

From: [Suzanne Keehn](#)
To: [Council, City; Planning Commission](#)
Subject: RHND Change the Methodology
Date: Wednesday, July 8, 2020 3:16:08 PM

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I, along with many others request that the City Council order the City Attorney to make a formal request to extend the discussion deadline of the appeal of the final regional housing need determination (RHND) that expires July 10th. They have not followed the California Code that mandates open discussion on other methodologies to determine the local jobs-housing imbalances. The unattainable high housing numbers has and will increase traffic, put more jobs in job rich areas, instead of places that want more jobs, such as San Jose, and the East Bay, which want jobs, and already have housing. Consider the increase in pollution, look at the clear sky's we were experiencing, and the increase loss of livability.

Sincerely,

Suzanne Keehn
Palo Alto, 94306

From: [Mary Sylvester](#)
To: [Planning Commission](#)
Subject: RHND--Requesting an Extension by Commissioners
Date: Wednesday, July 8, 2020 2:52:11 PM

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Dear Planning Commissioners,

At your meeting tonight, please request that Palo Alto's City Council seek an extension on the deadline of the appeal period for the final regional housing need determination (RHND), which expires on July 10th.

Residents need to be well-informed about the implications of this determination and have a voice in weighing the costs and benefits of the RHND findings, which will severely impact our neighborhoods and increase traffic and congestion for years to come.

Given the Covid-19 pandemic, some local businesses are permanently closing or are considering closing their storefront space and operating their concerns from home. I am one of those sole proprietors whose clients prefer the convenience and casualness that comes with on-line services and have expressed a preference for continuing our professional relationship via the internet. I know at least one dozen other Palo Alto professions that are now in the same position.

Before Commissioners and Council members discuss and decide on the construction of new affordable housing in Palo Alto, we need an assessment of what commercial space (retail, restaurant, office buildings, professional space etc.) will no longer be used and can be repurposed for Single Room Occupancy (SRO) dwellings as well as long-term family housing.

Thank you,
Mary Sylvester
Palo Alto resident

From: [Neilson Buchanan](#)
To: [Shikada, Ed](#); [Lait, Jonathan](#)
Cc: [Planning Commission](#); [Council, City](#); [Jocelyn Dong](#); [Dave Price](#)
Subject: July 8 Palo Alto Planning Commission staff report content
Date: Wednesday, July 8, 2020 2:23:01 PM

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I am reading the comments on Palo Alto Online and urge you to create more effective context for PTC and Council decision discussions.

Here is my post to PA Online today.

A lot of heat and not enough light are being spread around town.

All of these details and opinions are informative but polarizing. Our city council and staff are avoiding the heat and light. There is no proactive effort for collaboration and compromise within our local government.

The land use train in Sacramento is leaving the station. Here is some information about the milestones ahead.

#1 I have not been able to get a straight answer when 100+ towns and cities in NorCal will know their RHNA allocations. It is hard to focus on RHNA urgency without this date.

#2 Very important land use legislation is being finalized in Sacramento. If passed and signed by Gov. Newsom, then there will be more hard facts to debate.

Here are a few dates to ponder for at least six powerful land use bills in the state senate and assembly. I hope our two newspapers and council will soon summarize these bills.

State legislature schedule:

Aug 7 last day for policy committee to meet and report bills
Aug 14 last day for fiscal committee to meet and report bills
Aug 17-31 Floor session only. No committee can meet for any purpose except Rules Committee
Aug 21 last day to amend bills on the floor
Aug 31 last day for each house to pass bills. Final recess begins upon adjournment.

Sept 30 Last day for Governor to sign or veto bills passed by Legislature before
Sept 1 and in the Governor's possession on or after Sept 1

Oct 1 Bills enacted on or before this date take effect Jan 1, 2021

This is the way democracy works.

Neilson Buchanan
155 Bryant Street
Palo Alto, CA 94301

650 329-0484

650 537-9611 cell

cnsbuchanan@yahoo.com

From: [Rebecca Sanders](#)
To: [Planning Commission](#)
Subject: ABAG/MTC Plan Bay Area 2050 Blueprint
Date: Wednesday, July 8, 2020 9:39:19 AM

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Dear Commissioners:

On page 85 of "Plan Bay Area 2050 Blueprint: Housing & Economy," Palo Alto is listed as one of the cities that has capped its commercial growth and is "praised" for that. Other cities are encouraged to do the same:

"Strategy: Expand existing office development cap policies and strategies in San Francisco, Cupertino and Palo Alto to a set of nine additional cities to limit further job growth in cities with the highest jobs-to-housing ratios."

(Source: <https://www.planbayarea.org/file/18611/download?token=Lpc4PcAb> p. 85)

However, the blueprint adds even more jobs to Palo Alto. It's as if they are ignoring Palo Alto's existing crippling jobs/housing imbalance. According to Census Bureau Data*, six cities of Silicon Valley have been adding new jobs to new employed residents at a ratio of 3.3 to 1 over the period 2010-2018. But the three cities of Mountain View/Palo Alto/Menlo Park have been adding new jobs to new employed residents at a ratio of 6.1:1 over the same period! At the same time San Jose had a ratio of 0.4:1; Oakland 0.2:1; Contra Costa County 0.4:1; and the rest of Alameda County 0.3:1). Sounds like those areas could really use more employers. Shouldn't those locations be the focus areas of new employment growth, not Palo Alto and its neighbors?

Despite its own policies to address local imbalances, Plan Bay Area states "it is not recommended to move forward to place office caps in job-rich cities" (Blueprint, p. 27).

Frankly this is very confusing, and I don't understand this irrational approach to solving our jobs-housing imbalance by adding more offices. Please take a stand against more office growth.

Additionally, I take issue with the large number of housing units we are being asked to add: 5800 minimum. Palo Alto currently has 27,753 units of housing.

(<https://www.towncharts.com/California/Housing/Palo-Alto-city-CA-Housing-data.html>.)

We're being told to grow by 20% (5,800 divided by 27,753). Our population is 65,364.

(<https://www.census.gov/quickfacts/paloaltocitycalifornia>)

So, if 27,753 units house 65,364 people, that means we are housing 2.35 people per unit. If we do as Plan Bay Area suggests, we will reach a population of 78,849.55 people $[(27,753+5800) \times 2.35]$. That's 13,000 more people driving around here and stressing the already strained infrastructure, not to mention lots of new employees going and coming from the jobs we have to add. We can't legislate that people will work where they live. When we have so many cities cheek by jowl in the 9 counties, it's just not feasible to expect that adding more jobs and housing will alleviate traffic or commute times.

They update Plan Bay Area every 4 years, right? Have you noticed the allocations go up significantly with each update?

Another item: Plan Bay Area also has a slide about FUNDING AFFORDABLE HOUSING (Blueprint, p. 20). I'll be very interested to see just how they do that, and just how we do that. We met our RHNA assignments last time for housing for people who can afford-market rate and above right? But not for anyone who's not rich, right? So how are we going to get this housing (that we really need built) built? By FUNDING AFFORDABLE HOUSING ourselves! And not waiting for Big Builders to help us out and agreed to build all housing. Ain't gonna happen unless we figure out how to get into the affordable housing business ourselves. ABAG offers no help whatsoever except lofty platitudes.

And finally, ABAG/MTC behave as if they are some kind of force of nature by going full King George with this taxation without representation stuff. They sought public input, showed up at some farmer's markets, but their findings, made behind closed doors, did not admit any meaningful participation by local governments. Now we have this comment period. I hope you will steer Palo Alto toward advocating for reasonable population growth, and no commercial growth, and building affordable housing, which is what we really need.

Thank you.

Becky Sanders
Ventura Neighborhood

*Unfortunately, these numbers have to be pulled from different tables in different years in the Census Bureau's ACS Factfinder Advanced Search. There is no direct link to the numbers. Basically, you have to go to each year and find the number of employed adults living in the city, then go to another table and find the number of jobs in that city. Repeat for every data point you want to obtain. Palo Alto has been one of the cities chosen for yearly monitoring by the Census Bureau, which is why we have data available for these years.

From: [Paul Machado](#)
To: [Council, City](#); [Planning Commission](#); [Adrian Fine](#); [Filseth, Eric \(Internal\)](#); [Kou, Lydia](#); [Tanaka, Greg](#); [Kniss, Liz \(internal\)](#); [DuBois, Tom](#); [Cormack, Alison](#)
Subject: Navigating a very uncertain future
Date: Wednesday, July 8, 2020 7:18:39 AM

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The City Council should direct the city attorney to make a formal appeal of the Regional Housing Need Determination or RHND, scheduled to be finalized on July 10th.

ABAG/ MTC has not followed the California Government Code in arriving at their unattainable housing numbers, nor have they adequately addressed the area's job housing imbalances.

It is clear the last RHNA a cycle was a disaster. It resulted in an affordable housing crisis, increased homelessness and unprecedented congestion.

Do not allow a ABAG/ MTC to fail again because you refused to act.

Thank you

Paul Machado

From: [Jennifer Landesmann](#)
To: [Planning Commission](#)
Subject: Please help appeal the RHND Process
Date: Tuesday, July 7, 2020 4:47:33 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Planning Commissioners,

Regional agencies are not to be trusted - as we experience (for years) with the regional aviation tables. The tactics are almost identical - a few power players pulling weak followers by the nose with the pretense of playing regional. How does sucking 60% of SFO's pollution seem reasonable or fair? It isn't- does Palo Alto get some breaks for accepting this regional waste dump? No.

Are there any regional agencies that can be trusted? Can you be trusted to stand up for Palo Alto?

We need planning that doesn't abuse unsuspecting citizens. We need leaders who can negotiate on behalf - not against Palo Alto - now - before the appeal deadline for the RHND's plans. Do what's in your power to undress this charade.

I support the residents [letter to the Palo Alto City Council](#), request to stop the implementation of the Regional Housing Needs Determination (RHND) recently announced by HCD and MTC/ABAG.

Before July 10.

The RHND problems include:

1. These agencies did not allow for appropriate public participation in the process as required by California Government Code.

2. The new RHND numbers would unfairly and unreasonably impact Palo Alto and the Mid-Peninsula. They are based on an aggressive job growth projection within an already congested Silicon Valley, and focus an increasing share of new jobs in these already jobs-rich areas while the share in the East Bay and San Jose continue to fall dramatically.
3. The RHND jobs-based numbers require unattainable housing solution by Palo Alto and the surrounding communities. The new RHND mandate more than **DOUBLES** the current new housing requirement in Palo Alto and surrounding communities, a demand that cannot be met given that median housing prices are already the highest in the country.
4. The penalties for not meeting the goals associated with the RHND numbers are very destructive of local government ... if Palo Alto cannot meet these goals, we would lose control of local zoning to the State and to non-elected bodies like MTC/ABAG. This is clearly overreach by State and Regional government and must be stopped.

Thank you,

Jennifer

From: [Jo Ann Mandinach](#)
To: [Planning Commission](#); [Council, City](#)
Subject: :Let's hear from the public on RHND / Stop being in the bag for ABAG
Date: Tuesday, July 7, 2020 6:13:16 AM

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It's outrageous that you're not listening to and getting input from the PUBLIC (the taxpayers, the VOTERS) on RHND and just to ABAG, an **unelected** body with a lousy track record of serving the community.

Remember its top official who ended up in jail for misappropriating ABAG funds to buy himself a multi-million-dollar house on the Oregon coast?

<https://www.bizjournals.com/sanfrancisco/blog/real-estate/2016/03/abag-embezzler-sentenced.html>

You heard from the COMMUNITY on the need to limit office growth when we got enough signatures for the ballot initiative to limit office growth with more than 3,000 COMMUNITY MEMBERS AND TAXPAYERS signing and many wanting the petition to go further with a TOTAL BAN on office growth.

Now it's time to hear from us again. Extend the deadline and let OUR voices be heard!

Stop being in the bag for ABAG. Stop making congestion worse. Stop endangering on our community and destroying community-serving businesses.

Most sincerely,
Jo Ann Mandinach
1699 Middlefield Road
Palo Alto, CA 94301

From: [Ronald Wilensky](#)
To: [Planning Commission](#); CityCouncil@CityofPaloAlto.org
Subject: Comment on Regional Housing Needs Determination
Date: Tuesday, July 7, 2020 3:20:12 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Please request that the City Council order the City Attorney to make a formal request to extend the discussion deadline of the appeal of the final Regional Housing Need Determination (RHND) that expires on 10 July 2020. The process to date has not followed the California Code that mandates an open discussion on the various ways to deal with local jobs-housing imbalances.

ABAG and HCD have not done this and their unattainable high regional housing numbers and their methodology for distribution that have resulted from their truncated process are not legally valid. The deadline for this appeal is 10 July 2020.

Residents of Palo Alto have a role to play in this process and should have a greater opportunity to comment on RHND numbers and what they mean for our future. Residents need to be properly informed and involved in this decision making process.

Thank you for considering my request.

Best regards,
Ronald Wilensky
Palo Alto, CA

From: [Virginia Smedberg](#)
To: [Planning Commission](#); [Council, City](#)
Subject: RHND discussion deadline is too soon
Date: Tuesday, July 7, 2020 2:38:24 AM

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Dear Planning Commission members and City Council members:

I am writing about the RHND "discussion" which to date has not allowed adequate input from us Palo Alto residents. I am therefore writing to

1) request that the City Council order the City Attorney to make a formal request to extend the discussion deadline of the appeal of the final regional housing need determination (RHND) that expires on July 10. The process to date has not followed the California Code that mandates an open discussion on the variety of ways to deal with local jobs-housing imbalances. ABAG and HCD have not done this and their unattainable high regional housing numbers and their methodology for distribution that have resulted from their truncated process are not legally valid.

2) request that the public/community have a role to play and comment on in regards to these RHND numbers and what they truly mean for our future. Residents need to be properly informed and involved in this decision making process.

Sincerely,
Virginia Smedberg
441 Washington Ave
Palo Alto

From: [Neilson Buchanan](#)
To: [Planning Commission](#)
Cc: [Council City](#); [Dave Price](#); [Bill Johnson](#); [Jocelyn Dong](#); [Shikada, Ed](#); [Lait, Jonathan](#)
Subject: Government by triage
Date: Monday, July 6, 2020 12:42:17 PM
Attachments: [200705 Gov Newsom fall woefully short SJ Mercury July 5 2020.pdf](#)

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Dear Palo Alto Planning Commissioners,

We are in early-stage covid uncertainty. FY21 state and city budgets are just good faith aspirations. Long-term housing, health and transportation policies should not be rushed.

No level of government is able to function very well during extended triage conditions. Sound housing policy is impossible when job locations and growth are so cloudy. Mass transportation service and infrastructure swings wildly with collapsed fareboxes and subsidy. Rider confidence is unknown for 2020 and 2021.

Yes, housing policy is vital but it is imprudent for Palo Alto to conclude that 8-10 year housing policies must be rushed without a full year of state and regional re-appraisal.

An old adage may be useful to you as Commissioners. All elected officials, too, should reflect. *"When the pie gets smaller, table manners change."*

Below is yesterday's SJ Mercury editorial warning to Governor Newsom. I think public confidence is fading at every level of government. Now is the time to focus on just what is urgent and important. This is the very definition of triage.

Multi-level government by triage is invitation for mediocrity and greater disaster. Advise the City Council to assert their power by asking Governor Newsom and state legislature to pause housing policies and legislation for one year.

PS I think Gov. Newsom has performed well. The issue is how all levels of government can be successful under extended triage conditions.

Neilson Buchanan
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**Editorial San Jose Mercury
July 5, 2020**

Gavin Newsom's COVID-19 leadership falls woefully short

Gov. Gavin Newsom bears responsibility for the current surge of COVID-19 cases in California.

Early on, he wisely adopted Bay Area health officials' strategy for controlling the coronavirus. It was working as the number of cases leveled off in early April. But then the governor, ignoring warnings from some of those same health officials to take it slow, reversed course and opened up the state much too fast.

The result: California is now plagued with a major spike of coronavirus cases. The numbers had been steadily increasing since late April but then started sharply rising in mid-June. Each day now, the state's seven-day trend line reaches record-high levels.

The increase in cases is not merely due to more testing; it's also due to a larger percentage of those tested having the virus. The portion of tests that come back positive has increased more than 50% in the past 2½ weeks. Now, about 7% of those tested are infected.

Which helps explain why California hospitalizations for COVID-19 have increased 60% since June 13 and have surpassed the statewide peaks seen in April. Once again, some hospitals are preparing to stop doing elective surgeries so they can open up more beds for virus patients.

This is the scenario health experts - most notably, Santa Clara County Health Officer Dr. Sara Cody - warned about. While the state is better prepared than back in March, it's still woefully short on testing and contact tracing needed to stem the spread of the virus.

And, this time, it lacks clear direction from its governor. While Newsom implores us to all do our part - to wear masks, wash our hands and socially distance - he has sent confusing and mixed messages about what constitutes compliance. He has teeter-tottered between warnings about the dangers of the virus and declarations of the urgent need to reopen the state's economy.

Meanwhile, not even members of his own health department are clear on how the rules differ from county to county. Little wonder people are confused.

Unlike President Donald Trump, Newsom clearly understands the dangers and science of COVID-19. But, like the president, California's governor loves to hear himself speak and when put in front of a microphone will ramble for up to an hour without focus - undermining critical warning messages.

Like Trump, Newsom keeps trying to push responsibility down to the next-lower layer of government. Trump says it's up to the states to deal with the coronavirus; Newsom says it's up to the counties.

Both leaders threatened that if they didn't like the results, they would step in. Yet, the pushes by Trump and Newsom to reopen have undermined conscientious local health officials' attempts to hold the line.

Finally, on Wednesday, Newsom acted, seeking to slow the damage created by his own policies. It was billed as a rollback, ordering bars and many indoor businesses in 19 counties to close their doors. But some of the counties on the list, such as Contra Costa and Santa Clara, had not yet reopened those businesses.

To be sure, Newsom shows far deeper understanding of the coronavirus threat than Trump and has modeled responsible behavior. Unlike the president, Newsom is not afraid to be seen in public wearing a mask. He doesn't claim the virus will suddenly disappear. He's not disconnected from reality.

Unfortunately, the governor has focused too much time in the past couple of months on the reopening side of the challenge rather than containing the virus. Meanwhile, California COVID-19 deaths have continued mounting, now at nearly 6,300. It's shameful that nearly half are in senior care facilities and that the Newsom administration was pathetically slow to respond to that part of the crisis.

Until there's a vaccine, the best treatment is widespread and systematic testing to ensure people don't return to workplaces or otherwise venture out without first being checked for the virus.

Newsom regularly brags about the state's increased testing and contact tracing. What he doesn't mention in his nearly daily spin is that the state is conducting less than half as many tests as needed to reduce the spread of the virus and only about 11% of what's required to reopen the economy, according to an analysis by researchers at Harvard.

For that testing to be effective in stopping the spread of the virus, it must be accompanied by sufficient tracing of those who were in contact with people who test positive for the virus. There, too, California has only about half of what it needs.

Newsom's leadership has fallen woefully short. In the weeks ahead, we will see how short as the rising number of cases in California are followed by commensurate increases in hospitalizations and then deaths.

Sadly, that will be the ultimate measure of Newsom's performance.



Gov. Gavin Newsom, ignoring warnings from health officials to reopen the state slowly, reversed course and opened up much too fast.

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From: slevy@ccsce.com
To: [Planning Commission](#); [Council](#); [City](#); [Lait, Jonathan](#); [Shikada, Ed](#)
Subject: Fwd: Housing Methodology Committee - July Virtual Meeting Agenda
Date: Monday, July 6, 2020 10:34:49 AM
Attachments: [Part 1.asc](#)
[HTML Message](#)

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----- Original Message -----

Subject:Housing Methodology Committee - July Virtual Meeting Agenda
Date:2020-07-06 10:28
From:"ABAG" <abag@service.govdelivery.com>
To:slevy@ccsce.com
Reply-To:abag@service.govdelivery.com

ABAG



The next Housing Methodology Committee meeting is this Thursday on Zoom.

The next ABAG Housing Methodology Committee (HMC) meeting will be held this Thursday, July 9th, at 2:00 p.m., virtually via Zoom.

- View the meeting agenda and Zoom information at this link:
<https://abag.ca.gov/meetings/housing-methodology-committee-2020-jul-09>

ABAG conducts the Regional Housing Need Allocation (RHNA) process every eight years to assist Bay Area towns, cities and counties in planning for the housing needs of all our residents, as required by state law. The Housing Methodology Committee will assist ABAG in determining the methodology for the RHNA process for the current cycle, covering 2023-2031. To learn more about the committee, please visit the ABAG HMC web page at: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-need-allocation/housing-methodology-committee>.

You are being contacted as a result of your past involvement or interest in the RHNA process or regional planning activities conducted by ABAG. For more information, contact RHNA@bayareametro.gov.

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From: slevy@ccsce.com
To: [Planning Commission](#); [Council, City](#); [Lait, Jonathan](#); [Shikada, Ed](#)
Subject: PTC study session on RHNA and Plan Bay area
Date: Sunday, July 5, 2020 12:21:03 PM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Chair Templeton and Commissioners,

I am a 50 year resident of Palo Alto with an office in PA since 1969 but today I write in my role with the Center for Continuing Study of the California Economy.

In that role I served on the HCD review committee as they were translating state law into the regional housing needs determination process. I have had ongoing conversations and emails with HCD staff in charge of the RHNA. I also was under contract to the Southern California Association of Governments (SCAG) as they developed their RHNA application and in their appeal process.

In June 2020 I presented at SCAG's demographic workshop on the potential impact of COVID on their long-term growth forecast. I was a consultant to ABAG through early November 2019 on their Plan Bay Area 2050 growth forecast and understand the methodology and assumptions underlying their forecasts.

Four Recommendations for PTC, Council and Staff

1. Invite HCD to come and explain their criteria for reviewing Housing Elements prepared for the new RHNA cycle and their legal authority in reviewing these and project determinations with regard to good faith efforts to meet housing goals.
2. Invite ABAG (and participate in the upcoming public engagement opportunities) to understand the goals and strategies of the Blueprint/Plan Bay Area 2050 with regard to housing and transportation.
3. Invite [SV@Home](#), the Turner Center and nonprofit and private developers to understand how housing projects can pencil out and the role of inclusionary zoning %s in project feasibility.
4. Consider tonight's and the above discussions as inputs into the development of the City's updated Housing Element that we will be working to develop in compliance with HCD guidelines.

Discussion of the staff memo with regard to the regional and Palo Alto RHNA allocations

RHNA Methodology

State legislation required HCD to include factors to reduce overcrowding and the number of cost burdened household in their RHNA housing needs determination methodology in addition to moving toward a normal level of vacant housing. These legislatively mandated additions to the RHNA methodology attempt to alleviate the hardship to residents caused by the shortage of housing built and the large job growth that has occurred since the cycle 5 RHNA housing needs determination was made 8 years ago. The staff report includes the HCD determination letter to ABAG elaborating on this process.

It is this inclusion of those two state mandated goals that caused the increase in the Bay Area and Southern California RHNA goals. It is NOT because HCD is factoring in higher future growth rates than previously projected. The HCD determination letter sets forth the basis for HCD's RHNA determination. You can also find memoranda from MTC/ABAG staff on their websites on the determination process.

HCD made two choices in developing the Bay Area RHNA that resulted in a LOWER RHNA

allocation. The first choice (probably a fair move) was to reverse what they did for SCAG and compare the Bay Area to comparable regions not the nation in the allocation to reduce overcrowding and the number of cost-burdened households. A comparison to national averages would have resulted in higher RHNA allocations.

The second choice was to use the Department of Finance (DOF) population projections for 2030 instead of those consistent with the ABAG growth forecast, which were 400,000 higher in 2030.

HCD did NOT use the ABAG growth forecast for jobs as part of their determination but there has been regional and local discussion as if that did happen.

For your information I have included data about the current ABAG growth forecast though it was not used in the HCD RHNA determination.

The high job growth forecast adds 1 million jobs between 2019 and 2050 for average growth of just over 30,000 jobs per year or an annual growth rate of 0.7%. Growth for 2015-2019 by comparison was more than double in numbers and more than three times the annual growth rate. In Plan Bay Area 2040 job growth of 700,000 was forecast for 2015-2040. In Plan Bay Area 2050 700,000 added jobs are projected between 2019 and 2040 based on success in reducing the relative gap in housing prices between the Bay Area and competition regions though housing costs grow over time in all regions and Bay Area housing costs remain higher than elsewhere.

For the RHNA end year of 2030 the ABAG population forecast is the same in PBA 2050 as in PBA 2040 despite the higher job forecast.

Palo Alto RHNA Allocation

As the staff reported the final allocation methodology has not been adopted. I encourage commissioners to listen to the RHNA allocation committee hearings.

The staff memo shows a variety of allocation factors considered by the committee some resulting in a 135% increase in the PA allocation over the cycle 5 goal and some resulting in a higher or lower increase.

However, the committee discussions are clear that the two criteria that push Palo Alto's allocation upward -- Access to High Opportunity Areas and Jobs-Housing Balance -- will dominate the allocation methodology as shown in the committee charts shown in the staff report.

With regard to the impact of COVID the near term future is uncertain and depends on our efforts to control the virus spread. But in all the research I did for SCAG the prevailing opinion is that these severe economic and human challenges could remain as long as 2023, but income, job growth and unemployment levels will be close to the long-term trends after that.

Below is the latest (6/24/20) UCLA state forecast.

"While the answer to the alphabet question is simply that we don't know, given our assumption about the trajectory of the pandemic, we expect the California recovery to look very much like the U.S. It will be slower in the leisure and hospitality and retail sectors due to the disproportionate reliance on international tourism, and slower in transportation and warehousing due to the expected continuation of the trade war with China, but faster in business, scientific and technical services and in the information sector due to the demand for new technologies for the new way we are working and socializing.

The unemployment rate for the 2nd quarter of this year is expected to be 14.6%, and it is expected to decline the balance of 2021. For the entire years 2020, 2021, and 2022 we

expect average unemployment rates of 10.5%, 8.2%, and 6.8% respectively. Our forecast for 2020, 2021, and 2022 is for total employment growth rates to be -8.6%, 3.6%, and 3.0%. Non-farm payroll jobs are expected to fall by 9.3% in 2020 and to grow at 0.4% and 6.6% in the following two years. Real personal income growth is forecast to be -0.9%, 1.4%, and 2.2% in 2020, 2021, and 2022. In spite of the recession, the continued demand for a limited housing stock coupled with low-interest rates leads to a forecast of a relatively rapid return of homebuilding.”

This is among the most cautious of the forecasts I reviewed for SCAG and even so sometime in 2023 the economic impacts at the macro level are expected to end.

Finally, check with HCD but my understanding is that they already made an adjustment (downward) for the short-term impacts of COVID on the RHNA.

Stephen Levy

From: [Andie Reed](#)
To: [Planning Commission](#)
Subject: Plan Bay Area 2050
Date: Sunday, July 5, 2020 11:41:04 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear PTC Commissioners,

The Plan Bay Area study session this week is an excellent opportunity to bring light and understanding to a complicated issue that has a tremendous impact on Palo Alto now and into the future. It is encouraging that you are dedicating time to the RHNA allocation before it becomes cast in stone.

In reading the City of Palo Alto staff report, it appears that the process of assigning housing numbers has not been questioned, but rather, the 6,000 new housing units assigned (3X the number allocated in the last allocation cycle) are accepted, as though determined by elected City of Palo Alto officials. They are not, and the methodology used in order to come up with those numbers is seriously flawed. Nine Bay Area cities (the West Bay) receive the vast non-pro-rata bulk of required proposed housing numbers in the Bay Area - based on prior years' jobs growth. Prior years' jobs growth does not indicate current (under covid) or even future jobs growth in an ever-changing environment. We have a jobs/housing imbalance, but ABAG focuses only on dictating housing numbers. It is not possible to build our way out of this imbalance. Where's the consideration of the other side, moderating the office and commercialization of Palo Alto? Do we so easily succumb to the consequence of overbuilding housing because companies prefer to headquarter here? Palo Alto has limited space, cheek to jowl with other cities' boundaries north and south, and Stanford and the hills on the west and the Bay to the east, and we enjoy trees and open space and a low profile. Palo Alto needs to be creative to figure out how to build more below-market housing and dedicate efforts, resources, and urgency towards that end. However, the current mantra that the only way we can build housing is to build more offices only exacerbates the situation and feeds the frenzy.

Please take this opportunity to demand that the **City Council and City Attorney request an extension of the determination of 2050 ABAG** outcomes until there has been civic input and understanding of what the outcomes mean. This requires City leaders sending a letter to ABAG to request this extension by Fri, June 10. Come the fall 2020, when these numbers have been dictated to us, will we have wished we had taken the time now to take a stand? Don't let it slip away.

Thank you,
Andie Reed

--
Andie Reed CPA
160 Melville Ave
Palo Alto, CA 94301
530-401-3809

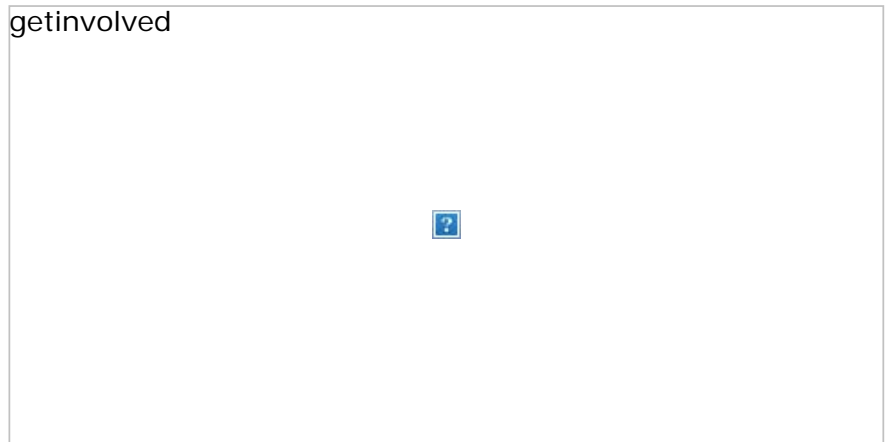
From: slevy@ccsce.com
To: [Planning Commission](#); [Council](#); [City](#); [Lait, Jonathan](#)
Subject: Regional Advisory Working Group – July 7, 2020
Date: Saturday, July 4, 2020 12:34:57 PM
Attachments: [Part 1.asc](#)
[HTML Message](#)

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FYI--they will have a discussion of the Plan Bay Area Blueprint and opportunities for public input. PTC members could benefit from listening prior to their study session on Wednesday.

----- Original Message -----

Subject:Regional Advisory Working Group – July 7, 2020
Date:2020-07-03 15:45
From:"Martha Silver" <Msilver@public.govdelivery.com>
To:slevy@ccsce.com
Reply-To:Msilver@public.govdelivery.com



Good day,

The packet for the 9:35 a.m. Regional Advisory Working Group (RAWG) to be held Tuesday, July 7, 2020, being held remotely via Zoom, is now live on MTC's Legistar website at:

<https://mtc.legistar.com/MeetingDetail.aspx?ID=792185&GUID=A60FC400-269E-4368-8469-ED27A517E453&Options=info|&Search=>

The meeting webcast will be available at <http://mtc.ca.gov/whats-happening/meetings>
Members of the public are encouraged to participate remotely via Zoom at the following link or phone number. Stakeholders and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial *9. In order to get the full Zoom experience, please make sure your application is up to date.

Attendee Link: <https://bayareametro.zoom.us/j/94924616120>
iPhone One-Tap: US: +14086380968,,94924616120# or +16699006833,,94924616120#
Join by Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)
Webinar ID: 949 2461 6120
International numbers available: <https://bayareametro.zoom.us/j/94924616120>

Detailed instructions on participating via Zoom are available at:
<https://mtc.ca.gov/how-provide-public-comment-board-meeting-zoom>

All standing committee meeting agendas may be accessed here: <https://mtc.legistar.com/Calendar.aspx> or here: <http://mtc.ca.gov/whats-happening/meetings>








Please contact me* if you have questions or trouble accessing this file.

Be kind to yourself and others
Martha Silver

~~~~~

Clerk of the Committee  
[MSilver@bayareametro.gov](mailto:MSilver@bayareametro.gov)  
**BAY AREA METRO** | [www.BayAreaMetro.gov](http://www.BayAreaMetro.gov)  
Association of Bay Area Governments | <https://abag.ca.gov/>  
Metropolitan Transportation Commission | <https://mtc.ca.gov/>  
Bay Area Metro Center | 375 Beale Street | Suite 800  
San Francisco, CA 94105  
(415) 778-6693 – office  
\*This email account is monitored.

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|                                                                                                                                             |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                                                            |  |  |  |  |  |  |
| <a href="#">Contact Us</a>   <a href="#">Unsubscribe</a>   <a href="#">Help</a>   <a href="#">Manage Preferences</a>   <input type="text"/> |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                     |

This email was sent to [slevy@ccsce.com](mailto:slevy@ccsce.com) using GovDelivery Communications Cloud on behalf of: Metropolitan Transportation Commission · 375 Beale Street, Suite 800 · San Francisco, California 94105 · ph: 415-778-6700 · [www.mtc.ca.gov](http://www.mtc.ca.gov)



**From:** [Arthur Keller](#)  
**To:** [Planning Commission](#)  
**Cc:** [Council, City](#)  
**Subject:** RHNA Number  
**Date:** Friday, July 3, 2020 2:09:23 PM

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Dear Planning and Transportation Commission:

The RHNA numbers were released on June 10 and a 30 day comment period ends on July 10.

When is the PTC's opportunity to comment on these numbers, given that Wednesday's meeting only allows discussion?

And when is Council's opportunity to comment on these numbers?

Best regards,  
Arthur



**From:** [slevy@ccsce.com](mailto:slevy@ccsce.com)  
**To:** [Council, City; Shikada, Ed; Lait, Jonathan; Planning Commission](#)  
**Subject:** Fwd: Prioritize going big on housing  
**Date:** Thursday, June 25, 2020 9:23:51 AM

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----- Original Message -----

Subject: Prioritize going big on housing  
Date: 2020-06-25 07:25  
From: [slevy@ccsce.com](mailto:slevy@ccsce.com)  
To: North Ventura Coordinated Area Plan <[NVCAP@cityofpaloalto.org](mailto:NVCAP@cityofpaloalto.org)>, Gail Price <[gail.price3@gmail.com](mailto:gail.price3@gmail.com)>

Follow the council's lead in their positive response to the SHP 187 units of housing.

North Ventura remains our largest opportunity site.

We are far behind our own Comp Plan housing goals

And now we know the Bay Area RHNA is more than double our previous target AND Palo Alto as an amenity rich, housing gap city will likely get nearly triple our current RHNA housing goal.

Do not follow the residents of Cupertino who thumbed those nose at state housing law and got laughed out of court losing their suit and money

Understand that Palo Alto is likely to get sued by the state if we cite frivolous arguments for rejecting housing.

Show the state that we can make local control work by planning to meet our urgent housing needs and legal goals.

You are developing a long term vision and plan so look beyond this horrible pandemic.

Do understand that projects must pencil out so onerous conditions and non economic requests for BMR units will both result in no housing and be a sign to the state that Palo Alto is not serious about housing.

If you have questions about housing economics or the law invite SV@Home, the Turner Center at Berkeley and our local nonprofit housing corporation to come and discuss with you.

Stephen Levy  
Director Center for Continuing Study of the California Economy  
Lived and worked in PA for more than 50 years

**From:** [Jeanne Fleming](#)  
**To:** [French, Amy](#)  
**Cc:** [Clerk, City](#); [Shikada, Ed](#); [Lait, Jonathan](#); [Architectural Review Board](#); [Planning Commission](#); [board@pausd.org](mailto:board@pausd.org); [health@paloaltopta.org](mailto:health@paloaltopta.org); ["Tina Chow"](#); [todd@toddcollins.org](mailto:todd@toddcollins.org); [wross@lawross.com](mailto:wross@lawross.com)  
**Subject:** RE: Follow up question: Ordinance language  
**Date:** Wednesday, June 24, 2020 12:16:03 PM  
**Attachments:** [image001.png](#)

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Dear Amy,

Thank you for your prompt response.

As I understand it, the Planning Department has deemed the latest Vinculums/Verizon cell tower application—Cluster 4, 20PLN-00118—to be “Incomplete.”

Since you don't mention it, I will assume that Vinculums/Verizon has never hosted a community meeting in conjunction with this application. If that is not correct—if they did host a meeting—I would appreciate it if you would tell me.

Again, thank you for your help.

Sincerely,

Jeanne

Jeanne Fleming, PhD  
[JFleming@Metricus.net](mailto:JFleming@Metricus.net)  
650-325-5151

---

**From:** French, Amy <Amy.French@CityofPaloAlto.org>  
**Sent:** Tuesday, June 23, 2020 9:53 PM  
**To:** Jeanne Fleming <jfleming@metricus.net>  
**Subject:** RE: Follow up question: Ordinance language

Hello again,

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4924> is the link to the project webpage.

Staff deemed the Verizon Cluster 4 application, filed June 15, 2020, as incomplete last Saturday with a ‘notice of incomplete’. The file number is 20PLN-00118. The notice is viewable in Accela as ‘Project Plans’ in Accela so you can see the comments staff provided.

The document is entitled “C1\_250HAM\_PLANS - Interim - All Departments.pdf” and dated June 20, 2020.

The incomplete notice states

**Document Filename : C1\_250HAM\_PLANS.pdf Uploaded:06/15/20**

Thank you for submitting your plans for the Planning Entitlement application described above. The application was reviewed to ensure conformance with applicable Zoning regulations and the City's Guidelines.

The plans were received on 06/15/20 for review by Planning Staff. Based on the initial feedback from some city departments, the application **cannot be deemed complete at this time. This is a courtesy interim report** with comments from some city departments as specified in table below. This does not constitute a comprehensive staff review of your application submittal. A comprehensive corrections/comments report will be provided at a later date, once all the department comments have been provided. Please do not submit revised plans at this time. When you receive the comprehensive corrections/comments report, then a revised set of plans must be submitted incorporating the information and requirements specified in the comprehensive corrections/comments report.

Hope this helps your understanding of the project status at this stage.

Amy French | Chief Planning Official  
250 Hamilton Avenue | Palo Alto, CA 94301  
D: 650.329.2336 | E: [amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)

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19. We have successfully transitioned most of our employees to a remote work environment. We remain available to you via email, phone, and virtual meetings during our normal business hours.

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**From:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Sent:** Tuesday, June 23, 2020 2:52 PM  
**To:** French, Amy <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Cc:** Clerk, City <[city.clerk@cityofpaloalto.org](mailto:city.clerk@cityofpaloalto.org)>; Shikada, Ed <[Ed.Shikada@CityofPaloAlto.org](mailto:Ed.Shikada@CityofPaloAlto.org)>; Lait, Jonathan <[Jonathan.Lait@CityofPaloAlto.org](mailto:Jonathan.Lait@CityofPaloAlto.org)>; Architectural Review Board <[arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)>; Planning Commission <[Planning.Commission@cityofpaloalto.org](mailto:Planning.Commission@cityofpaloalto.org)>; [board@pausd.org](mailto:board@pausd.org); [health@paloaltopta.org](mailto:health@paloaltopta.org); 'Tina Chow' <[chow\\_tina@yahoo.com](mailto:chow_tina@yahoo.com)>; [todd@toddcollins.org](mailto:todd@toddcollins.org); [wross@lawross.com](mailto:wross@lawross.com)  
**Subject:** RE: Follow up question: Ordinance language

Dear Amy,

Thank you for your prompt response.

As I understand it, you are saying that the "10 day rapid review" you referenced is not called for by Palo Alto's Wireless Ordinance, but is a requirement specified in a new FCC Order. (If I have misunderstood you, please correct me.)

I trust you are aware that multiple lawsuits have been brought against the FCC with respect to its recent Orders, including by the League of California Cities. I trust you are also aware that many municipalities are disregarding these new Orders until the litigation has been resolved.

Palo Alto's Ordinance calls for a cell tower applicant to host a community meeting before submitting an application. Would you please tell me when and where Vinculums/Verizon hosted a community meeting for Cluster 4? I ask because a member of our group, someone who owns property within 600 feet of one of the proposed cell towers, reports having heard from the City about the Cluster 4 application, but never from Vinculums/Verizon.

As always, I am appreciative of your help.

Sincerely,

Jeanne

Jeanne Fleming, PhD  
[JFleming@Metricus.net](mailto:JFleming@Metricus.net)  
650-325-5151

---

**From:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Sent:** Sunday, June 21, 2020 5:24 PM  
**To:** 'French, Amy' <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Cc:** 'Clerk, City' <[city.clerk@cityofpaloalto.org](mailto:city.clerk@cityofpaloalto.org)>; 'Shikada, Ed' <[Ed.Shikada@CityofPaloAlto.org](mailto:Ed.Shikada@CityofPaloAlto.org)>; 'Lait, Jonathan' <[Jonathan.Lait@CityofPaloAlto.org](mailto:Jonathan.Lait@CityofPaloAlto.org)>; 'Architectural Review Board' <[arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)>; 'Planning Commission' <[Planning.Commission@cityofpaloalto.org](mailto:Planning.Commission@cityofpaloalto.org)>; [board@pausd.org](mailto:board@pausd.org); [health@paloaltopta.org](mailto:health@paloaltopta.org); 'Tina Chow' <[chow\\_tina@yahoo.com](mailto:chow_tina@yahoo.com)>; [todd@toddcollins.org](mailto:todd@toddcollins.org); [wross@lawross.com](mailto:wross@lawross.com)  
**Subject:** Follow up question: Ordinance language

Dear Amy,

A quick question: In your recent email, you said that, with respect to the new Vinculums/Verizon project (Cluster 4, 20PLN-00118), "Garrett Sauls is doing the 10 day rapid review turn-around due to the shot clock." I would appreciate it if you would tell me where in the Wireless Ordinance City Council approved a "10 day rapid

review turn-around.” Perhaps I’m just missing this language?

As always, thank you for your help.

Sincerely,

Jeanne

Jeanne Fleming, PhD  
[JFleming@Metricus.net](mailto:JFleming@Metricus.net)  
650-325-5151

---

**From:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Sent:** Thursday, June 18, 2020 3:02 PM  
**To:** 'French, Amy' <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Cc:** 'Clerk, City' <[city.clerk@cityofpaloalto.org](mailto:city.clerk@cityofpaloalto.org)>; 'Shikada, Ed' <[Ed.Shikada@CityofPaloAlto.org](mailto:Ed.Shikada@CityofPaloAlto.org)>; 'Lait, Jonathan' <[Jonathan.Lait@CityofPaloAlto.org](mailto:Jonathan.Lait@CityofPaloAlto.org)>; 'Architectural Review Board' <[arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)>; 'Planning Commission' <[Planning.Commission@cityofpaloalto.org](mailto:Planning.Commission@cityofpaloalto.org)>; [board@pausd.org](mailto:board@pausd.org); [health@paloaltopta.org](mailto:health@paloaltopta.org); 'Tina Chow' <[chow\\_tina@yahoo.com](mailto:chow_tina@yahoo.com)>; [todd@toddcollins.org](mailto:todd@toddcollins.org); [wross@lawross.com](mailto:wross@lawross.com)  
**Subject:** Update on Cell Tower applications

Dear Amy,

Thank you for the response below to my June 1, 2020 email, and for your subsequent responses as well.

As I understand it, these are the answers to the questions I asked you:

1. **My question:** You refer to Crown Castle/Verizon Cluster 1 17PLN-00416 as having six sites. I am only aware of three, all near Town & Country. What are the addresses of the other three sites?

**Your answer:** The other three sites were on Alma Street, by the train track. They were alternate sites to the original three sites Crown Castle/Verizon had proposed in Town & Country Village.

2. **My question:** What is the status of Vinculums/Verizon Cluster 3 17PLN-00228 (twelve sites in Old Palo Alto and Triple El)?

**Your answer:** The status of this application remains “Incomplete.” I take note that this application was submitted to the City three years ago.

3. **My question:** What is the status of AT&T 19PLN-00191 (14 sites in University South, Downtown North and Green Acres)?

**Your answer:** The status of this application remains “Incomplete.”

4. **My question:** Have any small cell node cell tower applications been submitted since AT&T submitted 19PLN-00191?

**Your answer:** Yes. Vinculums/Verizon has applied to install seven new cell towers on street lamps in the Downtown North, Crescent Park, University South and Community Center neighborhoods (Project # 20PLN-00118, known as Vinculums/Verizon Cluster 4). This application “... is under review to determine complete or incomplete status. Garrett Sauls is doing the 10 day rapid review turn-around due to the shot clock.” Regarding the design of these towers, “we haven’t seen a design like this yet from any carrier (a new style of 5G antennas integrated with the radio units).”

From the plans I've seen, it appears to me that a) some ancillary equipment for these towers will be located underground, and b) that no equipment will be side-mounted on the exterior of the street lamp poles. But please correct me if I am wrong, Amy.

More generally, if I've misunderstood anything, I would appreciate it if you would let me know.

Thank you for your help.

Regards,

Jeanne

Jeanne Fleming, PhD  
[JFleming@Metricus.net](mailto:JFleming@Metricus.net)  
650-325-5151

---

**From:** French, Amy <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Sent:** Monday, June 15, 2020 12:48 PM  
**To:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Subject:** RE: FYI Crown Castle Cluster 1 withdrawn

Hello Jeanne,

There was no wireless update activity to report on June 1, beyond the withdrawal I communicated to you about. We are looking toward an August date for a Planning and Transportation Commission meeting on Wireless.

Addresses are often not the way to describe a proposed installation. Crown had the three town and country locations, then submitted three alternate locations (alongside the train track screen vegetation, on Alma Street) that do not have addresses. In any case, that application is withdrawn, so there is no need for me to research to further answer your question #1.

I don't know the answers to your questions #2 and #3 but Rebecca Atkinson and Garrett Sauls were forwarded your emailed questions. I will ask if they have knowledge of answers to those two questions.

Regarding your question #4: Today I learned we recently received a fourth cluster from Verizon, proposing 7 nodes. These right of way applications are always given the address 250 Hamilton (city hall's address), as it is a right of way application with no actual address otherwise. The application 20APP-00737 came in through the online permitting system and is being entered into Palo Alto Building Eye and routed to city staff. I imagine it will soon be visible on Building Eye. Garrett Sauls will be processing that application.

Amy French | Chief Planning Official  
250 Hamilton Avenue | Palo Alto, CA 94301  
D: 650.329.2336 | E: [amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)

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**From:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Sent:** Monday, June 01, 2020 3:49 PM  
**To:** French, Amy <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Cc:** Clerk, City <[city.clerk@cityofpaloalto.org](mailto:city.clerk@cityofpaloalto.org)>; Shikada, Ed <[Ed.Shikada@CityofPaloAlto.org](mailto:Ed.Shikada@CityofPaloAlto.org)>; Lait, Jonathan <[Jonathan.Lait@CityofPaloAlto.org](mailto:Jonathan.Lait@CityofPaloAlto.org)>; Architectural Review Board <[arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)>; Planning Commission <[Planning.Commission@cityofpaloalto.org](mailto:Planning.Commission@cityofpaloalto.org)>; [board@pausd.org](mailto:board@pausd.org); [health@paloaltopta.org](mailto:health@paloaltopta.org); [chow\\_tina@yahoo.com](mailto:chow_tina@yahoo.com);

[todd@toddcollins.org](mailto:todd@toddcollins.org); [wross@lawross.com](mailto:wross@lawross.com)

**Subject:** RE: FYI Crown Castle Cluster 1 withdrawn

**CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.**

Dear Amy,

Thank you for this update.

I would appreciate it if you would answer these questions:

1. You refer to Crown Castle/Verizon Cluster 1 17PLN-00416 as having six sites. I am only aware of three, all near Town & Country. What are the addresses of the other three sites?
2. What is the status of Vinculums/Verizon Cluster 3 17PLN-00228 (twelve sites in Old Palo Alto and Triple E)?
3. What is the status of AT&T 19PLN-00191 (14 sites in University South, Downtown North and Green Acres)?
4. Have any small cell node cell tower applications been submitted since AT&T submitted 19PLN-00191?

As always, thank you for your help. And, of course, please let me know if you have any questions.

Regards,

Jeanne

Jeanne Fleming, PhD  
[JFleming@Metricus.net](mailto:JFleming@Metricus.net)  
650-325-5151

---

**From:** French, Amy <[Amy.French@CityofPaloAlto.org](mailto:Amy.French@CityofPaloAlto.org)>  
**Sent:** Monday, June 1, 2020 10:20 AM  
**To:** Jeanne Fleming <[jfleming@metricus.net](mailto:jfleming@metricus.net)>  
**Cc:** Atkinson, Rebecca <[Rebecca.Atkinson@CityofPaloAlto.org](mailto:Rebecca.Atkinson@CityofPaloAlto.org)>  
**Subject:** FYI Crown Castle Cluster 1 withdrawn

Hello,

This email is to provide you an update specific to one wireless application:  
Crown Castle has withdrawn all 6 sites from consideration under 17PLN-00416 Cluster 1.

Amy French | Chief Planning Official  
250 Hamilton Avenue | Palo Alto, CA 94301  
D: 650.329.2336 | E: [amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)

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## Nguyen, Vinhloc

---

**From:** Neilson Buchanan <cnsbuchanan@yahoo.com>  
**Sent:** Wednesday, June 24, 2020 10:23 AM  
**To:** Kamhi, Philip; Lait, Jonathan; Shikada, Ed  
**Cc:** Council, City; Planning Commission; Norm Beamer; Carol Scott; Chris Robell; Sallyann Rudd; Wolfgang Dueregger; Allen Akin; Paul Machado; J T Gusilin; Malcolm Roy Beasley; Fred Balin; Taylor Brady  
**Subject:** Palo Alto: TDM and RPPs  
**Attachments:** 200624 Mixed Use Tower Divided into Chumks SVBJ June 24 2020.pdf

**CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.**

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Good morning, Ed, Philip and Jonathan,

Thank you for some clarification last night during the Council meeting. I accept the verbal statements as goodwill and sincere intent.

The President Hotel has opened up important transportation/parking policies and practices. Some issues must be resolved before the final hotel approval is given. Other issues are unrelated to the hotel.

Here are some issues for us to prioritize.

1. If the city administration will soon propose effective enforcement for the hotel's "TDM", then will any enforcement measures apply to previous TDM requirements rendered without enforcement provisions. TDM and parking requirements for the hotel will be worthless without new provisions for enforcement.
2. City administration apparently intends to empower the Palo Alto TMA with some degree of oversight and enforcement. Is the city-financed, non-profit TMA with an independent (heavily weighted business community) board of directors capable of meaningful carrots and sticks enforcement? What real powers can be delegated? I want to be on record that city staff turnover has resulted in scant oversight and understanding of PATMA results and board performance. This is more critical than ever with business flux and employee turnover in the two commercial cores. Uncertainty and urgency for TMA success has been accentuated by Covid.

In my opinion practical TMA goals will be constantly moving targets. The Council's \$500k investment risk is inherent with a small scale TMA operations in Covid conditions and must be managed as such. I personally understand and accept the hurdles faced by the new TMA Board, especially administrative costs. My point is that PATMA is a higher risk venture than ever before with no co-investment incentives from the beneficiaries.

3. One of the slides presented to City Council stated that PATMA may have a new function related to Covid and the business community. Please provide a copy and that slide with a brief explanation.
4. The issue of Webster House responsibility to use its own parking capacity was not clearly addressed last night. Transparency was missing. How will Webster House be held responsible for reserving sufficient parking capacity for its employees and contractors? How many non-resident permits have been issued to workers at 330 Everett during the past two year? Will OTT restrict non-resident permits issued to employees working at 330 Everett during the term of agreement with President Hotel and successors?

5. At least one other private property owner/tenant is opening advertising monthly parking rates for it onsite parking. What is the impact of that commerce upon RPP residential neighborhoods?
6. Discussion during the council meeting suggested that President Hotel might be able to access parking capacity at the nearby Cowper-Webster city-owned garage at night. Are there any formal or informal administrative rules denying hotel employees access to any city garages during the normal workday? What about night?
7. What are the "rules" about hotel guests simply buying access to city garage parking at one of the vending machines? Price incentives may encourage use of closer located city garages.
8. Will responsibilities be delegated more clearly to Jonathan Lait and Philip Kamhi? Inherent conflict in incentives and regulations seem to be root causes resulting in quality lapses and unnecessary conflict.
9. How can we make the comp plan more vital in these administrative and policy discussions? ie, to promote commerce but not at the expense of residential neighborhoods.
10. Other issues will be more apparent as we move forward with goals of transparency, solid data and balanced reports to Council and Commissions.

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----- Forwarded Message -----

**From:** Neilson Buchanan <cnsbuchanan@yahoo.com>  
**To:** Neilson Buchanan <cnsbuchanan@yahoo.com>  
**Sent:** Wednesday, June 24, 2020, 09:08:43 AM PDT  
**Subject:** overcome by rational finance

Yes, we have no condos for sale.

brilliant breakthru...break mixed use risk into chunks and see who wants it. Ritz Carlton does it all the time. Someone needs to call Bill Clinton and ask him to define "per se".

"Mixed-use towers, historically, they're a little more difficult to finance because people are either 'pure-play office' or 'pure-play residential' or whatnot," Randall said. "By segmenting the tower, it just allows for future flexibility." He added that the "there will be no condos for sale, per se. It will always be a for-rent project."

[https://www.bizjournals.com/sanjose/news/2020/06/23/commercial-condos-sj-tower-project-51-notre-dame.html?ana=e\\_me\\_prem&j=90515897&t=Morning&mkt\\_tok=eyJpIjoiT0daaE16WTFaalZoTnpsaylSlnQiOilxTkINdlBuK0JxbmpBSXN2TFZUblwvTIJnUG8xbUVxanZkaFErS3hpbIR4OXI0VXZRskg3SWVaQ0c0QjNOMml2d2gzTUhpMnlyWFBsNEI6ZitaQ3B4RGJzYVorfR3R4TFFGb0Y1bFJhUjQ5anMrSIJFNW1saGJsRHRhZIVTSFBLSU0ifQ%3D%3D](https://www.bizjournals.com/sanjose/news/2020/06/23/commercial-condos-sj-tower-project-51-notre-dame.html?ana=e_me_prem&j=90515897&t=Morning&mkt_tok=eyJpIjoiT0daaE16WTFaalZoTnpsaylSlnQiOilxTkINdlBuK0JxbmpBSXN2TFZUblwvTIJnUG8xbUVxanZkaFErS3hpbIR4OXI0VXZRskg3SWVaQ0c0QjNOMml2d2gzTUhpMnlyWFBsNEI6ZitaQ3B4RGJzYVorfR3R4TFFGb0Y1bFJhUjQ5anMrSIJFNW1saGJsRHRhZIVTSFBLSU0ifQ%3D%3D)

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COMMERCIAL REAL ESTATE

# Tower developer seeks option to sell downtown project in chunks 🔑



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Pictured, a rendering of The Carlyle, a mixed-use tower proposed for 51 Notre Dame Ave. in downtown San Jose. The rendering is of a previous iteration of the project that called for 70,000 square feet of office space, 220 residential units and approximately 4,000 square feet of... more

ACQUITY REALTY



By Matthew Niksa  
Commercial real estate reporter, Silicon Valley Business Journal  
Jun 23, 2020, 2:56pm PDT  
**Updated** 16 minutes ago

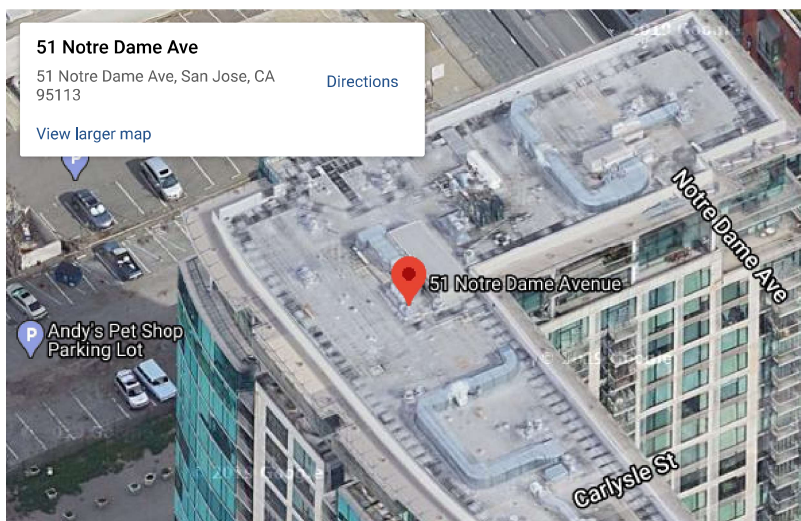
**See Correction/Clarification at end of article**

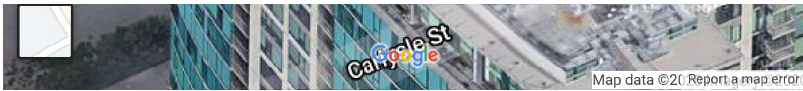
Development firm Acquity Realty wants the option to sell off a downtown San Jose mixed-use tower project in separate chunks to potentially make it easier to finance its development, a city official and the company confirmed Tuesday.

Downtown San Jose-based Acquity in June 2018 submitted a site development permit application to San Jose's planning department for a 21-story building at 51 Notre Dame Ave. The project was envisioned to have about 123,479 square feet of office space, 290 apartment units and 7,603 square feet of ground-floor commercial space.

Dubbed "The Carlyle" by the developer, the project called for the demolition of a small retail building home to Andy's Pet Shop, which has operated out of 51 Notre Dame Ave. since 2010. Since that time, the proposed high-rise's office component has increased to about 150,000 square feet over five floors, while its height, number of apartment units and retail square footage remain the same.

Stefanie Farmer, planner at San Jose's planning department, said in a Tuesday email that Acquity recently requested that The Carlyle's site development permit request be reviewed as a special use permit instead. She said the developer is required to convert the project to a special use permit under the city's municipal code because it is requesting commercial condos associated with the project's office component.





Randall told the Business Journal Tuesday afternoon that allowing for The Carlyle's office, residential, parking and retail options to be owned separately in the future has always been part of Acquity's plan for the project. He said that by following in this direction, the developer will be able to sell or refinance the apartment component of the proposed tower separately from its office component or sell or refinance its parking portion, about 350 spaces over three levels of valet and mechanical parking, separately from the other uses.

"Mixed-use towers, historically, they're a little more difficult to finance because people are either 'pure-play office' or 'pure-play residential' or whatnot," Randall said. "By segmenting the tower, it just allows for future flexibility." He added that the "there will be no condos for sale, per se. It will always be a for-rent project."

The site is located across from two large residential buildings: a 22-story condo tower called Axis at 38 N. Almaden Blvd. and a 20-story luxury apartment high-rise called Centerra at 77 N. Almaden Ave. It's also a four-minute walk from San Pedro Square and near a freeway ramp for Highway 87.

Brokers [Michael Filice](#), [Michael Charters](#) and [William Schmidt](#) at commercial real estate firm CBRE's San Jose office are marketing the project's office space for pre-lease.

Filice said in a Tuesday email that The Carlyle is on track to break ground in Q4 2020 and that the brokers were in discussions with several tenants interested in multiple floors before March 17, when the Bay Area ordered its residents to begin sheltering in place to curb the spread of Covid-19. He said that following the coronavirus outbreak and subsequent shelter-in-place orders, tenants have been focused on reopening their own workplaces versus taking action regarding future needs.

"As business continues to reopen, we anticipate tenant activity to resume, as The Carlyle is the only brand new Class A office offering in downtown San Jose with space opportunity from 27,000 to 150,000 square feet," Filice said via email.

He said the other new scheduled downtown office projects are focused on larger, approximately 500,000-square-foot campus-type users, and that The Carlyle "offers a perfect space niche in downtown for professional services and technology companies."

**T H E L I S T**

## Largest San Jose construction projects

Ranked by Sq. ft. of project

| Rank | Project Name            | Sq. Ft. Of Project |
|------|-------------------------|--------------------|
| 1    | Market Park             | 5.23 million       |
| 2    | Brokaw Corporate Campus | 2.03 million       |
| 3    | Adobe North Tower       | 1.30 million       |

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### Correction/Clarification

A previous version of this story included an incorrect spelling of the name of the project. This story has been updated to reflect that the project is named "The Carlyle," not "The Carlyle."

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