what the Council has asked the PTC to do again and the Variance is not part of what the Council has asked PTC to look at again.

Vice-Chair Summa: No, I know they didn't ask that night because I know what they did ask for. But I'm just surprised it wouldn't automatically have to come back to use since there's so much new information. That's all.

Chair Lauing: Okay so did you want a motion on eight, the items we talked about or?

Ms. Tanner: No, I think that... I think they sound fine, pretty clear, didn't seem like there was any opposition amongst yourselves to the information coming back.

Chair Lauing: Right.

Ms. Tanner: So, I think that's good for Staff.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

Chair Lauing: Okay, alright I think one through eight are accomplished. So, unless Staff has any other questions, I think that's the end of this agenda item for tonight.

Ms. French: Unless... if I can say because we said at the beginning if the Planning and Transportation Commission wanted to do any kind of straw poll on number one because that didn't happen in December; item one if there was time to do that.

Chair Lauing: Yeah, I'll open that to the Commission for comment. Commissioner Hechtman.

Commissioner Hechtman: I think we've already learned from Staff on item eight that Staff's already coming back to us, right, in terms of are we going to ask for more information regarding a Text Amendment. We already know Staff's coming back to us with a more full analysis related to the fact that since we last met, this letter has come in raising issues about it and so I'm satisfied without giving Staff additional direction on item one, that we're going to get additional information when it comes back.

Chair Lauing: Any others? Alright, I will declare this item closed. Thank you very much for staying on point and let me pick up this thing. I think we have minutes to do next? Hang on.

Commission Action: Straw poll motion by Lauing. Vote of 3-3.

Commission Action: Straw poll motion by Lauing. Vote of 3-3.

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

- 1 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0.
2 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0.
3 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0.
4 **Commission Action:** Straw poll motion by Chang. Vote of 6-0.
5 **Commission Action:** Straw poll motion by Templeton. Vote of 6-0.
6 **Commission Action:** Straw poll motion by Hechtman. Vote of 6-0.
7 **Commission Action:** Straw poll motion by Hechtman. Vote of 2-4.
8 **Commission Action:** Straw poll motion by Lauing. Vote of 6-0.

9 **Approval of Minutes**

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

11 4. December 8, 2021 Draft PTC Meeting Minutes

12 Chair Lauing: It's deep in my pile by this point. Yes, we have approval of minutes of December

13 8.

14

15 MOTION

16

17 Vice-Chair Summa: I'll move approval.

18

19 Chair Lauing: Vice-Chair Summa move approval. Commissioner Hechtman.

20

21 FRIENDLY AMENDMENT

22

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Commissioner Hechtman: Vice-Chair consider a friendly amendment to move the approval for
2 the draft minutes as revised? I have submitted revisions both the verbatim and summary
3 minutes for December 8th.

4

5 FRIENDLY AMENDMENT ACCEPTED

6

7 Vice-Chair Summa: Sure.

8

9 SECOND

10

11 Commissioner Hechtman: I would like to second that motion.

12

13 VOTE

14

15 Chair Lauing: Okay, if there's not any discussion, can we please have a roll call vote?

16

17 Ms. Madina Klicheva, Administrative Assistant: Yes. Commissioner Chang?

18

19 Commissioner Chang: Yes.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) 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 Roohparvar?

10

11 Commissioner Roohparvar: Yes.

12

13 Ms. Klicheva: Vice-Chair Summa?

14

15 Vice-Chair Summa: Yes.

16

17 Ms. Klicheva: Commissioner Templeton?

18

19 Commissioner Templeton: Yes.

20

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Ms. Klicheva: Motion carries 6-0 with Commissioner Reckdahl recused.

2

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

5

6 Chair Lauing: Great, thank you.

7 **Commission Action:** Motion by Summa, seconded by Hechtman. Pass 6-0-1 (Reckdahl absent)

8 **Committee Items**

9 Chair Lauing: Any committee item? My only committee item you saw last week which was the
10 Housing Element, working group. So, you got a very thorough update and we continue to crank
11 along. Commissioner Hechtman.

12

13 Commissioner Hechtman: Just a clarification on the minutes, I don't think Commissioner
14 Reckdahl was recused. Just absent.

15

16 Rachael Tanner, Assistant Director: Yeah, I made the note to Madina.

17

18 Ms. Madina Klicheva, Administrative Assistant: Thank you, Commissioner Hechtman.

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 **Commissioner Questions, Comments or Announcements**

2 Chair Lauing: Commissioner questions, comments, announcements? We've already talked
3 about future items, at least next week's future item. Okay, I had a couple really quick comments
4 on me... oh sorry, Commissioner Chang.

5
6 Commissioner Chang: Do you guys have any thoughts yet about when we might be doing our
7 retreat for calendaring purposes?

8
9 Chair Lauing: Just what I was going to say. We had a pretty short pre-meeting yesterday so we
10 didn't have time to talk about that. But I thought in the context of getting the dates for the end
11 of year where we might have to take more holiday breaks. Making a decision on do we want a
12 week off in the summer. We would take that, but I'd like to get to it very soon. So, I'll be looking
13 for an extra time to get there so we can get it at the beginning of the year. And we can talk
14 about work plan and what we want to contribute to the work plan and what Council's going to
15 contribute to our work plan and so on. So, I think that's eminent and we'd like to talk about
16 that at the next pre-meeting.

17
18 Rachael Tanner, Assistant Director: Yeah, I agree and probably just may happen is we'll discuss
19 and then we will probably send out a poll. You know one of the decisions will be whether it's
20 just during the regular meeting or if it's during a different time like Council has a retreat on a

1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.

1 Saturday for example. What we want to do with the at and then we'll schedule it to make
2 sure... if it's during a regular meeting, pretty easy to schedule. It will probably after the
3 Council's retreat which is February 5th so we can kind of align with theirs.

4

5 Chair Lauing: Right.

6

7 Ms. Tanner: But to Chair's point, we need to have our work plan in by March and so we want to
8 have it sometime probably February, early March to make sure we can get our work plan
9 settled.

10

11 Chair Lauing: Great, thanks. Anything else? Well, thanks very much for your work tonight which
12 was quite productive and we'll see you only next week because we're on again next week.
13 Alright, good night.

14 **Adjournment**

15 **11:05** pm

-
1. The Chair may limit Oral Communications to 30 minutes for all combined speakers.
 2. 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 ten (10) minutes at the discretion of the Chair, provided that the non-speaking members agree not to speak individually.
 3. The Chair may reduce the allowed time to speak from five (5) to three (3) minutes to accommodate a larger number of speakers.