

**From:** [Aram James](#)  
**To:** [paloaltorenters@gmail.com](mailto:paloaltorenters@gmail.com); [Planning Commission](#); [peninsula\\_raging\\_grannies@yahoo.com](mailto:peninsula_raging_grannies@yahoo.com); [chuck jagoda](#); [ParkRec Commission](#)  
**Subject:** Santa Clara County makes "dramatic" investment in homeless housing - San José Spotlight  
**Date:** Thursday, June 30, 2022 10:53:48 AM

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<https://sanjosespotlight.com/santa-clara-county-makes-dramatic-investment-in-homeless-housing/>

Sent from my iPhone

**From:** [Jeanne Fleming](#)  
**To:** [Gaines, Chantal](#)  
**Cc:** [Clerk, City](#); [Planning Commission](#); [Architectural Review Board](#); [Shikada, Ed](#); [City Mgr](#); [Council, City](#)  
**Subject:** RE: Invitation from United Neighbors  
**Date:** Thursday, June 30, 2022 12:03:48 PM

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Dear Ms. Gaines,

Thank you for your prompt response.

I am pleased to know that you are withdrawing as a member of the Steering Committee of Joint Venture Silicon Valley's Wireless Communications Initiative, and I will relay this information to United Neighbors.

Wishing you a happy holiday weekend as well,

Jeanne Fleming

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

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**From:** Gaines, Chantal <Chantal.Gaines@CityofPaloAlto.org>  
**Sent:** Thursday, June 30, 2022 4:46 AM  
**To:** Jeanne Fleming <jfleming@metricus.net>  
**Cc:** Clerk, City <city.clerk@cityofpaloalto.org>; Planning Commission <Planning.Commission@cityofpaloalto.org>; Architectural Review Board <arb@cityofpaloalto.org>; Shikada, Ed <Ed.Shikada@CityofPaloAlto.org>; City Mgr <CityMgr@cityofpaloalto.org>  
**Subject:** Re: Invitation from United Neighbors

Hi Ms. Fleming,

Thank you so much for reaching out to me and flagging this. I was unaware that I was listed on this Committee membership roster and have asked that my name be removed (I am not an active member nor subject matter expert in this topic area). I believe they listed me from years ago after Jonathan R. left the City.

Warm regards and happy 4th of July weekend,

Chantal C. G.

Sent from my mobile device. Please excuse brevity and typos.

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**From:** Jeanne Fleming <jfleming@metricus.net>  
**Sent:** Wednesday, June 29, 2022 4:51 PM

**To:** Gaines, Chantal <[Chantal.Gaines@CityofPaloAlto.org](mailto:Chantal.Gaines@CityofPaloAlto.org)>

**Cc:** Council, City <[city.council@cityofpaloalto.org](mailto:city.council@cityofpaloalto.org)>; Clerk, City <[city.clerk@cityofpaloalto.org](mailto:city.clerk@cityofpaloalto.org)>; Planning Commission <[Planning.Commission@cityofpaloalto.org](mailto:Planning.Commission@cityofpaloalto.org)>; Architectural Review Board <[arb@cityofpaloalto.org](mailto:arb@cityofpaloalto.org)>

**Subject:** Invitation from United Neighbors

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Dear Ms. Gaines,

I am writing to invite you to join the Steering Committee of United Neighbors of Palo Alto.

As I believe you know, ours is a grassroots residents group that is seeking to put in place a responsible wireless policy for our city, a policy that prioritizes the interests of residents with respect to the siting and design of cell towers.

We are inviting you to join us because we see that you replaced Palo Alto's disgraced former Chief Technology Officer Jonathan Reichental on the Steering Committee of Joint Venture Silicon Valley's (JVSV) Wireless Communications Initiative. As you know, the JVSV Wireless Communications Initiative is a telecommunications industry-led and funded group whose stated goal is "to remove obstacles to deployment [of cell towers]." The group's Steering Committee meets every six weeks to "guide" this effort. Those serving with you on the Steering Committee include individuals who regularly appear before Palo Alto's City Council advocating for approval for cell tower installations (Verizon attorney Maureen Cruzen, for example). The Steering Committee also includes individuals whose job it is to lobby on behalf of the telecom industry (for example, Scott Longhurst, President of the California Wireless Association, a telecom industry group). Since you joined it, the Wireless Communications Initiative has filed *amicus* briefs supporting Verizon when residents have appealed City Staff's approval of Verizon cell towers.

To us at United Neighbors, your serving on an industry-funded committee that has business before—and indeed lobbies—the City of Palo Alto is inappropriate and has, at the very least, the appearance of a conflict of interest.

But setting that aside, we residents would also like the opportunity to meet with you every six weeks, as the telecom industry members of the JVSV Wireless Communications Initiative's Steering Committee do, to discuss Palo Alto's wireless policy. Like them, we would like to have a friend on City Staff who will listen to our concerns and help us with our agenda.

Please know that this invitation to join United Neighbors' Steering Committee is sincere. We would value your perspective as much as we would like to have your ear.

I look forward to hearing from you and to working with you.

Sincerely,

Jeanne Fleming

P.S. Rest assured, we are well aware that you are not the only public official on the Steering Committee of the Wireless Communications Initiative. We also know, however, that the vast majority of Bay Area cities have *not* joined this telecom industry group. Moreover, of those who have, a plurality are represented by someone who works for the city in a technical capacity (e.g., as an engineer). And only one other city among those who have joined the Wireless Communications Initiative has chosen to send someone like you—Deputy to the City Manager, the senior decision-maker who shapes the wireless policy in their city and/or who is responsible for making recommendations with respect to cell towers to the elected officials on City Council.

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

**From:** [Aram James](#)  
**To:** [Jethroe Moore](#); [Sean Allen](#); [Human Relations Commission](#); [Council, City](#); [Joe Simitian](#); [Shikada, Ed](#); [Winter Dellenbach](#); [Planning Commission](#); [Binder, Andrew](#); [ParkRec Commission](#); [Jeff Rosen](#); [Roberta Ahlquist](#); [wilpfpeninsulapaloalto@gmail.com](mailto:wilpfpeninsulapaloalto@gmail.com)  
**Subject:** SAN FRANCISCO CHRONICLE: Black Bay Area residents own homes at half the rate of white neighbors. Could \$500 million help change that?  
**Date:** Thursday, June 30, 2022 6:22:48 PM

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**Black Bay Area residents own homes at half the rate of white neighbors. Could \$500 million help change that?**

The Berkeley where Darris Young works today in a downtown co-working space isn't the same diverse East Bay city where he grew up. Berkeley's Black population has been nearly cut in half since 1980, as Young's own family and friends first left for more affordable nearby locales like El Cerrito or Antioch. More and more, he said, loved ones are heading for distant destinations like Atlanta.

Read in San Francisco Chronicle: <https://apple.news/AwtrDIDm1RJcQRSnitYmFaw>

Shared from [Apple News](#)

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Planning Commission](#); [Council, City](#); [Winter Dellenbach](#); [Shikada, Ed](#); [Human Relations Commission](#); [Binder, Andrew](#); [Tannock, Julie](#); [robert.parham@cityofpaloalto.org](mailto:robert.parham@cityofpaloalto.org); [Figueroa, Eric](#); [Raj](#); [Sean Allen](#); [Jeff Rosen](#); [Jeff Moore](#); [Roberta Ahlquist](#); [Perron, Zachary](#); [Lewis, James](#); [ParkRec Commission](#)  
**Subject:** Dozens of white supremacists seen marching through Boston ( F these MF's)  
**Date:** Saturday, July 2, 2022 9:14:22 PM

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F these MF's



**NewsBreak**

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## Dozens of white supremacists seen marching through Boston

CBS Boston

BOSTON -- Dozens of masked white supremacists marched through Boston on Saturday. The group wore white masks and were seen boarding Orange Line trains at Haymarket Station. Some carried police shields and flags. They are members of a group called Patriot Front. According to the Southern Poverty Law Center, which monitors extremist ideology, Patriot Front promotes fascism and the creation of a white ethnostate. In response to the group's visit to Boston, Mayor Michelle Wu said in a statement to WBZ-TV, "The disgusting, hateful actions and words of white supremacist groups are not welcome in this city. Especially in a moment when so many of our rights are under attack, we will not normalize intimidation by bigots. This weekend as we remember Boston's legacy as the cradle of liberty, we celebrate the continued fight to expand those liberties for all and ensure that Boston will be a city for everyone."



[Click to read the full story](#)

Sent from my iPhone

BGH suggested revisions to CJADU Ordinance Provisions  
7/13/22 PTC

The establishment of an accessory dwelling unit is permitted in zoning districts when single-family or multi-family residential is a permitted land use. The development of a single-family home, ADU, and/or a JADU on a lot which allows for single-family development shall not be considered a multifamily development pursuant to PAMC Section 18.04.030, nor shall they require Architectural Review pursuant to other sections of Chapter 18.

**18.09.030 Units Exempt from Generally Applicable Local Regulations**

(a) Government Code section 65852.2, subdivision (e) provides that certain units shall be approved notwithstanding state or local regulations that may otherwise apply. The following types of units shall be governed by the standards in this section. In the event of a conflict between this section and Government Code section 65852.2, subdivision (e), the Government Code shall prevail.

- i. An ADU and/or JADU within the existing space of a single-family dwelling or an ADU within the existing space of an accessory structure (i.e. conversion without substantial addition).
- ii. An ADU and/or JADU within the proposed space of a single-family dwelling.
- iii. A detached, new construction ADU on a lot with a proposed or existing single-family dwelling, provided the ADU does not exceed 800 square feet, sixteen feet in height, or four-foot side and rear (i.e. interior) setbacks.
- iv. ADUs created by conversion of portions of existing multi-family dwellings not used as livable space.
- v. Up to two detached ADUs on a lot with an existing multi-family dwelling.

Commented [SG1]: Response to HCD item #2

Commented [SG2]: Response to HCD item #2

(b) The Development Standards for units governed by this section are summarized in Table 1. Regulations set forth in section 18.09.040 do not apply to units created under 18.09.030. The minimum and maximum sizes indicated in Table 1 do not reflect a prohibition on providing units that are greater than 800 square feet. These sizes simply serve to distinguish when a unit transitions from regulations set forth in Table 1 and section 18.09.030 to regulations set forth in Table 2 and section 18.09.040.

prohibit

Commented [SG3]: Response to HCD item #5, #10, #11, #12

Commented [SG4]: Response to HCD Item #1

of Section 18.09.030

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**Table 1: Development Standards for Units Described in Government Code Section 65852.2(e)**

	Single-Family			Multi-Family	
	Conversion of Space Within an Existing Single-Family Home or Accessory Structure	Construction of Attached ADU Within the Space of a Proposed Single-Family Home	New Construction of Detached ADU	Conversion of Non-Habitable Space Within Existing Multi-family Dwelling Structure	Conversion or Construction of Detached <sup>4</sup> ADU
Number of Units Allowed	1 ADU and 1 JADU			25% of the existing units (at least one)	2
Minimum size <sup>1</sup>	150 sf			N/A	
Maximum size <sup>1</sup>	N/A <sup>2</sup>			800 sf	
Setbacks	N/A, if condition is sufficient for fire and safety	Underlying zone standard for Single Family Home  (ADU must be within space of Single-Family Home)	4 feet from side and rear lot lines; underlying zoning for front setback	N/A	4 feet from side and rear lot lines; underlying zoning for front setback
Daylight Plane	N/A	N/A			
Maximum Height	N/A	16 <sup>3</sup>		N/A	16 <sup>4b</sup>
Parking	None				
State Law Reference	65852.2(e)(1)(A)	65852.2(e)(1)(A)	65852.2(e)(1)(B)	65852.2(e)(1)(C)	65852.2(e)(1)(D)

- (1) Lofts where the height from the floor level to the underside of the rafter or finished roof surface is 5' or greater shall count towards the unit's floor area.
- (2) Up to 150 sf may be added for the purpose of ingress and egress only.
- (3) Units built in a flood zone are not entitled to any height extensions granted to the primary dwelling.
- (4) Units must be detached from existing primary dwellings but may be attached to each other.

(c) Development standards stated elsewhere in this Section or Title 18, including standards related to FAR, lot coverage, and privacy, are not applicable to ADUs or JADUs that qualify for approval under this section. *For proposed?* When there is an attached ADU/JADU to an existing or proposed single family home, the shared wall between these units shall only contribute to the maximum allowable Floor Area, Lot Coverage, and Maximum House Size of the primary unit. This measurement shall be taken to the outside stud of the primary unit's shared wall in accordance with 18.04.030(65)(a)(C).

(d) The establishment of accessory dwelling units and junior accessory dwelling units pursuant to this section shall not be conditioned on the correction of non-conforming zoning conditions; provided, however, that nothing in this section shall limit the authority of the Chief Building Official to require correction of building standards relating to health and safety.

(e) The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. Nothing in this section shall preclude the Fire Marshal from accepting fire sprinklers as an alternative means of compliance with generally applicable fire protection requirements.

(f) Rental of any unit created pursuant to this section shall be for a term of 30 days or more.

Square Footage Exemption	Up to 800 sf <sup>(4)</sup>	Up to 500 sf <sup>(4)</sup>
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- (1) An attached or detached ADU may be built in conjunction with a JADU on a lot with an existing or proposed single family home. One attached or detached ADU may be built in conjunction with an existing or proposed multifamily building.
- (2) Lofts where the height from the floor level to the underside of the rafter or finished roof surface is 5' or greater shall count towards the unit's floor area.
- (3) Units built in a flood zone are not entitled to any height extensions granted to the primary dwelling.
- (4) Lots with both an ADU and a JADU may exempt a maximum combined total of 800 square feet of the ADU and JADU from FAR, Lot Coverage, and Maximum House Size calculations. Any square footage in excess of this bonus shall contribute towards the FAR, Lot Coverage, and (if attached) Maximum House Size calculations for the subject property. This bonus is not afforded to lots with existing or proposed multifamily developments.

Commented [SG7]: Response to HCD direction.

- (c) A single-family dwelling shall exist on the lot or shall be constructed on the lot in conjunction with the construction of an ADU/JADU.
- (d) ADU and/or JADU square footage shall not be included in FAR, Lot Coverage, and Maximum House Size calculations for a lot with an existing or proposed single family home, up to the amounts stated in Table 2. ADU and/or JADU square footage in excess of the exemptions provided in Table 2 shall be included in FAR, Lot Coverage, and Maximum House Size calculations for the lot.

~~(d)~~(e) When there is an attached ADU/JADU to an existing or proposed single family home, the shared wall between these units shall only contribute to the maximum allowable Floor Area, Lot Coverage, and Maximum House Size of the primary unit. This measurement shall be taken to the outside stud of the primary unit's shared wall in accordance with 18.04.030(65)(a)(C).

~~(e)~~(f) Attached units shall have independent exterior access from a proposed or existing single-family dwelling. Except for JADUs, attached units shall not have an interior access point to the primary dwelling (e.g. hotel door or other similar feature/appurtenance).

~~(f)~~(g) No protected tree shall be removed for the purpose of establishing an accessory dwelling unit unless the tree is dead, dangerous or constitutes a nuisance under Section 8.04.050. Any protected tree removed pursuant to this subsection shall be replaced in accordance with the standards in the Tree Technical Manual.

~~(g)~~(h) For properties listed in the Palo Alto Historic Inventory, the California Register of Historical Resources, the National Register of Historic Places, or considered a historic resource after completion of a historic resource evaluation, compliance with the appropriate Secretary of Interior's Standards for the Treatment of Historic Properties shall be required.

~~(h)~~(i) Noise-producing equipment such as air conditioners, water heaters, and similar service equipment, which specifically serves an ADU/JADU, shall may be located outside of the setbacks for the ADU/JADU anywhere on site, provided they maintain a 10-foot street-side setback and the underlying front yard setback requirements of the property. All such equipment shall be insulated and housed, except that the Planning Director may permit installation without housing and insulation, provided that a combination of technical noise specifications, location of equipment, and/or other screening or buffering will assure compliance with the city's Noise Ordinance at the nearest property line. All service equipment must meet the city's Noise Ordinance in Chapter 9.10 of the Municipal Code.

~~(i)~~(j) Setbacks

applicable?

if the property is a corner lot

i. Detached units shall maintain a minimum three-foot distance from the primary unit, measured from the exterior walls of structures.

ii. ~~Any~~ ~~basement~~ or other subterranean portion ~~which serves of an~~ ADU/JADU shall ~~may~~ encroach into a setback required for the primary dwelling ~~provided the following conditions are met:~~ *attached?*

- A. Newly constructed basement walls are no closer than four feet to an adjacent interior side or rear property line.
- B. A new lightwell associated with a basement shall not be placed closer than four feet to an adjacent property line. When visible from the right of way, these facilities shall be screened from view with vegetation.
- C. The new basement shall not negatively impact tree roots on the subject property or ~~on~~ adjacent lots such that it would require the tree to be removed or ~~fall~~ *cause the tree to die.*
- A.D. ADU/JADU basements shall contribute toward the total unit's allowable FAR. Any FAR in excess of the bonus allowances prescribed in this Chapter shall contribute to the total allowable limits for the site.

iii. Projections, including but not limited to windows, doors, mechanical equipment, venting or exhaust systems, are not permitted to encroach into the required setbacks, with the exception of a roof eave of up to 2 feet.

iv. For corner lots developed as a single-family residence in the R-1 (and all subdistricts), R-2, RMD, DHS, and all RM zone districts only, when the primary dwelling unit exists or is constructed/improved simultaneously with the construction of a new ADU/JADU, all structures may be built to a 10-foot street-side setback and a 16-foot front yard setback, regardless of the presence of a special setback, unless a fire or life safety ordinance ~~prevents this from occurring.~~ *requires a greater setback.*

ii.v. When covered parking is replaced with an ADU/JADU utilizing the provisions in 18.09.030(h) and (k) above or 18.09.040(l) below, any replacement ADU/JADU that is not located in the same location and built to the same envelope as the existing converted structure shall conform to the requirements in Table 2.

#### (j)(k) Design

i. Except on corner lots, the unit shall not have an entranceway facing the same lot line (property line) as the entranceway to the main dwelling unit unless the entranceway to the accessory unit is located in the rear half of the lot. Exterior staircases to second floor units shall be located toward the interior side or rear yard of the property.

#### ii. Privacy

- A. Second story doors and decks shall not face a neighboring ~~dwelling-unit~~ ~~property line~~. Second story decks and balconies shall utilize screening barriers to prevent views into adjacent properties. These barriers shall provide a minimum five-foot, six-inch, screen wall from the floor level of the deck or balcony and shall not include perforations ~~by any means~~ *of any kind?* that would allow visibility between properties.
- B. ~~Second-story~~ ~~windows on a second floor, loft, or equivalent space,~~ *elevated* excluding those required for egress, shall have a five-foot sill height as measured from the second-floor level, or utilize ~~obscured-opaque~~ glazing on the entirety of the ~~any~~ window ~~when that facing~~ adjacent properties.

~~Second-story egress windows shall utilize obscured opaque glazing on the entirety of the windows which that face adjacent properties.~~

C. ~~Second-story windows on a second floor, loft, or equivalent space shall be offset from neighbor's windows to maximize privacy.~~ *elevated*

D. ~~Egress windows on a second floor, loft, or equivalent space located in the primary building's side or rear yard setbacks shall not face adjacent property lines.~~ *elevated*  
*units*

E. ~~Where feasible, the use of skylights (whether operable or not) shall be used in lieu of operable windows that face adjacent buildings.~~ *properties*

G.F. ~~No exterior lighting shall be mounted above seven feet. All lighting mounted on walls shall be directed downwards and shall not direct light towards adjacent property lines. Any ground lighting shall not direct light upwards to the building or sky.~~

#### ~~(k)(l)~~ Parking

- i. Replacement parking is not required when a garage, carport, or covered parking structure is converted to, or demolished in conjunction with the construction of, an ADU.
- ii. Replacement parking is required when an existing attached garage, carport, or covered parking structure is converted to a JADU. These replacement spaces may be provided as uncovered spaces in any configuration on the lot including within the front or street side yard setback for the property.

A. The Director shall have the authority to modify required replacement parking spaces by up to one foot in width and length upon finding that the reduction is necessary to accommodate parking in a location otherwise allowed under this code and is not detrimental to public health, safety or the general welfare.

B. Existing front and street side yard driveways may be enlarged to the minimum extent necessary to comply with the replacement parking requirement above. Existing curb cuts shall not be altered except when necessary to promote public health, safety or the general welfare.

- iii. When parking is provided, the unit shall have street access from a driveway in common with the main residence in order to prevent new curb cuts, excessive paving, and elimination of street trees, unless separate driveway access will result in fewer environmental impacts such as paving, grading or tree removal.

iv. ~~For corner lots developed as a single-family residence in the R-1 (and all subdistricts), R-2, RMD, DHS, and all RM zone districts only, when the primary dwelling unit exists or is constructed/improved simultaneously with the construction of new ADU/JADUs in accordance with 18.09.040(j)(iv), the primary unit's covered parking requirements do not need to be provided. Instead, two uncovered parking spaces shall be provided in any configuration on the lot including within the front or street-side setback for the property.~~

~~iv-v. If covered parking for a unit is provided in any district, the maximum size of the covered parking area for the accessory dwelling unit is 220 square feet. This space shall count towards the total floor area for the site but does not contribute to the maximum size of the unit. Any attached garage shall not have an interior access point to the ADU/JADU (e.g. hotel door or other similar feature/appurtenance), unless attached to the unit.~~

~~(h)~~(m) Miscellaneous requirements

- i. Street addresses shall be assigned to all units prior to building permit final to assist in emergency response.
- ii. The unit shall not be sold separately from the primary residence.
- iii. Rental of any unit created pursuant to this section shall be for a term of 30 days or more.
- iv. The installation of fire sprinklers shall not be required in an accessory dwelling unit if sprinklers are not required for the primary residence. Nothing in this section shall preclude the Fire Marshal from accepting fire sprinklers as an alternative means of compliance with generally applicable fire protection requirements.

**18.09.050 Additional Requirements for JADUs**

- (a) A junior accessory dwelling unit shall be new construction attached to a proposed primary dwelling unit or be created within the walls of an existing or proposed primary dwelling.
- (b) The junior accessory dwelling unit shall include an efficiency kitchen, requiring the following components: A cooking facility with appliances, and; food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
  - i. A cooking facility with appliances shall mean, at minimum a one burner installed range, an oven or convection microwave, a 10 cubic foot refrigerator and freezer combination unit, and a sink that facilitates hot and cold water.
  - ii. A food preparation counter and storage cabinets shall be of reasonable size in relation to a JADU if they provide counter space equal to a minimum 24-inch depth and 36-inch length.
  - iii. JADUs may share sanitation facilities (bathrooms, laundry facilities, etc.) with the primary unit. In this instance, the floor area and lot coverage associated with this space shall count towards the primary unit's maximum allowances only. The sanitation facilities shall include a shower, toilet, and sink fixture at a minimum and shall conform to the minimum requirements specified in the Building Code.
- (c) For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit.
- (d) The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.
- (e) Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner shall record a deed restriction in a form approved by the city that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, requires owner-occupancy consistent with subsection (d) above, does not permit short-term

shared

(Why couldn't a toilet/sink be shared and the JADU has its own shower?)

rentals, and restricts the size and attributes of the junior dwelling unit to those that conform with this section.

**18.09.060 Affordable ADU/JADU Program**

(a) This section shall govern applications for ADUs and JADUs that are deed restricted to provide affordable units that provide rents at 80-100% AMI for a minimum of 15 years. These units do not qualify for approval under section 18.09.030 and for which the City may impose local standards pursuant to Government Code section 65852.2, subdivisions (a) through (d). These units shall follow the development standards in section 18.09.040 unless otherwise stated here.

To be discussed by PTC  
(Is this program voluntary? If so, should these fees be waived as an incentive?)

(b) The City's housing administrator shall income qualify potential tenants prior to issuing a permit for an affordable ADU/JADU. The property owner shall be responsible for paying the City's housing administrator to cover the cost associated with documenting a potential tenants income level as well as annually recertifying the tenant's income.

subject to this Section 18.09.060

(c) When an existing, legal, non-conforming structure is converted to an ADU/JADU, the envelope of the structure may be modified to encroach further into a setback or daylight plane as follows:

i. The height of the existing structure may be increased by no more than one linear foot in height commensurate to the existing roofline of the structure provided the height of the addition does not exceed 12 feet from grade. The roofline shall not be changed to a style other than what currently exists on ~~site~~ the structure? (there may be other structures on site with different roof styles)

ii. Each non-conforming wall may be expanded by no more than six inches in thickness, as measured to the surface of the exterior material, to provide for greater insulation and energy requirements provided that a minimum of one foot is maintained between the addition and an adjacent property line. An existing wall of a structure that does not currently have a separation of one foot from a parallel property line shall not be expanded. **outward.**

Clarify. Is this about setbacks, building codes, or either?

iii. All other additions not specified here shall follow the standard setbacks for the ADU/JADU identified in Table 2.

(d) When the primary dwelling unit is permitted simultaneously with the construction of new ADU/JADUs, the primary unit's covered parking requirements identified in Chapter 18.10 and 18.12 do not need to be provided. Two uncovered parking spaces shall be provided in any configuration on the lot including within the front or street-side setback for the property.

**SECTION 3.** Subsection (g) of Section 16.58.030 of Chapter 16.58 (Development Impact Fees) of Title 16 (Building) of the Palo Alto Municipal Code ("PAMC") is amended to read:

(f) Accessory dwelling units (ADU) less than 750 square feet in size. Any impact fees to be charged for an accessory dwelling unit of 750 square feet or more shall be proportional to the square footage of the primary dwelling unit. Any unit that is deed restricted to be rented at a rate of 80-100% AMI, in accordance with the City's established Affordable ADU/JADU program, shall be exempt from impact fees;

**SECTION 4.** Subsections (a)(4) and (a)(65) of Section 18.04.030 (Definitions) of Chapter 18.04 (Definitions) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

(4) "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An ADU bathroom shall include a shower, toilet, and sink fixture at a minimum and shall conform to the minimum requirements specified in the Building Code. An accessory dwelling unit also includes the following:

[...]

(65) "Gross Floor Area" is defined as follows:

(A) In all districts, gross floor area shall be calculated to the nearest 1000<sup>th</sup> decimal point and represented on plans to the nearest 100<sup>th</sup> decimal point (e.g. 123.456 sf shall be rounded to 123.50 sf). Standard rounding shall apply such that a number of four or less shall be rounded down and a number of five or more shall be rounded up.

~~A(B)~~ Non-residential & Multifamily Inclusions: ...

~~B(C)~~ Non-residential & Multifamily Exclusions: ...

~~C(D)~~ Low Density Residential Inclusions and Conditions: ...

~~D(E)~~ Low Density Residential Exclusions: ...

i. Accessory structures equal to or less than one hundred and twenty square feet in area shall not contribute to floor area provided that any attached porches, patios, or similar features are substantially open;

**SECTION 5.** Subsections (b)(5) of Section 18.10.080 (Accessory Uses and Facilities) of Chapter 18.10 (Low-Density Residential) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

(5) ~~When located within a required interior yard as permitted by this section, no such accessory building shall have more than two plumbing fixtures. Accessory buildings shall not be allowed to be turned into conditioned space nor shall these structures be allowed to have showers (indoor or outdoor), gas lines, washer/dryers, and/or cooking facilities to be provided inside or attached to the structure, unless the structure is proposed as an ADU/JADU that satisfies all requirements of the Palo Alto Municipal Code.~~

*unclear term - habitable?*

**SECTION 6.** Section 18.12.070 (Accessory and Junior Accessory Dwelling Units) and Subsection (b)(5) of Section 18.12.080 (Accessory Uses and Facilities) of Chapter 18.12 (Single-Family Residential District) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

Accessory Dwelling Units and Junior Accessory Dwelling Units are subject to the regulations set forth in Section 18.42.04009.

[...]

(5) When located within a required interior yard as permitted by this section, ~~no such~~ accessory building ~~greater than 200 square feet in size~~ shall have more than two plumbing fixtures. Accessory buildings shall not be allowed to be turned into conditioned space nor shall these structures be allowed to have showers (indoor or outdoor), gas lines, washer/dryers, and/or cooking facilities to be provided inside or attached to the structure, unless the structure is proposed as an ADU/JADU that satisfies all requirements of the Palo Alto Municipal Code.

*fix*

*unclear term. habitable?*

**SECTION 7.** Subsection (b)(5) of 18.40.050 (Location and Use of Accessory Buildings) of Chapter 18.40 (General Standards and Exceptions) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

(5) ~~no such~~ accessory building shall have more than two plumbing fixtures. Accessory buildings shall not be allowed to be turned into conditioned space nor shall these structures be allowed to have showers (indoor or outdoor), gas lines, washer/dryers, and/or cooking facilities to be provided inside or attached to the structure, unless the structure is proposed as an ADU/JADU that satisfies all requirements of the Palo Alto Municipal Code.

**SECTION 8.** Table 1 of 18.10.030 (Land Uses) and Table 1 sub note two (2) of Chapter 18.10 (Low-Density Residential) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

	R-E	R-2	RMD	Subject to Regulations in:
Accessory Dwelling Units	P	p <sup>(2)</sup>	p <sup>(2)</sup>	18.0942.040
Junior Accessory Dwelling Units	P	p <sup>(2)</sup>	p <sup>(2)</sup>	18.0942.040

(2) **Accessory Dwelling Units in R-2 and RMD Zones:** An accessory dwelling unit or a Junior Accessory Dwelling Unit associated with a single-family residence on a lot in the R-2 or RMD zones is permitted, subject to the provisions of Section 18.0942.040, and such that no more than two units result on the lot.

**SECTION 9.** Table 1 of 18.12.030 (Land Uses) and Table 1 sub note one (1) of Chapter 18.12 (Single-Family Residential District) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[...]

	R-1 and all R-1 Subdistricts	Subject to Regulations for:
Accessory Dwelling Units	p <sup>(1)</sup>	18.0942.040



**18.09.050 Additional Requirements for JADUs**

- (a) A junior accessory dwelling unit shall be created within the walls of an existing or proposed primary dwelling.
- (b) The junior accessory dwelling unit shall include an efficiency kitchen, requiring the following components: A cooking facility with appliances, and; food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
  - i. A cooking facility with appliances shall mean, at minimum a one burner installed range, an oven or convection microwave, a 10 cubic foot refrigerator and freezer combination unit, and a sink that facilitates hot and cold water.
  - ii. A food preparation counter and storage cabinets shall be of reasonable size in relation to a JADU if they provide counter space equal to a minimum 24-inch depth and 36-inch length.
- (c) For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit.
- (d) The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.
- (e) Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner shall record a deed restriction in a form approved by the city that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, requires owner-occupancy consistent with subsection (d) above, does not permit short-term rentals, and restricts the size and attributes of the junior dwelling unit to those that conform with this section.

**SECTION 4.** Subsection (g) of Section 16.58.030 of Chapter 16.58 (Development Impact Fees) of Title 16 (Building) of the Palo Alto Municipal Code ("PAMC") is amended to read:

- unclear re "proportional" Example help? JADUs excluded?
- (f) Accessory dwelling units (ADU) less than 750 square feet in size. Any impact fees to be charged for an accessory dwelling unit of 750 square feet or more shall be proportional to the square footage of the primary dwelling unit ~~established by the conversion of an existing garage or carport, provided that the existing garage or carport was legally constructed, or received building permits, as of January 1, 2017, and is converted to an ADU with no expansion of the existing building envelope;~~

**SECTION 5.** Subsections (a)(4) and (a)(75) of Section 18.04.030 (Definitions) of Chapter 18.04 (Definitions) of Title 18 (Zoning) of the Palo Alto Municipal Code ("PAMC") is amended to read:

[. . .]

- (4) "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-

**From:** [Aram James](#)  
**To:** [Tannock, Julie](#); [Enberg, Nicholas](#); [robert.parham@cityofpaloalto.org](mailto:robert.parham@cityofpaloalto.org); [Dennis Upton](#); [Jack Ajluni](#); [michael.gennaco@oirgroup.com](mailto:michael.gennaco@oirgroup.com); [Planning Commission](#); [ParkRec Commission](#); [Shikada, Ed](#); [wilpfpeninsulapaloalto@gmail.com](mailto:wilpfpeninsulapaloalto@gmail.com); [peninsula\\_raging\\_grannies@yahoo.com](mailto:peninsula_raging_grannies@yahoo.com); [Binder, Andrew](#); [Jonsen, Robert](#); [Lewis, James](#)  
**Subject:** How Can We Improve the Police Chief Selection Process?  
**Date:** Wednesday, July 6, 2022 6:22:19 PM

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Check out this video on YouTube:

<https://youtu.be/pyuqJ6EwHas>

Sent from my iPhone

**From:** [Emily Young](#)  
**To:** [Planning Commission](#)  
**Subject:** re Housing  
**Date:** Saturday, July 9, 2022 2:01:37 PM

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You don't often get email from emilyjeanyoung@gmail.com. [Learn why this is important](#)

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Dear Committee

I would like to thank the Planning & Transportation Commission (particularly the ad-hoc committee) for their continued work on the Housing Element Policies, Goals and Programs. I am encouraged by the continued progress and looking forward to more program details as they evolve.

In Program 1.6 (Stanford University Lands) Section E. I support a holistic study or review of the proposed El Camino Real properties and area for contextual height, massing and design. I encourage the PTC to add language to extend Program 1.6 Section E to include all properties (including non-Stanford) along the stretch of El Camino Real from Page Mill to Matadero.

Based on the discussions of last Thursday's Housing Element Ad-Hoc Committee I like the idea of relaxing development standards in the GM/ROLM areas near West Bayshore and Fabian Way.

In the longer term I would like to see even more **moderate and lower income** housing in Palo Alto. We have been here for 40 years and two of my grown daughters are in the area working as educators but they cannot afford to buy housing. Another daughter (a third daughter) left the area for San Diego because she could not afford housing here as a teacher.

Thank you for your work

Sincerely

Emily Young and Stephen Branz

--

Emily Young  
402 El Verano Ave  
Palo Alto, CA 94306  
home: 650-856-9571

**From:** [Ed Lauing](#)  
**To:** [Klicheva, Medina](#)  
**Subject:** FW: 660 Seale  
**Date:** Wednesday, July 13, 2022 8:26:41 AM

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**From:** Ed Lauing  
**Sent:** Tuesday, July 12, 2022 8:18 PM  
**To:** 'medina.klicheva@cityofpaloalto.com' <medina.klicheva@cityofpaloalto.com>  
**Subject:** FW: 660 Seale

Medina,

I did not see this gentleman's email in public comment. He said he sent it a few days ago. Can you add it for all commissioners?

Thank you.

Ed Lauing  
Managing Partner  
Equity Search Partners  
650-279-0212  
[elauing@equitysearchpartners.com](mailto:elauing@equitysearchpartners.com)  
[www.equitysearchpartners.com](http://www.equitysearchpartners.com)

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**From:** Leonard Ely <[lenely@comcast.net](mailto:lenely@comcast.net)>  
**Sent:** Friday, July 08, 2022 5:40 PM  
**To:** Ed Lauing <[elauing@equitysearchpartners.com](mailto:elauing@equitysearchpartners.com)>  
**Subject:** Re: 660 Seale

Ed-

Done. Thank you for your response. Just as a FYI they have not received a permit as of yesterday. As I mentioned to you I am off until the 4th of August and am looking forward to our "coffee" soon after my return.

Be well  
Len

On Jul 8, 2022, at 4:04 PM, Ed Lauing <[ELAURING@equitysearchpartners.com](mailto:ELAURING@equitysearchpartners.com)> wrote:

Len,

As it happens, the PTC is beginning this coming Wednesday on possible ADU ordinance changes. It would be helpful if all commissioners saw this letter, so please send it to the PTC mailbox. [Planning.Commission@CityofPaloAlto.org](mailto:Planning.Commission@CityofPaloAlto.org)

Ed Lauing  
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[elauing@equitysearchpartners.com](mailto:elauing@equitysearchpartners.com)  
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**From:** Leonard Ely <[lenely@comcast.net](mailto:lenely@comcast.net)>  
**Sent:** Thursday, July 07, 2022 5:09 PM  
**To:** Emily Foley <[Emily.Foley@cityofpaloalto.org](mailto:Emily.Foley@cityofpaloalto.org)>  
**Cc:** [jonathan.lait@cityofpaloalto.org](mailto:jonathan.lait@cityofpaloalto.org); Ed Lauing <[elauing@equitysearchpartners.com](mailto:elauing@equitysearchpartners.com)>  
**Subject:** 660 Seale

Emily-

We spoke awhile ago about my concerns of the “attached ADU” at 660 Seale being turned into an additional bedroom when the permit was signed off and the house sold. At the time you said that because of State laws the City had no jurisdiction over the rules governing ADU’s.

Here is the description from the building permit application that clearly states that the permit is for a 4 bedroom house/3 bathroom house:

**"Project Description: Request for Individual Review for Demolition of a existing single-family residence and the construction of a new two-story single-family residence with an attached ADU and garage. The single-family residence is proposed to contain 2,513 square feet and 4 bedrooms/3 bathrooms. The ADU is proposed to contain 790 square feet and the garage is proposed to contain 426 square feet. Zoning District: R-1"**

As I discussed with you based on the position and access of the ADU from the kitchen the minute the permit was signed off I believed that a door would be installed between the ADU and the kitchen. I suspect that Thomas James is playing a game with the City and State rules on ADU’s. Please see the sign currently on the fencing around the property clearly advertising For Sale a “5 bed/4bath” house.

<image001.jpg>

The City and neighbors are being taken advantage of by a very large southern California developer who does not they need to play by the rules.

I hope that you will bring this misuse of the ADU rules to the attention of the Staff and Planning Commission so that policies can be put into place to stop this abuse.

Thank you  
Leonard Ely

