

From: [Suzanne Keehn](#)
To: [Planning Commission](#)
Subject: NEVCAP
Date: Wednesday, March 10, 2021 5:07:11 PM

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

Greetings to all of you,

I urge you to vote for Alternative M, I have just reread their proposal. It was developed by residents of Palo Alto, which uses the talents in our community, of which are many. Also saves money on paying for consultants, who don't live here, and do not have skin in the game.

From again reading the Alternative M proposal, it sure seems to cover all the bases actual affordable housing, park space, community center, which we could really use in this part of Palo Alto. Plus they have figured out how to route traffic and parking as to not impact the surrounding neighborhood. It is environmentally the best, adding trees and green space, for residents and children's activities.

Please use the resident's proposal, talents, and expertise. I makes no sense to have residents spend their time and expertise and not take their ideas seriously.

Thank You,

Suzanne Keehn
4076 Orme St.
94306

ALTERNATIVE M Focused on Community

Needs • Welcomes teachers, seniors, people with disabilities, first responders, city workers, and other community members with approximately 400 below market rate housing units • Provides up to approximately 770 other housing units through office phase-out and focused zoning • Reduces peak hour traffic • Improves job/housing imbalance • Offers more space for community-serving retail, local services, and health providers • Creates new

community center and parkland •Reduces cut-through traffic •Beautifies streets •Preserves all existing residences with no displacement of owners and tenants •Fully parks all new buildings to prevent impacting neighbors and streets •Preserves historic Fry's site building via adaptive reuse •Widens bike lanes on Park by eliminating street spaces for parked cars •Does not rely on developer incentives to provide key benefits •Treats Ventura the same as other Palo Alto neighborhoods by not increasing allowed density.

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Honorable Planning Commissioners -

Please refer to the outline below to understand why

A. we need to plan land use from an ecological rather than an economic perspective. Economic ideas that conflict with ecological science are delusion and need to be abandoned.

B. It is far better to reduce jobs in Palo Alto than to add housing. Building here is more costly, more complex, and moves us both literally and symbolically in the direction of unsustainable growth. Given that we all endorse sustainability, we need a plan that moves us toward realization of that goal, not toward delusion and massive failure.

C. Best use for the site is a district park, which will move us toward closing the deficit of ~90 acres of city parks we now have.

Sincerely,

Jeffrey Hook
381 Oxford Ave, Palo Alto

NVCAP talking points

I. Summary

- A. Convert commercial office space to housing rather than build more housing in the city
- B. Reduce complexity. Simplify, do not complexify.
- C. Make most or all of the NVCAP site a district park.
- D. Use ecological framework for land use planning, not flawed economic framework

II. Comp Plan calls for 4 acres park per 1000 residents

- A. Policy 1.B (2 acres in neighborhood parks, 2 acres in district parks)
- B. Currently at 2.6
- C. 67K residents
- D. $67K * 2.6 / 1000 = 174$ acres
- E. $67K * 4 / 1000 = 268$ acres
- F. Shortfall = 94 acres
- G. Comparison of Alternatives 1,2,3,M

Metric	Existing (Estimates)	Alternative #1	Alternative #2	Alternative #3
Below-Market Rate Housing Units (assumes 15% of total) ¹	23	70	180	220
Residential Population ²	340	1,210	2,840	3,610
Office Jobs ³	2,460	30	110	430
Retail Jobs ³	200	10	30	40
Jobs/Housing Ratio (Housing Units Needed to Support New Jobs)	170	50	180	580
Parks and Open Space (acres/1,000 new residents) ⁴	0	1.0	1.3	1.5

¹The City requires new for-sale units to locate BMR units on-site; new rental housing pays an impact fee only.

²Population estimates based on current household sizes in Palo Alto (2.55 persons/household) from 2014-2018 American Community Survey 5-Year Estimates

³Valley Transportation Authority (VTA)'s Congestion Management Program (CMP) ratios for the year 2019

⁴ Parks and open space estimates based on 5% to 20% of land area on opportunity sites, as a function of the realistic development potential; includes landscaped setbacks, parks, plazas, and creek improvements.

Source: 2014-2018 American Community Survey 5-Year Estimates, City of Palo Alto GIST Data, Accela Data, and City of Palo Alto Planning and Development Services.

H.

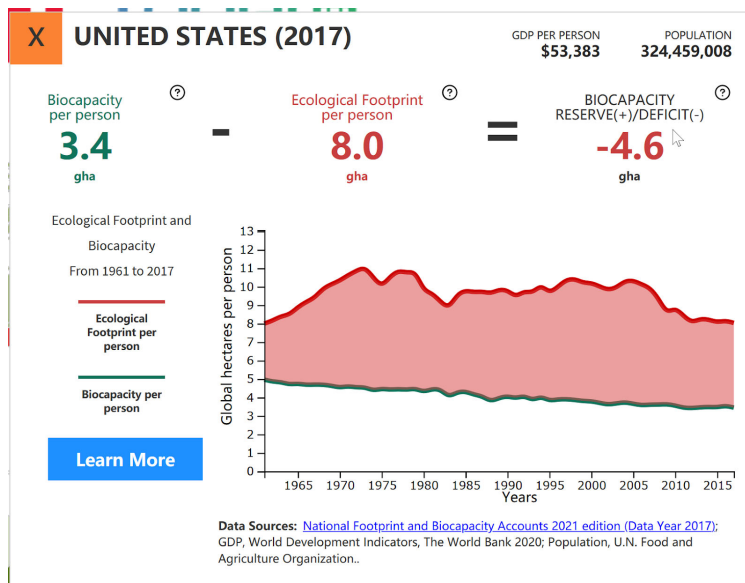
- I. To make up shortfall, entire 60 acre site can be made a park.
 - 1. \$12M per acre => \$720M to purchase
 - 2. 30 year bond at 2.25% interest => \$1.50 / day per Palo Alto Resident

J. Or make half a park (30 acres)

- 1. Provide community spaces like bike repair, bandstand and amphitheatre
- 2. Restore Matadero Creek to natural banks.

III. Palo Alto resident and daytime population

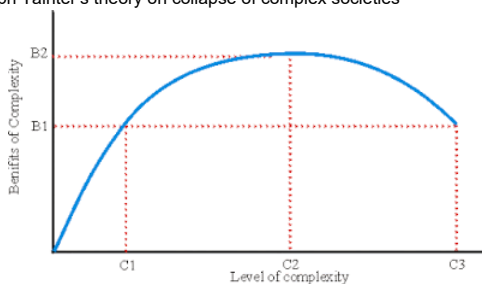
- A. Resident 67,000
- B. Daytime: 110-130K
- C. Imbalance ratio: 1.64 - 1.94
- D. When demand exceeds supply, there are two solutions
 - 1. Increase supply
 - 2. Reduce demand
- E. Reducing demand is far preferable in our current era
 - 1. Humans in overshoot.
 - 2. Globally using 1.5 times as much as Earth (nature) can provide
 - 3. Locally (U.S) using 2+ times as much
 - 4. Ecological footprint of London is 220-ish times as big as the city limits, in effect taking the whole of England to support it.
 - 5. In the U.S. our bioproductive supply is 3.4 Global Hectares (GHA) per person, but our demand is 8.0 GHA. Deficit of 4.6 GHA. We live at $8/3.4 = 2.35$ times
 - 6. This makes us attractive (lots of people want to live like us) but since we extremely overconsume, it is impossible to satisfy this desire.



- 7.
8. Adding housing here will increase our imbalance in eco-footprint
- Solid waste per person (6 lbs trash/person/day)
 - $1170 \text{ units} * 2.6 \text{ persons/unit} * 6 = 18252 \text{ lbs/day} = 9 \text{ tons}$
 - 3300 tons per year
 - 22K cubic yards per year
 - Water usage per person (181 gal/person/day)
 - $1170 \text{ units} * 2.6 \text{ persons/unit} * 181 = 550\text{K gal per day}$
 - 617 acre-feet per year
 - Construction cost higher in Bay Area than other places (\$81/sq ft more)
 - Construction costs increase with increased density
 - Low rise: \$175-225
 - Mid rise: \$250-300
 - Tower: \$325+
 - Requires Type 1 (Concrete), stairways, vents, pumps, elevators, underground parking, etc.

IV. Collapse of prior civilizations

- Can almost certainly be traced to collapse in supply of necessary resources, esp. Human-induced drought, resource depletion and erosion
- Chaco Canyon
 - But by the end of the 12th century, **Chaco Canyon** had been abandoned. No one knows why for sure, but the thinking among archaeologists has been the
- Mayan Civilization
 - Scholars have suggested a number of potential reasons for the downfall of **Maya civilization** in the southern lowlands, including **overpopulation, environ**
- Collapse of the Bronze Age civilization
 - In the first phase of this period, almost every city between [Pylos](#) and [Gaza](#) was violently destroyed, and many abandoned, including [Hattusa](#), [Mycenae](#), and
 - A range of explanations for the collapse have been proposed, without any achieving consensus. Several factors probably played a part, including **climatic**
- Joseph Tainter's theory on collapse of complex societies



- 1.
2. In 1988, Joseph Tainter published a fundamental study on the collapse of societies, proposing the existence of a common cause, diminishing returns, for tl

V. Probability of collapse of our civilization

- Climate change likely more rapid now than for Chaco, Mayan, Bronze
 - Increase in air conditioning days due to warming
 - Loss of Sierra snowpack, our largest reservoir by far
 - Either we'll have drought, or
 - Flooding
 - Rise of sea level will mean salt water intrusion into local ground water and loss of land by the bay
- Overpopulation, now global, not just local
- Loss of biodiversity 100x faster than rate of last millions of years

VI. Smart planning using ecological framework

- Smart planners recognize human population will decrease significantly, probably in next 100 years
- Smart planners recognize need to decrease per capita resource consumption
- Best solution is to reorganize humanity into local communities, with low rise housing clustered around community buildings, surrounded by open space.

From: [Tirumala Ranganath](#)
To: [Planning Commission](#)
Subject: Development of Fry's site
Date: Wednesday, March 10, 2021 4:36:49 PM
Attachments: [ALTERNATIVE M 10 Mar 2021.pdf](#)

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

Dear Everyone,

As a concerned longtime resident of the greater Ventura area I am writing to point you to an alternative proposal that was put together by a committed group of volunteers ; That is Plan M and I am attaching it for completeness sake as well as for the record.

What Palo Alto desperately needs is BMR and truly affordable housing in order to provide help to seniors, teachers, police and other essential care providers and workers. This is a fact that keeps getting lip service and generally ignored when the talk turns to some sort of action. As an example, **why is it that there is always talk of changing zoning, excusing parking requirements, etc in order for the developers to have their guaranteed 15% ROI and as an afterthought some BMR housing is mentioned in passing!** As one of my neighbors observed, that ROI (15%) means more burden on infrastructure, you know the drill, some soft and not so soft costs that the residents have to bear. Traffic, massing, pollution, congestion, plus the developer giveaways that chip away at the **integrity of the City**. The last comment is particularly important to remember. Market rate housing is not what we need, even though this is where the developers make the best money. If developers want to make their money, then **why is it in the interest of the city to help them, by giving them exemptions and other benefits?** Clearly we don't need more office space to be built, given the fact that there are already more jobs than places to live.

The folks at Palo Alto forward keep pushing for more housing, but no mention of truly affordable and BMR type housing appears to be on their plate! My question/concern is, who are they really trying to help? Trying to create an artificial conflict between the so-called NIMBYs and YIMBYs is not the real problem. This conflict is being used as a cover for developer giveaways. The kind of statewide laws that are being pushed in the form of 9 and 10, will merely make the question of density worse, without addressing affordability. I would think the fact that Palo Alto has already made ADUs much easier to build should ease some of the pressure. However, the fact that land value is high, will continue to push for higher density but necessarily affordability. A \$15million/acre price tag will inevitably mean that the housing built is going to be expensive - affordable and BMR housing ideas are just for talking purposes ?

Given these kinds of conflicting needs, requirements and the question of

ROI for the developers, the **PLAN M proposal should be the only candidate on the table**. The idea of issuing 30 year bonds to be paid back partially from the rents charged to the tenants, with some extra revenue coming in from hotel taxes, etc, seems like a most sensible course of action. In the proposal that I have read, the question of prices not pencilling out for developers is markedly absent and this is a good thing, if we are serious about increasing the availability of truly affordable and BMR housing.

I had a chance to read Angela Dellaporta's (a member of the NVCAP working group) letter to the planning commission and was impressed with the coherent picture that she put forward, making a case for taking a different course of action for the so called Fry's site development project. It addresses the needs of the hour and offers a vision that makes sense. It is the duty of the planning commission to give this proposal the highest priority and importance that it deserves. For the sake of the long term welfare of the residents of Palo Alto, it is essential that a long term view is taken and caving in to development and other PC ideas should be avoided at all costs. Nothing less is really acceptable to a large number of the residents.

Thank you, for hearing me out.

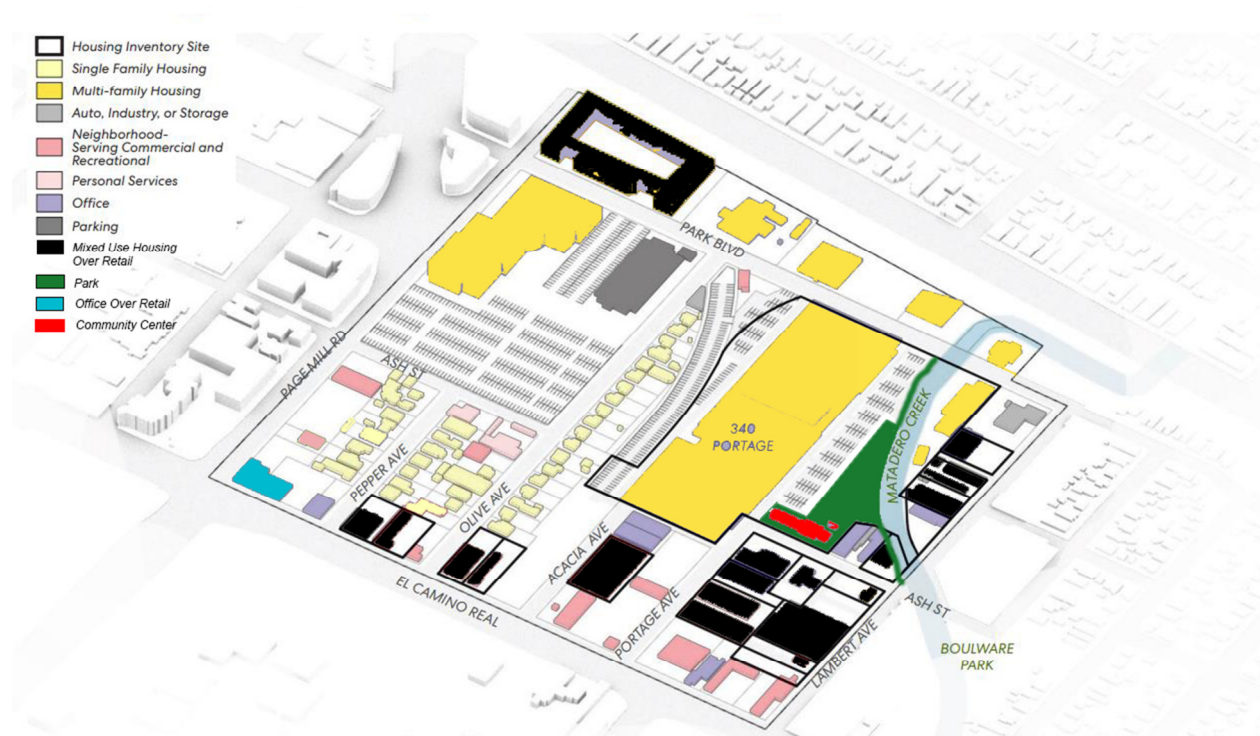
Sincerely,

Ranganath
(long time greater Ventura area resident)

ALTERNATIVE M

Focused on Community Needs

- Welcomes teachers, seniors, people with disabilities, first responders, city workers, and other community members with approximately 400 below market rate housing units
- Provides up to approximately 770 other housing units through office phase-out and focused zoning
- Reduces peak hour traffic
- Improves job/housing imbalance
- Offers more space for community-serving retail, local services, and health providers
- Creates new community center and parkland
- Reduces cut-through traffic
- Beautifies streets
- Preserves all existing residences with no displacement of owners and tenants
- Fully parks all new buildings to prevent impacting neighbors and streets
- Preserves historic Fry's site building via adaptive reuse
- Widens bike lanes on Park by eliminating street spaces for parked cars
- Does not rely on developer incentives to provide key benefits
- Treats Ventura the same as other Palo Alto neighborhoods by not increasing allowed density



This alternative comes from NVCAP Working Group Members Keith Reckdahl and Terry Holzemer and Ventura Neighborhood Association Moderator Becky Sanders, with consultation from others experienced in affordable housing and local zoning.

Adaptive Reuse of the Fry's Site

The site has been zoned for housing since the 1980s but the City Council granted it a special exemption for office and retail use so as to support Fry's Electronics. The owner, Sobrato Organization, has said housing wouldn't be profitable for it and wants to keep the present office uses. However, the office tenants are high-tech firms not serving the local community.

With Fry's now gone, we think it's time the site became housing, just as the city's zoning and housing inventory intended. Rather than providing incentives for the developer that inevitably increase traffic and density, we propose the City purchase the site and convert both the major building and the newer office building at 3250 Park Boulevard to below market rate housing. The wooden office building at 3201-3205 Ash will become a community center. Converting the major buildings from office to housing reduces parking requirements, enabling about three acres of new publically-owned parkland per our estimates.

Adaptive reuse of buildings is environmentally-desirable and enables the historic preservation of two buildings constructed by Chinese-American immigrant entrepreneur Thomas Foon Chew (pictured below), who created the third-largest fruit and vegetable canning company in the world in the early 1900s. Our city's Historic Resources Board determined that the buildings need to be preserved after an extensive historic review by an expert firm. Reuse of historic sites is common in cities other than Palo Alto, with architects creating wonderful modern interiors filled with light and open space.



Why Below Market Rate Housing?

It's by far our greatest housing need. Virtually all of Palo Alto's unmet RHNA (Regional Housing Needs Allocation) 2015-2023 goal is for low-income housing, with about 2/3 being for people earning 80% or less of the Santa Clara County median income. For-profit housing projects create very few, if any, below market rate units and will never provide enough directly or through in-lieu fees to meet our RHNA goals. Rather than falling further behind, we propose to prioritize below market rate housing to serve teachers, seniors, people with disabilities, first responders, city workers, and other community members who are being priced out of Palo Alto.

How Do We Pay for the Site?

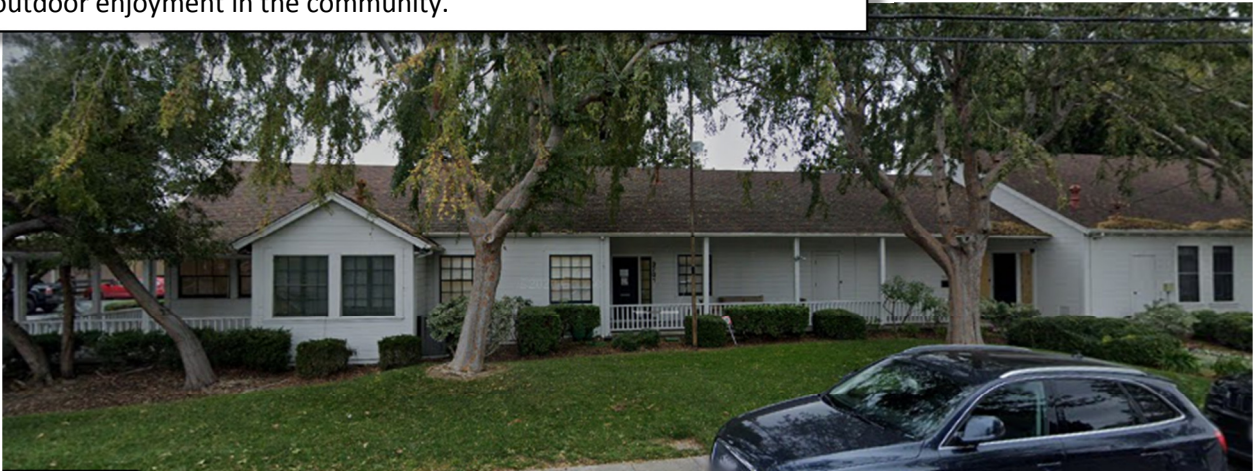
As is common for cities, Palo Alto can offer 30-year municipal bonds to finance the purchase of the Fry's site. Interest rates on such bonds are very low. Bond payments will then be covered partially by tenant rents and a portion of the revenue from the business tax revenue favored by many in the community and likely to return once the economy recovers. This will create no financial burden on Palo Alto residents nor on City finances.

A New Community Center and Parkland

Because the City will own the Fry's site, the historic building at 3201-3205 Ash (see below) that's part of the site can become a wonderful new community center. We envision the center housing a non-profit operating a small eatery, similar to Ada's Cafe, where residents of all ages will find comfortable and friendly service.

The center can also house community meetings, a historic display about the Fry's site and Thomas Foon Chew, and social events.

Adjacent to the community center can be new parkland, enabling indoor-outdoor events. The new parkland could also connect up with Boulware Park and its recent expansion to form a wonderful area for outdoor enjoyment in the community.



Safer Bike Travel on Park Boulevard

Commercial buildings on Park Boulevard are supposed to provide parking for all workers and visitors, yet cars are parking on the street. We should prevent on-street parking in bike lanes to improve the safety of one of our city's busiest bike routes.

Zone for the Community, Not High-Tech Offices

Over the years in Ventura, the City has allowed high-tech firms to replace local retail and community-serving offices such as health providers. These firms increase peak-hour traffic, price out local businesses, and mean we must go further to shop, dine, and get professional services.

We propose to end this trend by converting the zoning along El Camino and other streets in Ventura to allow only housing and true local-serving businesses. This will benefit residents, open up new housing opportunities, and benefit many local firms priced out of our community. It encourages walking and biking and helps convert North Ventura from an office park back into a neighborhood.

Without any increase to allowed density, we estimate this can add 349 to 431 housing units to the community with full parking.

We also envision converting office buildings along Park to housing through creative reuse. We estimate this can add 238 to 340 additional housing units. Sufficient parking already exists on these sites

As noted, all new housing will be fully parked. Much of Ventura suffers already from overcrowded streets. Underparked new housing will only create more problems so we have avoided it.

Beautify, Don't Densify

Building office and housing towers in Ventura will create an enormous burden on one small neighborhood. We believe that no upzoning (increased density) is needed whatsoever to achieve significant community and environmental benefits.

We envision new street trees providing shade and cooling, a beautiful community center on the historic Fry's site, new parkland, new local shopping and services, and housing for people of all incomes.



From: [Margaret Heath](#)
To: [Planning Commission](#)
Cc: [Council, City](#)
Subject: Fry's Housing Site
Date: Wednesday, March 10, 2021 4:28:54 PM

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

Dear Commissioners,

As you consider a vision for future housing to be built at the Fry's site, please prioritize the residents whom you were appointed to represent. Focus on community needs. Housing as described in "Alternative M" outlines a long-term vision to do just that.

It is probably safe to say that residents overwhelmingly want this entire site to be used for housing. Especially housing designed and priced to serve those individuals who can't now otherwise afford to live here, including the more vulnerable members of our community. A new sustainable neighborhood as described in "Alternative M" for those who value and want to become part of their local neighborhood as well as the broader Palo Alto community, rather than providing for a more transient population.

Considering the particularly woeful jobs to housing ratio that has developed in Palo Alto coinciding with the rise of the tech sector, and given RHNA mandates, the only consideration over this entire area should be for new housing. Unlike the rise of the electronic industry where the land south of Oregon to San Antonio was underdeveloped and available for new housing production, this is now the last relatively large under-developed piece of land in Palo Alto available for a substantial amount of new housing production. This rare and precious opportunity should be maximised and not go to waste.

If the only option to realize "Alternative M" is for the city to purchase the Fry's site, a site intended and zoned by the City decades ago for new housing construction, the land should be valued and purchased as such by the city. Palo Alto could offer 30-year municipal bonds, as other cities do, and purchase the Fry's site. Interest rates are as low as they will likely be for a very long time. Bond payments to be partially covered by tenant rents and made up from revenue from the Business Tax that so many in our community favor. Bonds will create no financial burden on Palo Alto residents, nor on City finances. Revenue from the Business Tax is particularly appropriate given the increase in office densities that have led to the serious deterioration in our jobs to housing ratio, especially for the larger employers in Stanford's Research Park which RHNA includes in Palo Alto's housing allocation.

As members of Palo Alto's "Planning" and Transport Commission this is a rare opportunity to truly craft a creative planning vision. The vision described in "Alternative M" for how this last under-developed area of Palo Alto can become housing for a new community that serves the best and long-term interests of the City and the people of Palo Alto.

Sincerely,

Margaret Heath
2140 Cornell Street

From: [Aram James](#)
To: [Council, City](#); [DuBois, Tom](#); [Stump, Molly](#); [Jeff Moore](#); [Rosen, Jeff](#); [Richard Konda](#); [Human Relations Commission](#); [Kaloma Smith](#); [Binder, Andrew](#); [Perron, Zachary](#); [Jonsen, Robert](#); [Cecilia Taylor](#); [city.council@menlopark.org](#); [citycouncil@mountainview.gov](#); [GRP-City Council](#); [Planning Commission](#); [ParkRec Commission](#); [O'Neal, Molly](#); [Anna Griffin](#); [EPA Today](#); [Raj Jayadev](#); [cromero@cityofepa.org](#); [Patrice Ventresca](#); [Lewis James](#); [Dave Price](#); [Emily Mibach](#); [Alison Cormack](#); [Palo Alto Free Press](#); [WILPF Peninsula Palo Alto](#); [Winter Dellenbach](#); [Tanner, Rachael](#); [chuck jagoda](#); [Dennis Upton](#); [Sunita de Tourreil](#); [Joe Simitian](#); [James Pitkin](#); [Michele](#); [Shikada, Ed](#); [Angel, David](#)
Subject: Re Item # 1 on March 15, 2021 Palo Alto City Council agenda: PAPD canine attack
Date: Wednesday, March 10, 2021 4:28:40 PM

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

Re Item # 1 on March 15, 2021 Palo Alto City Council agenda:

Conference with City Attorney re liability claim against the city for alleged vicious dog/canine attack by Palo Alto Police Department's canine unit. Date of incident: June 25, 2020.

Note: Members of the public, at, or prior to 5 pm, can speak on this item for up to three minutes each. (Closed session scheduled from 5:00-6:30)

3/10/21

Dear City council members:

I see you will be in a conference with the city attorney from 5-6:30 pm, at the March 15, 2021 city council meeting regarding the alleged vicious PAPD canine attack on an innocent Mt. View resident, Mr. Joel Domingo Alejo.

As I understand the initial claim filed with the city in the amount of \$20 million dollars. Depending on the extent of the injuries, the trauma of Mr. Alejo's experience, the age of the victim, the callousness of the officer(s) involved in the attack, prior misconduct claims against the officer(s) and the particular canine used in this attack, one, as an example, with a reputation for inflicting particularly serious wounds in the past, then a \$20 million dollar settlement may in fact be a reasonable settlement when compared with what a civil jury may reward after a jury trial.

These and other factors should all be considered in reaching a fair settlement short of a jury trial. If video footage, body worn camera footage, is available, the council should watch the footage and consider how this potential evidence might impact a potential juror in the civil matter. If no video footage is available

you might want to ask the police chief and city attorney where the footage is. Why can't we see it as part of the settlement conference?

In considering the claim I suggest you read at least the two articles I sent to council back on February 21, 2021: *When Police Violence Is A Dog Bite* (see link below/article dated 10/2/2020). This article gives a harrowing perspective of how pervasive the problem of police canine attacks, often resulting in serious injuries and even death, are in this country.

Sadly, as is the case in other forms of police violence, police sponsored canine attacks are disproportionately used against African Americans and other people of color.

See also (linked below) *The City Where Police Unleash Dogs On Black Teens* (In Baton Rouge, police dogs bit a teenager 17 or younger every three weeks, on average) is an equally disturbing read.

Aram James

P.S. As you can see I filed a California Public Records Act re Palo Alto's current canine unit back on February 21, 2021. I have been working with the city on this matter. Given the volume of materials I asked for, the city extended the day for compliance until March 18, 2021. I hope to have something to report back to the community and city council subsequent to that date.

2/21/21

CPRA request and cover letter re the current status of the Palo Alto Police Department's Canine unit.

Dear City Council members, members of the Palo Alto Community, and the local press:

I am very concerned that as a community we are not as fully informed regarding the current status of the PAPD canine unit, as we should be. I'm requesting that we all do our part to obtain a full picture of the risks these canines potentially pose to the health and safety of community members attacked by these vicious dogs. My most recent concern was raised after reading a Daily Post piece, Jan, 28, 2021, "*Police dog attacks innocent man,*" an incident where a Palo Alto police dog was released on an innocent Mt. View resident, Mr. Joel Domingo Alejo, who subsequently filed a \$20 million claim against the city of Palo Alto for injuries suffered in the attack.

In addition, I have attached two recent articles, see links below, that suggest the weaponization of police dogs targeting particularly African Americans is an under recognized form of police terror and brutality resulting in life threatening injuries, life changing injuries and even death. The first article: *When Police Violence Is a Dog Bite*

(First published on 10/2/2020) gives a harrowing perspective on the fact that police dogs bite thousands of Americans every year and that few ever obtain justice.

https://www.themarshallproject.org/2020/10/02/when-police-violence-is-a-dog-bite?utm_medium=email&utm_campaign=share-tools&utm_source=email&utm_content=post-top

The second piece, published Feb 12, 2021 is titled: *The City Where Police Unleash Dogs On Black Teens (In Baton Rouge, police dogs bit a teenager 17 or younger every three weeks, on average)* is an equally disturbing must read.

https://www.themarshallproject.org/2021/02/12/the-city-where-police-unleash-dogs-on-black-teens?utm_medium=email&utm_campaign=share-tools&utm_source=email&utm_content=post-top

In addition I have attached the Palo Alto City Manager report from 2005 titled: *REVIEW OF THE POLICE CANINE PROGRAM* -- a report that was responsive to a CPDA request 1 filed on 9/5/2004 to then Palo Alto Police Chief Lynne Johnson. Said CPRA request is available should you wish to read it.

Here is the link to a 2005 CMR, Palo Alto city manager report, providing a detailed review of the Palo Alto Canine Unit, as it existed in 2005. The report looks at a 36-month time frame and also breaks down the 13 dog bites, reported during the 36-month time frame in question, based on race. Of the 13 bites, analyzed, four involved whites, five involved African-Americans, three involved Hispanics and one involved a Pacific Islander.
(<http://www.cityofpaloalto.org/cityagenda/publish/cmrs/4091.pdf>)

Conclusion

During the course of 2020 and now in 2021 there have been discussions by the Palo Alto City Council regarding expanding the scope of the duties of the Palo Alto Independent Police Auditor. According to the CMR (City Manager Report) *REVIEW OF THE POLICE DEPARTMENT'S CANINE PROGRAM*, dated January 10, 2005, CMR: 113:05, the Palo Alto canine program was developed in 1982, nearly forty years ago. During this time frame, our Independent Police Auditor (established 2006) has to my knowledge, never reviewed complaints filed by community members, regarding allegations of use of excessive force by the PAPD canine team. It is my understanding that the canine unit is primarily used during nighttime shifts under cover of darkness and most often outside of public view. Given the current national epidemic of the thousands of Americans bitten by police dogs every year it is past time Palo Alto considers adding review of dog bite incidents, perpetrated by our canine unit, to the list of police complaints reviewed by our police auditor.

Sincerely,

Aram James

California Public Records Act Request

Re: Palo Alto Police Department's Canine Unit (filed Feb 20, 2021)

1. Any and all City of Palo Alto and Palo Alto Police Department documents and related information re the numbers of police dogs currently in the PAPD canine unit.

2. Any and all documents related to the purchase, training, and cost of maintaining the current canine unit.
3. Any and all documents and related information re the annual cost of maintaining the Palo Alto's Canine unit. (The total annual canine budget for the Palo Alto Police Department)
4. Any and all documents re the number of times the canine unit has deployed their dogs during the last 36 months against a person. (# of times the canines have been **deployed as a weapon** as a **opposed** to the **use of the canine in a search and rescue mission.**)
5. Any and all documents reflecting the race of those who were attacked by dogs in the PAPD canine unit- during the last 36 months —from today's date back 36 months.
6. While redacting the name of the individuals for privacy purposes —the number of individuals injured by the canine unit and the extent of said injuries...and all related documents redacted for privacy concerns. Including photos of the injuries.
7. Access to viewing all body worn camera footage of canine attacks going back 36 months.
8. A list of all complaints and lawsuits growing out of attacks by dogs on the canine unit going back 36 months from receipt of this CPRA request.
9. Any and all documents, name and type of artificial teeth, —and the material used to create these artificial teeth, that are made for each dog. For example teeth made of titanium.
10. Any and all documents, and related information, regarding the vendor used by the PAPD to make teeth for each canine on the team.
11. Any and all documents, or related information, re the annual budget to pay for replacement of artificial teeth for the canine unit? Food budget? Medical budget?
12. All documents and information re the certification process each dog member of the canine unit must go through.
13. Documentation or related information re whether the necessary documentation/certification for each canine is current.
14. The name of each officer assigned to the canine unit.
15. Any and all documents related to the training officers must undergo to qualify for membership to the canine unit.
16. Any and all documents and related information re the certification process members of the canine unit (police officers) must undergo to qualify for the unit.
17. Any and all current information and documentation related to re whether each police officer currently assigned to the canine unit has up to date certification? Is not currently certified?
18. Any and all documentation re the number of times a non police officer who has been bitten/attacked by a Palo Alto police dog has been required to obtain medical treatment during the

last 36 months. Dating back 36 months from receipt of this request.

19. Number of times the victim of a Palo Alto Police dog bite or attack has been required to be hospitalized. Time frame going back 36 months from the receipt of this CPRA request.

20. Area or areas of the city of Palo Alto where police have released their canines most frequently.

21. Any and all information and documentation re the frequency (the number of times) the Palo Alto Police use their canine unit to assist the East Palo Alto Police during the last 36 months?

22. To assist the Mountain View Police Department during the last 36 months?

23. The Menlo Park Police Department during the last 36 months?

24. To assist the Santa Clara County Sheriff's office?

25. The San Mateo County Sheriff's Office?

26. Monies spent on training either a police officer member of the canine unit or a dog member of the unit for out of the Palo Alto training?

27. Any and all emails, memos, written policies, and other documentation re the need to use the canine to keep or intimidate residents of East Palo Alto from traveling to Palo Alto. (last 36 months)

28. Any and all text messages (or similar electronic communications) between members of the canine unit and other members of the Palo Alto Police department, or other local law enforcement agencies reflecting racial bias, towards African Americans or other racial minorities. (Last 36 months).

28. Name of the canine supervisor and length of time that officer has occupied that role.

29. The name of the canine team manager and the length of time that officer has held this position.

30. Any and all documents or information re the number of times victims of canine bits, by the PAPD canine unit, have been transported to the Stanford Hospital or any other local hospital facility for injuries. (Last 36 months)

31. Cost of all hospital visits for canine bits inflicted by the PAPD canine unit (last 36 months)

32. Any additional documents and information re the canine unit I have not specifically asked for but that are relevant to my current CPDA request for the current status of the PAPD canine unit.

33. Current Palo Alto Police Department policy or policies regarding the function, structure, and deployment of canines etc.

34. Name of the current computer system, i.e., Computer Aided Dispatch (CAD) used to track all activity of the Palo Alto Police Department Canine Unit?

From: [David Meyer](#)
To: [Planning Commission](#)
Cc: [North Ventura Coordinated Area Plan](#); [Tanner, Rachael](#); [Moitra, Chitra](#); [Campbell, Clare](#); [Lait, Jonathan](#); [Yuju Park](#)
Subject: SV@Home Comment RE: NVCAP Plan Alternatives
Date: Wednesday, March 10, 2021 4:00:43 PM
Attachments: [image001.png](#)
[SVH NVCAP PTC Letter 031021.pdf](#)

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Dear Members of the Palo Alto Planning and Transportation Commission,

On behalf of Silicon Valley at Home, we write today to comment on the proposed study alternatives for the North Ventura Coordinated Area Plan (NVCAP). North Ventura is an important opportunity for the City of Palo Alto to create new housing opportunities for people of all incomes: it is located close to major transit corridors and the California Avenue Caltrain station; it's directly adjacent to shopping and restaurants along California Avenue; and it's at the heart of one of the region's largest jobs centers.

We strongly support Planning and Transportation Commission's recommendation for Alternative #3 as a minimum viable Area Plan. As currently analyzed, Alternative #3 would provide the minimum amount of new housing units to make residential development feasible in the Area while increasing the number of deed-restricted affordable housing units and the amount of open space.

As SV@Home has written in previous letters to the NVCAP Working Group and the City of Palo Alto, a housing-forward alternative will create the community benefits neighbors desire, help the city meet its equity goals, and enable Palo Alto to fulfill its state-mandate housing obligations. Constraining opportunities for housing in the NVCAP area would only undermine the city's most important opportunity to address its affordable housing goals.

More Housing = More Community Benefits

As Palo Alto City staff have laid out in their analysis, there is a relationship between potential community benefits achieved through the NVCAP and decisions related to land use and development capacity. New commercial and residential developments raise funds that can be used to support specific community benefits, such as the daylighting of Matadero Creek and the creation of deed-restricted affordable housing.

Additionally, increasing allowed densities and heights, especially in exchange for commitments to greater community benefits, can leave more land available for open space. The concept is simple and proven: allowing developers to build *up* in exchange for community benefits means that they don't need to build *out*, which can free up precious land that could be used for open space.

It comes as no surprise, then, that Alternative #3 would result in the highest acreage of new open space, the highest number of new deed-restricted homes, and the most resources for other benefits

like biking and transportation improvements. (*See Attachment A in the attached letter*)

More Housing = Greater Feasibility

The staff report is also clear that Alternative #3 would be financially feasible while providing an increased percentage of inclusionary housing and increasing the amount of open space to meet the city's standards. Alternative #3 would allow for a deeper affordability target or a greater percentage of inclusionary units onsite through ownership units and would not require any additional public subsidy. The consultant analysis shows that Palo Alto could potentially even meet an overall target of 20% affordable if it could fill a funding gap of around \$37 million.

On the other hand, Alternative #2 generates a much more significant funding gap of \$130 million for residential development at the standard 15% inclusionary requirement and does not account for other community benefits like parks and other infrastructure. The shortfall would only grow higher if the City were to expand the amount of open space and parks available to the public.

Palo Alto must plan for the future by giving deep consideration to the feasibility of new projects and the likelihood that the city will actually achieve its goals, and Alternative #3 remains the most feasible option. If Palo Alto aims low, it will miss the opportunity to achieve its goals without resorting to new taxes and fees that will more directly impact residents.

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Finally, the city should carefully consider Palo Alto's Regional Housing Needs Allocation (RHNA), the state-mandated housing requirements, in its decision making related to North Ventura.

As of the end of 2019, Palo Alto had met 15%, 14%, and 6% of its moderate, low, and very low income affordable housing goals respectively (*see Attachment B in the attached letter*). California's latest proposed draft RHNA requirements for Palo Alto for the 2023-2031 RHNA cycle envisions 10,058 new homes for the city, of which over half must be for families with moderate incomes or below (*see Attachment B*). While these numbers are not final, it is highly unlikely that Palo Alto will see this requirement significantly reduced.

In order for Palo Alto to finalize its next state-required Housing Element, the city will have to identify sites able accommodate the new allocations. Decisions that constrain the opportunity for housing in the North Ventura area – e.g. overall residential capacity, density and height limits, etc. – will constrain the city's flexibility in determining how to plan for the remaining housing requirements. A failure to optimize the potential of North Ventura will put additional pressure on staff to identify other areas in Palo Alto for future housing development.

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Sincerely,

David

David Meyer
Director of Strategic Initiatives
408-462-1572
david@siliconvalleyathome.org

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For all other COVID-19 related housing updates & resources [click here](#)

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Bob Brownstein
Working Partnerships USA

Amie Fishman
Non-Profit Housing Association of Northern CA

Ron Gonzales
Hispanic Foundation of Silicon Valley

Candice Gonzalez
Sand Hill Property Company

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Janice Jensen
Habitat for Humanity East Bay/Silicon Valley

Janikke Klem

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF
Leslye Corsiglia
Executive Director

March 10th, 2021

Palo Alto Planning and Transportation Commission
250 Hamilton Avenue
Palo Alto, CA 94301

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For these reasons, SV@Home recommends that the City of Palo Alto supports Alternative #3.

We believe the City of Palo Alto should seize this once-in-a-lifetime opportunity to plan boldly and address the full range of community needs through NVCAP. The city's affordable housing future depends on it.

Sincerely,



David K Meyer
Director of Strategic Initiatives



Attachment A

North Ventura Coordinated Area Plan Potential Development, by Alternatives¹

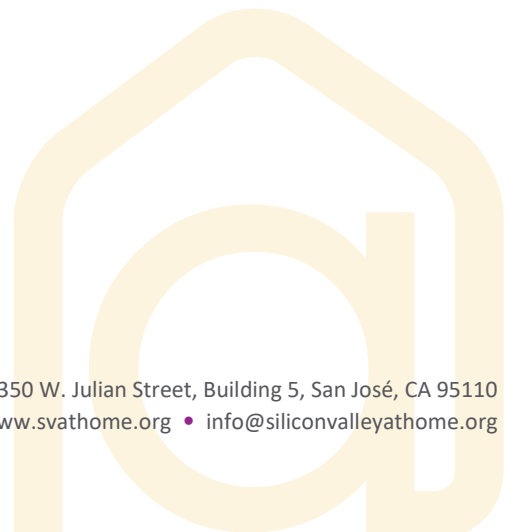
DEVELOPMENT POTENTIAL

<i>Land Use</i>	<i>Existing Development</i>	<i>New Development</i>		
		<i>Alt #1</i>	<i>Alt #2</i>	<i>Alt #3</i>
Net New Housing Units	142			
Realistic Potential	-	500	1,170	1,490
Maximum Potential	-	860	1,620	2,130
New Office Commercial SF	744,000	8,600	33,300	126,700
New Retail Commercial SF	111,200	7,500	17,600	22,300
Parks and Open Space (approximate acres)	0	1.2	3.6	5.5
# of Potential Redevelopment Sites (Range = Realistic to Maximum Sites Turning Over)	n/a	16 to 23	37 to 41	37 to 52

METRICS BASED ON REALISTIC POTENTIAL

<i>Metric</i>	<i>Existing (Estimates)</i>	<i>Alternative #1</i>	<i>Alternative #2</i>	<i>Alternative #3</i>
Below-Market Rate Housing Units (assumes 15% of total) ¹	23	70	180	220
Residential Population	340	1,210	2,840	3,610
Office Jobs	2,460	30	110	430
Retail Jobs	200	10	30	40
Jobs/Housing Ratio (Housing Units to Support New Jobs)	170	50	180	580
Parks and Open Space (acres/1,000 new residents)	0	1.0	1.3	1.5

¹ City of Palo Alto Staff Report "NVCAP – Review Plan Alternatives," available at: <https://www.cityofpaloalto.org/civicax/filebank/documents/80531>



Attachment B

City of Palo Alto's Permit Progress for 2015-2023 RHNA Cycle²

Note: these figures do not include the one housing proposal Palo Alto permitted in 2020

Palo Alto Permit Progress as of 2019				
Affordability Level	5th Cycle RHNA Goal	Permits as of 2019	Percent Progress	Projected Final
Very Low Income	691	43	6%	9%
Low Income	432	60	14%	19%
Moderate Income	278	42	15%	21%
Above Moderate	587	409	70%	96%
Total	1988	554	28%	38%

City of Palo Alto's draft 2023-2031 RHNA Cycle requirements (with neighboring Santa Clara County jurisdictions for comparison)³

Lower Income	Current VLI		Percent Increase VLI	Current LI		Percent Increase LI	Current VLI/LI Total	Draft VLI/LI Total	Percent Increase VLI/LI
	Draft VLI	VLI	LI	Draft LI	LI	Total	Total	VLI/LI	
Palo Alto	691	2573	372%	432	1482	343%	1123	4055	361%
Mountain View	814	2876	353%	492	1656	337%	1306	4533	347%
Sunnyvale	1640	3227	197%	906	1858	205%	2546	5084	200%

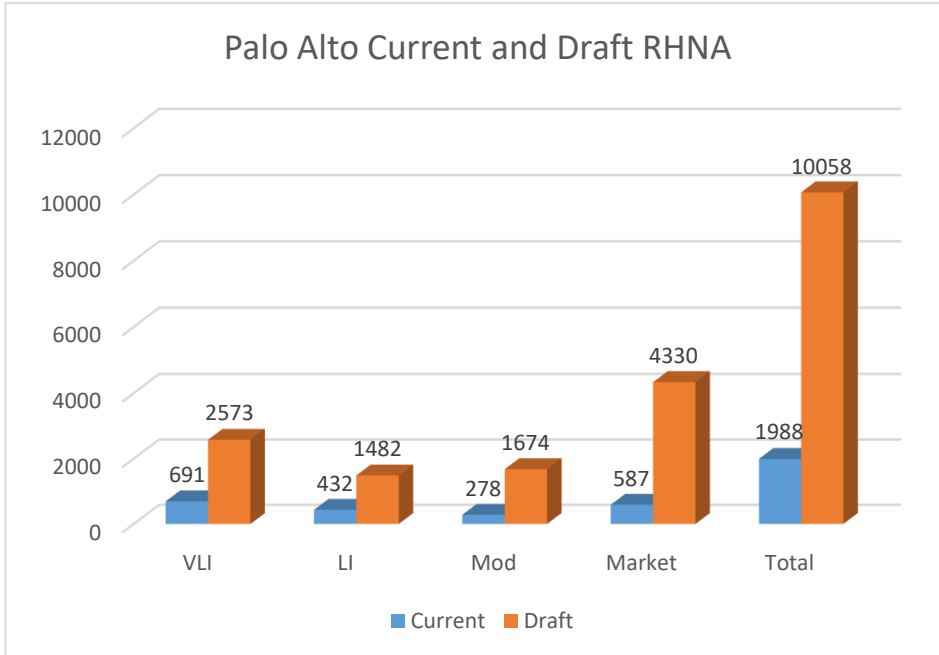
Moderate/Market Rate	Current Mod		Percent Increase Mod	Current Market		Percent Increase Market	Current Total	Draft Total	Percent Increase Total
	Draft Mod	Mod	Mod	Market	Market	Market	Total	Total	Total
Palo Alto	278	1674	602%	587	4330	738%	1988	10058	506%
Mountain View	527	1909	362%	1093	4940	452%	2926	11381	389%
Sunnyvale	932	2206	237%	1974	5708	289%	5452	12998	238%

² HCD 2019 5th Cycle Annual Progress Report Permit Summary, available at: <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

³ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at: https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

Attachment B (continued)

Comparison of City of Palo Alto's Current and Next (draft) RHNA Cycle Requirements⁴



⁴ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at: https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

From: gmahany@aol.com
To: [Planning Commission](#)
Subject: NVCAP comments for PTC
Date: Wednesday, March 10, 2021 3:30:53 PM

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

Hello All

I am home owner in Ventura Neighborhood and I have been to the public workshops on development of the Fry's site. I became aware that the city staff has a standard build it up mindset that will not do the Ventura neighborhood any favors. The NVCAP working group has a better design for this neighborhood and should not be ignored. The Fry's site is a commercial area that is being converted to residential and should meet all the requirements of a residential area. Including enough public park space and be accessible to pedestrian /bike through traffic.

I do not think that the staff has a vision of development that will be successful.

One of my concerns is that the Staff and professional architects may say to any Palo Alto developments including the Fry's site is that residential buildings do not pencil out and my comment to this mindset is that the city has to provide them new pencils.

Gary Mahany

From: [Allen Akin](#)
To: [Planning Commission](#)
Subject: 2021-03-10 Item 3 (NVCAP Alternatives)
Date: Wednesday, March 10, 2021 3:30:09 PM

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

I don't envy you in this matter -- it appears Staff has presented you with a Hobson's Choice of Alternative 3 or no development at all.

Alternative M deserved genuine consideration, and as far as I can tell, never received it.

From the Staff Report, it appears to me that the most consequential difference between Alternatives 2 and 3 is the lack of adequate parking in Alternative 3. I suspect we're still a generation and some tens to hundreds of billions of dollars away from meaningful reduction in dependence on personal vehicles. What guarantees are you able to offer that Alternative 3 won't result in massive parking and traffic spillover into areas nearby? Was there consideration of consolidated parking structures that could prevent that impact, and be replaced or repurposed as demand for private vehicles declines? Is transportation demand management enforceable?

It is sad to see Palo Alto gradually being converted to congested roads surrounding packs of characterless high-density buildings disconnected from the natural environment (which is, after all, one of the key features that makes this area worthwhile). Alternative 3 moves us briskly along toward that end.

Regards,
Allen Akin

From: [Aram James](#)
To: [Human Relations Commission](#); [Kaloma Smith](#); [Council, City](#); [Raven Malone](#); [Roberta Ahlquist](#); [Rebecca Eisenberg](#); [ParkRec Commission](#); [Planning Commission](#); [DuBois, Tom](#); [chuck jagoda](#); [city.council@menlopark.org](#); [citycouncil@mountainview.gov](#); [Cecilia Taylor](#); [Joe Simitian](#); [Sunita de Tourreil](#); [Rebecca Eisenberg](#)
Subject: Stop aapi hate rally
Date: Wednesday, March 10, 2021 2:51:47 PM

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

FYI: Important message from Richard Konda

Hi Everyone: See below info about a STOP AAPI hate rally this coming Saturday March 13th. Unfortunately, I am unable to attend, there may be ALA staff attending.

With the recent rise in hate crimes against the Asian Pacific Islander community, Assemblymember Low and San Jose City Councilmember Pam Foley are partnering together to show their support and stand in solidarity against Asian violence and racism. Details for the event are as follows:

Stop AAPI Hate Rally

Saturday, March 13th, 2021

11am - 12pm (approx. one hour; max 2 hours)

San Jose City Hall Rotunda - event will be outside by the flags

Sincerely,

Richard Konda
Executive Director
Asian Law Alliance
991 West Hedding St., Suite 202
San Jose, CA 95126
(408)-287-9710

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete the message.

From: [Tilak Kasturi](#)
To: [Planning Commission](#)
Subject: Alternative M - Fry's site redevelopment
Date: Wednesday, March 10, 2021 1:25:29 PM

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

Dear Commissioners,

I understand that PTC is taking up the discussion on redevelopment of the Fry's site tonight.

I would like to request that the community be given more time to study the analysis being discussed tonight. We also think alternative M be given appropriate consideration. Venture community deserves the same treatment as the rest of the Palo Alto neighborhoods w.r.t allowed density.

Hope you consider this request.

Thank you,

--

Tilak & Sailaja Kasturi
283 Margarita Ave, Palo Alto, CA 94306
Cell: 415-269-1146

From: [Andrea Temkin](#)
To: [Planning Commission](#)
Subject: North Ventura Community Development Plan
Date: Wednesday, March 10, 2021 1:15:40 PM

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

Dear Planning Commission members:

As a resident of the Ventura neighborhood for over 25 years, I urge you to think expansively about the social and environmental, as well as economic, possibilities for developing the old Fry's site, and **reject both alternatives before you tonight.**

Think about the long term health of the Ventura community and Palo Alto as a whole. Forecast long term environmental benefits. Think beyond the mindset of this is how it's always been done. Take heed from our collective pandemic experience, that radical change, in thought and action, can happen quickly.

Consider fulfilling a community vision that members of the NVCAP Working Group and all of us who participated in community meetings, city surveys, etc. have developed and believe in. Believe it can be done and you will find ways to make it happen.

Be courageous!

Sincerely,
Andrea Temkin

3371 Park Blvd

From: slevy@ccsce.com
To: [Planning Commission](#)
Cc: [Lait, Jonathan](#); [Council, City](#)
Subject: NVCAP agenda item
Date: Wednesday, March 10, 2021 12:20:54 PM

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

Dear Chairman Hechtman and Members,

I support alternative 3 and developing feasible funding policies to support additional housing in alternative 3 for low and moderate income residents.

I believe the following to be true:

The planning area is a great site for housing as it is close to services, shopping, jobs and transit.

The planning area is large enough to support a mixed use development consistent with existing uses.

Our city has a need for additional housing with a focus on housing affordable to low and moderate income residents. This is city policy and also supported by our RHNA target of 6,000+ units.

The planning area is the largest opportunity site for housing in Palo Alto and it seems difficult to meet our RHNA goal of identifying sites unless we adopt the highest housing alternative on this site.

Alternative 3 is the only alternative that is financially feasible according to the city's consultant.

I also support the policies identified by staff in their staff report to make even more housing financially feasible.

For these reasons staff has consistently recommended alternative 3 and based on what I know about HCD criteria, this is the only alternative that could make our new Housing Element get approved.

Stephen Levy

From: [David Meyer](#)
To: [Planning Commission](#)
Cc: [North Ventura Coordinated Area Plan](#); [Tanner, Rachael](#); [Moitra, Chitra](#); [Campbell, Clare](#); [Lait, Jonathan](#); [Yuju Park](#)
Subject: SV@Home Comment RE: NVCAP Plan Alternatives
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Attachments: [image001.png](#)
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David

David Meyer
Director of Strategic Initiatives
408-462-1572
david@siliconvalleyathome.org

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Mary Murtagh
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Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF
Leslye Corsiglia
Executive Director

March 10th, 2021

Palo Alto Planning and Transportation Commission
250 Hamilton Avenue
Palo Alto, CA 94301

Dear Members of the Palo Alto Planning and Transportation Commission,

On behalf of Silicon Valley at Home, we write today to comment on the proposed study alternatives for the North Ventura Coordinated Area Plan (NVCAP). North Ventura is an important opportunity for the City of Palo Alto to create new housing opportunities for people of all incomes: it is located close to major transit corridors and the California Avenue Caltrain station; it's directly adjacent to shopping and restaurants along California Avenue; and it's at the heart of one of the region's largest jobs centers.

We strongly support Planning and Transportation Commission's recommendation for Alternative #3 as a minimum viable Area Plan. As currently analyzed, Alternative #3 would provide the minimum amount of new housing units to make residential development feasible in the Area while increasing the number of deed-restricted affordable housing units and the amount of open space.

As SV@Home has written in previous letters to the NVCAP Working Group and the City of Palo Alto, a housing-forward alternative will create the community benefits neighbors desire, help the city meet its equity goals, and enable Palo Alto to fulfill its state-mandate housing obligations. Constraining opportunities for housing in the NVCAP area would only undermine the city's most important opportunity to address its affordable housing goals.

More Housing = More Community Benefits

As Palo Alto City staff have laid out in their analysis, there is a relationship between potential community benefits achieved through the NVCAP and decisions related to land use and development capacity. New commercial and residential developments raise funds that can be used to support specific community benefits, such as the daylighting of Matadero Creek and the creation of deed-restricted affordable housing.

Additionally, increasing allowed densities and heights, especially in exchange for commitments to greater community benefits, can leave more land available for open space. The concept is simple and proven: allowing developers to build *up* in exchange for community benefits means that they don't need to build *out*, which can free up precious land that could be used for open space.

It comes as no surprise, then, that Alternative #3 would result in the highest acreage of new open space, the highest number of new deed-restricted homes, and the most resources for other benefits like biking and transportation improvements. *(See Attachment A to this letter)*

More Housing = Greater Feasibility

The staff report is also clear that Alternative #3 would be financially feasible while providing an increased percentage of inclusionary housing and increasing the amount of open space to meet the city's standards. Alternative #3 would allow for a deeper affordability target or a greater percentage of inclusionary units onsite through ownership units and would not require any additional public subsidy. The consultant analysis shows that Palo Alto could potentially even meet an overall target of 20% affordable if it could fill a funding gap of around \$37 million.

On the other hand, Alternative #2 generates a much more significant funding gap of \$130 million for residential development at the standard 15% inclusionary requirement and does not account for other community benefits like parks and other infrastructure. The shortfall would only grow higher if the City were to expand the amount of open space and parks available to the public.

Palo Alto must plan for the future by giving deep consideration to the feasibility of new projects and the likelihood that the city will actually achieve its goals, and Alternative #3 remains the most feasible option. If Palo Alto aims low, it will miss the opportunity to achieve its goals without resorting to new taxes and fees that will more directly impact residents.

More Housing = Greater Flexibility and Ability to Meet State Housing Requirements

Finally, the city should carefully consider Palo Alto's Regional Housing Needs Allocation (RHNA), the state-mandated housing requirements, in its decision making related to North Ventura.

As of the end of 2019, Palo Alto had met 15%, 14%, and 6% of its moderate, low, and very low income affordable housing goals respectively (*see Attachment B to this letter*). California's latest proposed draft RHNA requirements for Palo Alto for the 2023-2031 RHNA cycle envisions 10,058 new homes for the city, of which over half must be for families with moderate incomes or below (*see Attachment B*). While these numbers are not final, it is highly unlikely that Palo Alto will see this requirement significantly reduced.

In order for Palo Alto to finalize its next state-required Housing Element, the city will have to identify sites able accommodate the new allocations. Decisions that constrain the opportunity for housing in the North Ventura area – e.g. overall residential capacity, density and height limits, etc. – will constrain the city's flexibility in determining how to plan for the remaining housing requirements. A failure to optimize the potential of North Ventura will put additional pressure on staff to identify other areas in Palo Alto for future housing development.

For these reasons, SV@Home recommends that the City of Palo Alto supports Alternative #3.

We believe the City of Palo Alto should seize this once-in-a-lifetime opportunity to plan boldly and address the full range of community needs through NVCAP. The city's affordable housing future depends on it.

Sincerely,



David K Meyer
Director of Strategic Initiatives



Attachment A

North Ventura Coordinated Area Plan Potential Development, by Alternatives¹

DEVELOPMENT POTENTIAL

<i>Land Use</i>	<i>Existing Development</i>	<i>New Development</i>		
		<i>Alt #1</i>	<i>Alt #2</i>	<i>Alt #3</i>
Net New Housing Units	142			
Realistic Potential	-	500	1,170	1,490
Maximum Potential	-	860	1,620	2,130
New Office Commercial SF	744,000	8,600	33,300	126,700
New Retail Commercial SF	111,200	7,500	17,600	22,300
Parks and Open Space (approximate acres)	0	1.2	3.6	5.5
# of Potential Redevelopment Sites (Range = Realistic to Maximum Sites Turning Over)	n/a	16 to 23	37 to 41	37 to 52

METRICS BASED ON REALISTIC POTENTIAL

<i>Metric</i>	<i>Existing (Estimates)</i>	<i>Alternative #1</i>	<i>Alternative #2</i>	<i>Alternative #3</i>
Below-Market Rate Housing Units (assumes 15% of total) ¹	23	70	180	220
Residential Population	340	1,210	2,840	3,610
Office Jobs	2,460	30	110	430
Retail Jobs	200	10	30	40
Jobs/Housing Ratio (Housing Units to Support New Jobs)	170	50	180	580
Parks and Open Space (acres/1,000 new residents)	0	1.0	1.3	1.5

¹ City of Palo Alto Staff Report "NVCAP – Review Plan Alternatives," available at: <https://www.cityofpaloalto.org/civicax/filebank/documents/80531>



Attachment B

City of Palo Alto's Permit Progress for 2015-2023 RHNA Cycle²

Note: these figures do not include the one housing proposal Palo Alto permitted in 2020

Palo Alto Permit Progress as of 2019				
Affordability Level	5th Cycle RHNA Goal	Permits as of 2019	Percent Progress	Projected Final
Very Low Income	691	43	6%	9%
Low Income	432	60	14%	19%
Moderate Income	278	42	15%	21%
Above Moderate	587	409	70%	96%
Total	1988	554	28%	38%

City of Palo Alto's draft 2023-2031 RHNA Cycle requirements (with neighboring Santa Clara County jurisdictions for comparison)³

Lower Income	Current		Percent Increase VLI	Current		Percent Increase LI	Current VLI/LI Total	Draft VLI/LI Total	Percent Increase VLI/LI
	VLI	Draft VLI		LI	Draft LI				
Palo Alto	691	2573	372%	432	1482	343%	1123	4055	361%
Mountain View	814	2876	353%	492	1656	337%	1306	4533	347%
Sunnyvale	1640	3227	197%	906	1858	205%	2546	5084	200%

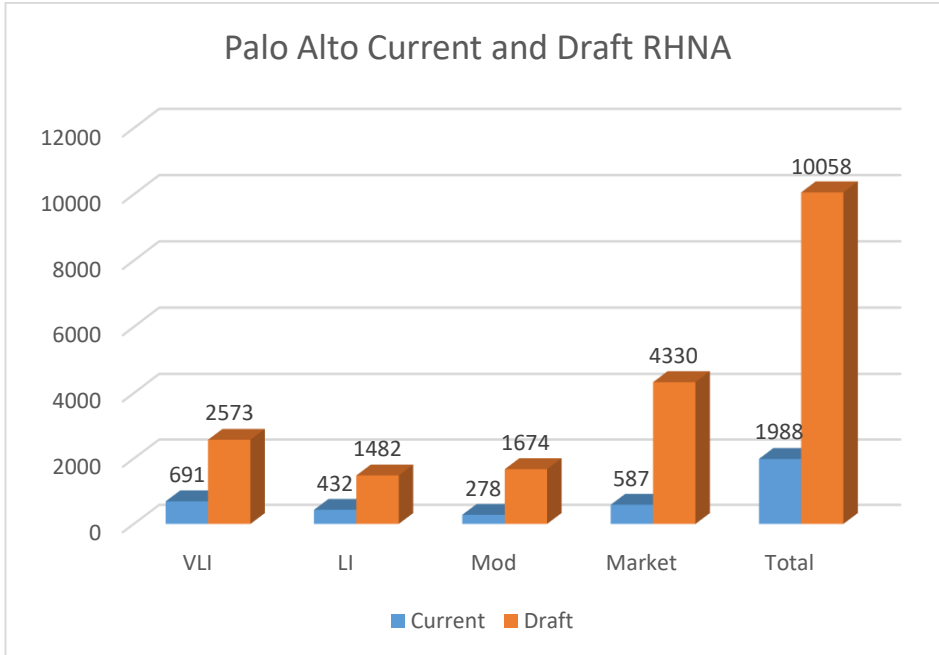
Moderate/Market Rate	Current		Percent Increase Mod	Current		Percent Increase Market	Current Total	Draft Total	Percent Increase Total
	Mod	Draft Mod		Market	Draft Market				
Palo Alto	278	1674	602%	587	4330	738%	1988	10058	506%
Mountain View	527	1909	362%	1093	4940	452%	2926	11381	389%
Sunnyvale	932	2206	237%	1974	5708	289%	5452	12998	238%

² HCD 2019 5th Cycle Annual Progress Report Permit Summary, available at: <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

³ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at: https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

Attachment B (continued)

Comparison of City of Palo Alto's Current and Next (draft) RHNA Cycle Requirements⁴



⁴ ABAG Illustrative Allocations from the Proposed RHNA Methodology, available at: https://abag.ca.gov/sites/default/files/rhna_proposed_methodology_-_illustrative_allocations_0.pdf

From: gmahany@aol.com
To: [Planning Commission](#)
Subject: NVCAP comments for PTC
Date: Wednesday, March 10, 2021 3:30:53 PM

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

Hello All

I am home owner in Ventura Neighborhood and I have been to the public workshops on development of the Fry's site. I became aware that the city staff has a standard build it up mindset that will not do the Ventura neighborhood any favors. The NVCAP working group has a better design for this neighborhood and should not be ignored. The Fry's site is a commercial area that is being converted to residential and should meet all the requirements of a residential area. Including enough public park space and be accessible to pedestrian /bike through traffic.

I do not think that the staff has a vision of development that will be successful.

One of my concerns is that the Staff and professional architects may say to any Palo Alto developments including the Fry's site is that residential buildings do not pencil out and my comment to this mindset is that the city has to provide them new pencils.

Gary Mahany

From: [Allen Akin](#)
To: [Planning Commission](#)
Subject: 2021-03-10 Item 3 (NVCAP Alternatives)
Date: Wednesday, March 10, 2021 3:30:09 PM

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

I don't envy you in this matter -- it appears Staff has presented you with a Hobson's Choice of Alternative 3 or no development at all.

Alternative M deserved genuine consideration, and as far as I can tell, never received it.

From the Staff Report, it appears to me that the most consequential difference between Alternatives 2 and 3 is the lack of adequate parking in Alternative 3. I suspect we're still a generation and some tens to hundreds of billions of dollars away from meaningful reduction in dependence on personal vehicles. What guarantees are you able to offer that Alternative 3 won't result in massive parking and traffic spillover into areas nearby? Was there consideration of consolidated parking structures that could prevent that impact, and be replaced or repurposed as demand for private vehicles declines? Is transportation demand management enforceable?

It is sad to see Palo Alto gradually being converted to congested roads surrounding packs of characterless high-density buildings disconnected from the natural environment (which is, after all, one of the key features that makes this area worthwhile). Alternative 3 moves us briskly along toward that end.

Regards,
Allen Akin

From: [Aram James](#)
To: [Human Relations Commission](#); [Kaloma Smith](#); [Council, City](#); [Raven Malone](#); [Roberta Ahlquist](#); [Rebecca Eisenberg](#); [ParkRec Commission](#); [Planning Commission](#); [DuBois, Tom](#); [chuck jagoda](#); [city.council@menlopark.org](#); [citycouncil@mountainview.gov](#); [Cecilia Taylor](#); [Joe Simitian](#); [Sunita de Tourreil](#); [Rebecca Eisenberg](#)
Subject: Stop aapi hate rally
Date: Wednesday, March 10, 2021 2:51:47 PM

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

FYI: Important message from Richard Konda

Hi Everyone: See below info about a STOP AAPI hate rally this coming Saturday March 13th. Unfortunately, I am unable to attend, there may be ALA staff attending.

With the recent rise in hate crimes against the Asian Pacific Islander community, Assemblymember Low and San Jose City Councilmember Pam Foley are partnering together to show their support and stand in solidarity against Asian violence and racism. Details for the event are as follows:

Stop AAPI Hate Rally

Saturday, March 13th, 2021

11am - 12pm (approx. one hour; max 2 hours)

San Jose City Hall Rotunda - event will be outside by the flags

Sincerely,

Richard Konda
Executive Director
Asian Law Alliance
991 West Hedding St., Suite 202
San Jose, CA 95126
(408)-287-9710

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete the message.

From: [Tilak Kasturi](#)
To: [Planning Commission](#)
Subject: Alternative M - Fry's site redevelopment
Date: Wednesday, March 10, 2021 1:25:29 PM

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

Dear Commissioners,

I understand that PTC is taking up the discussion on redevelopment of the Fry's site tonight.

I would like to request that the community be given more time to study the analysis being discussed tonight. We also think alternative M be given appropriate consideration. Venture community deserves the same treatment as the rest of the Palo Alto neighborhoods w.r.t allowed density.

Hope you consider this request.

Thank you,

--

Tilak & Sailaja Kasturi
283 Margarita Ave, Palo Alto, CA 94306
Cell: 415-269-1146

From: [Andrea Temkin](#)
To: [Planning Commission](#)
Subject: North Ventura Community Development Plan
Date: Wednesday, March 10, 2021 1:15:40 PM

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

Dear Planning Commission members:

As a resident of the Ventura neighborhood for over 25 years, I urge you to think expansively about the social and environmental, as well as economic, possibilities for developing the old Fry's site, and **reject both alternatives before you tonight.**

Think about the long term health of the Ventura community and Palo Alto as a whole. Forecast long term environmental benefits. Think beyond the mindset of this is how it's always been done. Take heed from our collective pandemic experience, that radical change, in thought and action, can happen quickly.

Consider fulfilling a community vision that members of the NVCAP Working Group and all of us who participated in community meetings, city surveys, etc. have developed and believe in. Believe it can be done and you will find ways to make it happen.

Be courageous!

Sincerely,
Andrea Temkin

3371 Park Blvd

From: slevy@ccsce.com
To: [Planning Commission](#)
Cc: [Lait, Jonathan](#); [Council, City](#)
Subject: NVCAP agenda item
Date: Wednesday, March 10, 2021 12:20:54 PM

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

Dear Chairman Hechtman and Members,

I support alternative 3 and developing feasible funding policies to support additional housing in alternative 3 for low and moderate income residents.

I believe the following to be true:

The planning area is a great site for housing as it is close to services, shopping, jobs and transit.

The planning area is large enough to support a mixed use development consistent with existing uses.

Our city has a need for additional housing with a focus on housing affordable to low and moderate income residents. This is city policy and also supported by our RHNA target of 6,000+ units.

The planning area is the largest opportunity site for housing in Palo Alto and it seems difficult to meet our RHNA goal of identifying sites unless we adopt the highest housing alternative on this site.

Alternative 3 is the only alternative that is financially feasible according to the city's consultant.

I also support the policies identified by staff in their staff report to make even more housing financially feasible.

For these reasons staff has consistently recommended alternative 3 and based on what I know about HCD criteria, this is the only alternative that could make our new Housing Element get approved.

Stephen Levy

From: [Aram James](#)
To: allison@padailypost.com; [Greer Stone](#)
Cc: [Dave Price](#); [Shikada, Ed](#); [Tanner, Rachael](#); [Planning Commission](#); [Rebecca Eisenberg](#); [mark weiss](#); [Council, City](#); [Roberta Ahlquist](#); [Jonsen, Robert](#); [WILPF Peninsula Palo Alto](#); [winter dellenbach](#); [ParkRec Commission](#); [Binder, Andrew](#); [Zack](#); [Joe Simitian](#); [shuwei Li](#); [Rosen, Jeff](#); [Raj Jayadev](#); [Nash, Betsy](#); [Taylor, Cecilia](#); [Jeff Moore](#); [Dennis Upton](#); [Stump, Molly](#); [O'Neal, Molly](#); supervisor.ellenberg@bos.sccgov.org; [james pitkin](#)
Subject: April 5 city council meeting --Safe Parking Program -study session with the police
Date: Tuesday, March 9, 2021 10:54:22 PM

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

3/9/21

Hi Alison and Geer, (*Council members Cormack and Stone*)

Just wanted to thank both of you, after last night's marathon city council meeting, for attending this evening's Safe Parking Program meeting about the progress of Highway Community Church's efforts towards securing possibly Palo Alto's first ever city approved religious based Safe Parking Program.

1. I understand that the issue of safe parking programs generally (church and city property) will be on the council's agenda for discussion on *April 5*.
2. I would appreciate it if the two of you would consider taking the lead on the issue of Palo Alto securing a city owned lot where a full service Safe Parking Program could be established, similar to the 2000 Geng Road Safe Parking Program, that is funded by the county. I am requesting that this second city owned land- Safe Parking Program- be funded fully or in part by Palo Alto, one of the richest cities in the country.
3. I also understand the Palo Alto Police Department intends to have a study session with council and the community on that same night, *April 5*. I have sat through similar police propaganda sessions in police, to tell us all how great they are with no presentation from the other side so to speak.
4. I am asking that we seek out a counter presentation by the ACLU Police Practices Project and Black Lives Matter so the community can have a full discussion of the appropriateness of policing or the lack thereof in our community.
5. I believe such a study session (not a marathon PR session solely by the PAPD) would build trust not tear down trust between the community and the PAPD. Please give me your thoughts.

Sincerely,

Aram James

From: [Emily Young](#)
To: [Planning Commission](#)
Cc: [Stephen Branz](#)
Subject: Housing -- Alternative 3 for Fry-Sobrato project
Date: Tuesday, March 9, 2021 10:53:00 PM

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

Dear Dear Chair Hechtman and PTC members,

We are longtime residents of Palo Alto. We are very concerned about the lack of affordable housing in the entire Bay Area, but especially in Palo Alto. The North Ventura area represents one of the most important opportunities for the City of Palo Alto to create new housing and affordable housing near transit and accessible to existing retail and jobs.

Alternative # 3 creates the most new housing and deed-restricted affordable housing opportunities, it also results in the largest amount of new open space and resources for other key community benefits including the daylighting of Matadero Creek and the potential for a neighborhood community center. It is also the only economically feasible alternative, according to staff reports. The staff also identifies new city policies, such as increasing height and density, and enacting city funding measures, which will increase the amount of affordable homes to 20%.

Specifically, we are writing in support of Alternative #3 for the following reasons.

1. Palo Alto needs to plan for enough housing to meet its regional housing goals of approximately 6000 new homes in the next 8 years. So far, the city has only met about one-third of its allocation. Living in Palo Alto is out of reach for all but households earning above-moderate income.
2. The North Ventura area is a great site, because it is close to transit and existing retail and jobs. No other neighborhood in Palo Alto has these attributes.
3. Alternative #3 is the only planning alternative which is financially feasible and creates the most housing and the most open space. If Alternative #3 is enhanced by new city policies, it could provide up to 20% affordable units (rental and deed-restricted).
4. Failing to plan for housing at all income levels risks state intervention under Housing Element law which could severely limit Palo Alto's ability to approve or deny new housing.
5. Alternative #3 provides the most open space of all the alternatives put forward and this is critical.

We urge the Commission to recommend Alternative #3, with the enhancements recommended by the staff.

Sincerely,

Emily Young and Stephen Branz

402 El Verano Ave, Palo Alto, CA 94306

--

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

From: [Aram James](#)
To: [Tanner, Rachael](#)
Cc: [Minor, Beth](#); [Shikada, Ed](#); [Planning Commission](#); [ParkRec Commission](#); [Emily Mibach](#); [WILPF Peninsula Palo Alto](#); [Winter Dellenbach](#); [Kou, Lydia](#); [Filseth, Eric \(Internal\)](#); [Greer Stone](#); [Alison Cormack](#)
Subject: SPP meeting March 9, 2021
Date: Tuesday, March 9, 2021 10:03:36 PM

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

Hi Ms.Tanner:

Just wanted to thank you for the professionalism with which you handled tonight's meeting regarding the progress of Highway Community Church's efforts towards securing a SPP at their facility, with all appropriate city, Move Mountain View , and Neighborhood agreements/contracts signed off.

I look forward to the day that Palo Alto finally approves its first church/faith based Safe Parking Program. It has been a very long time coming.....and we are still not quite there.

I appreciate you taking the time to answer each of my chat questions and giving me an opportunity to speak.

Clearly I don't agree with what I perceive as the city's long time foot dragging re supporting with full faith, integrity, and financial support a viable church/faith community robust Safe Parking Program.... involving a cross section of Palo Alto's more than 40 faith institutions, churches, synagogues etc.

That said I doubly appreciate your efforts to answer all of my concerns in a professional manner.

And thank you for your timely notice re all of the recent meeting on SPP issues. Of course, I hope to attend all future meetings on the topic. Please continue to notify me of any such meetings

Best regards & with respect

Aram James
Abjpd1@gmail.com
415-370-5056

To: Beth Minor, Molly Stump, et al:

California Public Records Request.

1. Please provide me with any and all information/documents re any other churches (i. e. The Unitarian Universalist Church on Charleston Ave) or other religious institutions...in Palo Alto- that currently have pending applications for a Safe Parking Programs. Documents reflecting time date set for any community meetings with said applicants.
2. Any documents reflecting community agreements between Highway Community Church

and the Neighbors. Between Move Mountain View and Highway Community Church. Any other relevant documents in the city's possession.

3. Any and all city memos/documents, last 1 year, re any efforts by the city of Palo Alto, city council, city manager et al: to secure a second piece of Palo Alto property to establish a safe parking program -similar to the 2000 Geng Road SPP —but to be funded in whole or in part by the city of Palo Alto.

Sincerely,

Aram James

From: [Jim Fox](#)
To: [Planning Commission](#)
Subject: North Ventura Plan - support Alternative 3
Date: Tuesday, March 9, 2021 9:49:08 PM

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

Dear Chairperson Hechtman and PTC Commissioners,

I am a long-time Palo Alto resident and home-owner. I believe that housing and development in general are critical issues in Palo Alto.

I support Alternative #3 of the scenarios proposed for the North Ventura Coordinated Area Plan. I also support the possible enhancements to Alternative #3, which bring the fraction of affordable units to 20%.

It is a disappointing fact that Palo Alto is far behind in meeting its regional housing goals of approximately 6000 new homes in the next 8 years. Due to the lack of affordable housing, living in Palo Alto is out of reach for all but households earning above-moderate income.

The North Ventura area is a great location for new and affordable housing because it is close to transit and existing retail and jobs. No other neighborhood in Palo Alto has these attributes.

Alternative #3 is the only planning alternative which is financially feasible and creates the most housing - and, in addition, it provides the most open space of all the plans. If Alternative #3 is enhanced by new city policies, it could provide up to 20% affordable units (rental and deed-restricted).

If Palo Alto continues to fail to plan for, and provide, new housing at all income levels, there is great risk of state intervention under Housing Element law - which would severely limit Palo Alto's ability to approve or deny new housing. To avoid such a state take-over, Palo Alto needs to step up, plan for, and provide a mix of new housing that meets the needs of all our residents, not just the most affluent.

Please support Alternative #3.

Thanks for your attention,

Jim Fox

From: [David Bergen](#)
To: [Planning Commission](#)
Subject: March 10 NVCAP study session- in support of Alternative 3
Date: Tuesday, March 9, 2021 9:40:59 PM

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

Dear Chairperson Hechtman and PTC members,

As a Palo Alto resident for over 30 years, I am greatly concerned about the loss of housing for people of moderate means. Palo Alto is becoming increasingly out of reach for all but those with high incomes. The North Ventura area provides a real opportunity to address this.

I support Alternative 3 in the North Ventura Coordinated Area Plan, for the following reasons:

1. Palo Alto needs to plan for enough housing to meet its regional housing goals of approximately 6000 new homes in the next 8 years. Alternative 3 plans for the most housing (2130 homes) and the most open space of the three alternatives. At the same time, it promotes a mix of office and retail use.
2. The North Ventura area is a great site, because it is close to transit and existing retail and jobs. No other neighborhood in Palo Alto has these attributes.
3. Alternative #3 is the only planning alternative which was determined to be financially feasible for developers.

Thanks in advance for your consideration and action to increase housing, including affordable units, in an ideal location in the city.

Sincerely,

David Bergen

From: [Elizabeth Ratner](#)
To: [Planning Commission](#)
Subject: NVCAP Study Session, March 10, 2021
Date: Tuesday, March 9, 2021 9:40:10 PM

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

To: Planning.Commission@CityofPaloAlto.org
Re: NVCAP Study Session
Date: March 10, 2021

Dear Chairperson Hechtman and PTC Commissioners,

I support Alternative 3 of the scenarios proposed for the North Ventura Coordinated Area Plan. The reasons are:

1. Palo Alto needs to plan for enough housing to meet its regional housing goals of approximately 6000 new homes in the next 8 years. So far, the city has only met about 37% of its allocation. Living in Palo Alto is out of reach for all but households earning above-moderate income. Alternative 3 plans for the most housing (2130 homes) including the greatest number of affordable homes and the most open space of the three alternatives. At the same time, it promotes a mix of office and retail uses.
2. The North Ventura area is a great site, because it is close to transit and existing retail and jobs. No other neighborhood in Palo Alto has these attributes. It would be easier in this site to attract residents who are willing to use just one parking space (which is a key feature of the alternative's economic feasibility) because of the availability of transit (trains and buses).
3. Alternative #3 is the only alternative which is financially feasible (because of increased height and reduced parking requirements, as well as potential commercial linkage fees). If Alternative #3 is enhanced by new city policies, it could provide up to 20% affordable units (rental and deed-restricted).
4. Failing to plan for housing at all income levels risks state intervention under Housing Element law which could severely limit Palo Alto's ability to approve or deny new housing.

Sincerely,
Lisa Ratner



Reply

Reply all

Forward

From: [Angela Dellaporta](#)
To: [Planning Commission](#)
Subject: NVCAP recommendation
Date: Tuesday, March 9, 2021 7:17:49 PM

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

Dear Commissioners,

While you debate the possibility of rejecting all of the proposals provided by the NVCAP Working Group, I'd like to introduce to you the vision that inspired those proposals.

Please picture ecologically sustainable housing; a large park; and a plaza with cafes and markets that will encourage diverse residents to gather. Visualize a re-naturalized creek, tall trees, community gardens, and ample space where adults and children who live in small apartments can relax, run and play. Bikes and pedestrians travel the quiet, safe streets. Envision inclusive housing of varied types, sizes and costs. The residents of the area do not need to get into their cars to access small, neighborhood-serving retail, community services, a medical clinic and small offices. It is essentially a village that invites all of Palo Alto and its environs to participate. Priorities are the environment, inclusive housing, community connection, and bikes and pedestrians.

Is it an impossibly impractical utopia? So far, the PTC's discussions on the proposals presented here have focused on the practical obstacles to realizing this vision. Allow me to point out, however, that cities all over the Bay Area, and indeed the country, have successfully created housing developments that embody the elements of the above vision.

Do not tell me that the government of Palo Alto, where unparalleled wealth has been created by unparalleled innovation, cannot figure out how to use that wealth, and that spirit of innovation and creativity to craft a development that lives up to the essential Palo Alto values of inclusivity, natural beauty, environmental balance and community connection. Do not tell me that Palo Alto is too wealthy, or too poor, (I have heard both arguments) to allow for such a development.

If your imaginations fail you, please examine [This document](#), which lists alternative ways that other cities use to pay for inclusive housing and parks.

I call upon you to create a commission or a working group whose express charge is to develop and recommend a viable way to make the vision of the NVCAP Working Group -- not necessarily any one of the proposals -- a reality.

Angela Dellaporta
NVCAP Working Group co-chair

From: [Palo Alto Forward](#)
To: [Planning Commission](#)
Cc: [Council, City; North Ventura Coordinated Area Plan](#)
Subject: March 10th, 2021 North Ventura Coordinated Area Plan (NVCAP) Study Session
Date: Tuesday, March 9, 2021 9:50:43 AM
Attachments: [NVCAP PTC - March 10 \(1\).pdf](#)

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

Dear Chair Hechtman and PTC members,

Palo Alto Forward is a non-profit organization focused on innovating and expanding housing choices and transportation mobility for a vibrant, welcoming, and sustainable Palo Alto. We are a broad coalition with a multi-generational membership, including new and longtime residents.

Thank you for revising the NVCAP alternatives to provide additional guidance around their financial feasibility and affordability. It is paramount that the serious discussion focus on Alternative 3 because it has the greatest potential for addressing the housing crisis through the creation of housing.

Palo Alto Forward continues to believe that we must fully explore and expand Alternative 3 for several reasons:

1.

It provides the broadest vision for an inclusive neighborhood with homes for residents at all income levels and requires the least public funding for financial feasibility

2.

It addresses our climate change goals (S/CAP) by incentivizing public transit use over single occupancy vehicle use through the reduced parking minimums (which reduces development costs)

3.

It promotes flexibility in building heights, intensity, and designs while creating the greatest amount of open space

4.

It supports forward-thinking approaches to better address current and future neighborhood needs that value diversity, equity and inclusion and

5.

It enables a more balanced mix of office, commercial, and residential uses to complement economic viability of the NVCAP area, California Avenue, Page Mill/Oregon and El Camino Real.

The decisions we make now will constrain near and long term planning; we should exhibit concerns about environmental, public health, and economic vitality of our community. There is no requirement to build on every lot identified for housing or office, but by failing to zone for dense, multifamily and infill development we will limit what is possible on this 60 acre area plan. The NVCAP is a critical long-range plan that requires us to be thoughtful about the current and projected need. The NVCAP provides significant opportunities to demonstrate our willingness to meet RHNA goals, while prioritizing climate change, public transit, and open space. But we have to plan for the greatest number of homes on these sites.

Failure to exercise local control by selecting enough feasible sites to support the number of housing units needed will likely result in state intervention. The City of Palo Alto met just 37% of our current regional housing goals and will need to permit 6,086 new homes in the next cycle. If we fail to meet our housing needs again this cycle - or we demonstrate that we're not going to be cooperative, the state can levy fines, disqualify us for funding, appoint an agent to take over our Housing Element, remove or reinstate land use policies, and even approve housing proposals irrespective of our local zoning policies. This issue has been raised many times by community members and various organizations.

Land in Palo Alto is too scarce and development is too expensive to resist opportunities like this one. Every neighborhood can responsibly make space for new neighbors. The NVCAP area is uniquely positioned as a great site for new and varied housing. It is close to services, shopping, transit, and jobs, which would set new families and low-income residents up for success. In order to ensure this happens, we must adjust our height limits, parking policies, fees, and FAR to accommodate for more homes and make it economically feasible to build.

Unless Palo Alto is willing to create incentives that enable appropriate development, the property owners will not be inclined to create bolder and imaginative solutions and will largely retreat to what is feasible under the current development standards. Lastly, without identifying dedicated funding and incentivizing land dedication in our inclusionary zoning policies to subsidize affordable housing construction we will not see the number of Extremely Low Income and Very Low Income homes we need. Funding will not materialize without new options and increased responsiveness by the City Council to development proposals brought forward to you.

Sincerely,
Gail Price, Board President
Palo Alto Forward

cc: Mayor DuBois and Palo Alto City Council Members
cc: NVCAP Working Group

PALO ALTO FORWARD

March 10, 2021

Re: March 10th, 2021 North Ventura Coordinated Area Plan (NVCAP) Study Session

To: Planning and Transportation Commission (PTC)

Dear Chair Hechtman and PTC members,

Palo Alto Forward is a non-profit organization focused on innovating and expanding housing choices and transportation mobility for a vibrant, welcoming, and sustainable Palo Alto. We are a broad coalition with a multi-generational membership, including new and longtime residents.

Thank you for revising the NVCAP alternatives to provide additional guidance around their financial feasibility and affordability. It is paramount that the serious discussion focus on Alternative 3 because it has the greatest potential for addressing the housing crisis through the creation of housing.

Palo Alto Forward continues to believe that we must fully explore and expand Alternative 3 for several reasons:

- 1) It provides the broadest vision for an inclusive neighborhood with homes for residents at all income levels and requires the least public funding for financial feasibility
- 2) It addresses our climate change goals (S/CAP) by incentivizing public transit use over single occupancy vehicle use through the reduced parking minimums (which reduces development costs)
- 3) It promotes flexibility in building heights, intensity, and designs while creating the greatest amount of open space
- 4) It supports forward-thinking approaches to better address current and future neighborhood needs that value diversity, equity and inclusion and
- 5) It enables a more balanced mix of office, commercial, and residential uses to complement economic viability of the NVCAP area, California Avenue, Page Mill/Oregon and El Camino Real.

The decisions we make now will constrain near and long term planning; we should exhibit concerns about environmental, public health, and economic vitality of our community. There is no requirement to build on every lot identified for housing or office, but by failing to zone for dense, multifamily and infill development we will limit what is possible on this 60 acre area plan. The NVCAP is a critical long-range plan that requires us to be thoughtful about the current and projected need. The NVCAP provides significant opportunities to demonstrate our willingness to

meet RHNA goals, while prioritizing climate change, public transit, and open space. But we have to plan for the greatest number of homes on these sites.

Failure to exercise local control by selecting enough feasible sites to support the number of housing units needed will likely result in state intervention. The City of Palo Alto met just 37% of our current regional housing goals and will need to permit 6,086 new homes in the next cycle. If we fail to meet our housing needs again this cycle - or we demonstrate that we're not going to be cooperative, the state can levy fines, disqualify us for funding, appoint an agent to take over our Housing Element, remove or reinstate land use policies, and even approve housing proposals irrespective of our local zoning policies. This issue has been raised many times by community members and various organizations.

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Sincerely,
Gail Price, Board President
Palo Alto Forward

cc: Mayor DuBois and Palo Alto City Council Members
cc: NVCAP Working Group

From: [Robert Neff](#)
To: [Planning Commission](#); [Transportation](#)
Subject: Fwd: New Bicycle turnouts on Mount Diablo. Lets do this here!
Date: Monday, March 8, 2021 11:29:53 PM

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

Hello PTC and Transportation Staff,

Mount Diablo State Park has collaborated with a local recreational bike club to add "Bicycle Turnouts" to the road to the Mount Diablo summit. The result has been dramatic, from more than 20 bike/car collisions / year to just one in the past 2 years.

Here is an article about it. It was up to \$20k per turnout, and they have built 17 there.

<https://www.sfchronicle.com/outdoors/article/Bike-car-collisions-drop-sharply-at-Mount-Diablo-15999078.php>

In Palo Alto, we should look for grant money for this on Page Mill Road and Arastradero Road (between Page Mill and Alpine).

--

-- Robert Neff
Emerson Street near Loma Verde, Palo Alto.
robert@neffs.net

(Transportation staff - sorry if I sent this twice. I think I had the wrong email the first time.)

From: [Gail Price](#)
To: [Lynnie Melena](#)
Cc: [Planning Commission](#)
Subject: Re: NVCAP on March 10
Date: Monday, March 8, 2021 8:33:09 PM

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

Excellently , thank you Lynnie!
Gail

Sent from my iPhone

On Mar 8, 2021, at 5:20 PM, Lynnie Melena <lynniemelena@gmail.com> wrote:

Dear Commissioners,

I strongly urge you to move forward with the North Ventura Coordinated Area Plan by recommending Alternative 3 to the City Council. It is the only alternative that is financially feasible and therefore has a chance of getting built. Further, Alternative 3 would enable 15 to 20 percent of the new housing to be BMR units.

This is an ideal area for new housing, close to shopping and other services and well served by transit. (It is also close to my home across El Camino in Barron Park.) If Palo Alto is to meet its RHNA goals, it cannot pass up this opportunity.

Thank you.

Lynnie Melena

Nguyen, Vinhloc

From: Planning Commission
To: Tanner, Rachael
Subject: RE: NVCAP Study Area - inclusion of additional uses

From: Heather Young <heather@hyarchs.com>
Sent: Monday, March 8, 2021 5:54:01 PM
To: Tanner, Rachael <Rachael.Tanner@CityofPaloAlto.org>; Campbell, Clare <clare.campbell@cityofpaloalto.org>; Mark Munoz <mark@hyarchs.com>
Subject: NVCAP Study Area - inclusion of additional uses

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

Hi Rachel -

Thanks for talking with us about the potential of permitting additional ground floor uses in the NVCAP Study Area. Please see the attached letter outlining our thoughts and why this would be a win-win-win for the city, community, and property owners. We'll be tuning into the meeting on Wednesday and hope this helps the conversation.

Regards -
Heather

Heather Young, Partner

hya HEATHER YOUNG
ARCHITECTS

www.hyarchs.com

81 Encina Ave, Suite 100

Palo Alto, CA 94301

D 650-459-3203

C 650-793-1289

March 8, 2021

Rachael A. Tanner, MCP
City of Palo Alto
Assistant Director, Planning & Development Services Department
250 Hamilton Ave | Palo Alto, CA 94301

Subject: Proposed Inclusions to the NVCAP re-zoning Study

Summary:

As agents of multiple property owners in the NVCAP study area we have been working with the existing zoning to development projects in this area for over 15 years. Based on that extensive local knowledge we request that the NVCAP study be amended to include a broader array of allowed ground floor uses to expand the potential within the neighborhood to:

- 1) Help incentivize development
- 2) Reduce the workforce density
- 3) Reduce the parking loads in the district as compared to traditional office
- 4) Expand on the sales tax revenue generated for the City
- 5) Ultimately ensure greater long term tenancy resulting less vacant buildings. This will allow for property owners, with a stakes in this neighborhood, a more varied approach to embrace housing driven mixed use developments and increase the viability of projects being built

Background:

Per the City commissioned study by Strategic Economics, under alternatives #1 & #2 of the NVCAP study, the feasibility or likelihood of Mixed Use multi-family rental unit projects on their own, even at 50'-70' high along El Camino Real, with ground floor retail and underground parking, are highly unlikely to occur based upon real world development costs.

In the traditional old model of mixed-use developments, it was the office component that helped balance the pro-forma for project thereby allowing the cost of residential component to make sense. Under the post-COVID world, and potential diminished office needs within the community, the old economic model is likely going to change to be less viable to encourage and support mixed-use developments.

The bottom line is that developments need supplemental long term tenants to help balance the pro-forma and help pay for the costs of housing element. Housing does not generally pay for itself, unless it is a non-profit model, and even then, relies greatly on multiple complicated funding sources. At stake landowners in this area need flexibility and alternatives, not further restrictions, to help to realize the mixed uses outlined in the City's vision presented in the NVCAP study.

As this neighborhood is reimagined as a true mixed-use neighborhood it's imperative that the district allow for additional ground floor uses that complement those already existing in and surrounding the district.

The NVCAP area currently includes and is bound by ROLM, GM, and RP zones. Many of the permitted and conditionally permitted uses in those districts could be further extended across the NVCAP area in areas currently noted as CS and RM-30.



These alternate uses, as opposed to traditional office uses, could encourage a variety of potential developments and the flexibility of securing a broader spectrum tenants while still promoting mixed use projects, with housing as the driving component for the upper floors of the NVCAP study area. The NVCAP study area currently includes and is surrounded by several uses already permitted in ROLM, GM, and RP districts highlighted in green on the map above that could be included in the new NVCAP zoning. These include:

- 1) Medical Research – Permitted in ROLM, RP
- 2) Manufacturing – Permitted in ROLM, GM, RP
- 3) Research and Development – Permitted in ROLM, GM, RP
- 4) Warehousing and Distribution – Permitted in ROLM, GM, RP

Additionally, the following uses require a CUP in ROLM, GM, and RP and could help support a more diverse pedestrian level and financial basis for the NVCAP area if given a Permitted status:

- 1) Medical Office – CUP in ROLM, GM
- 2) Financial Services – CUP in ROLM, GM

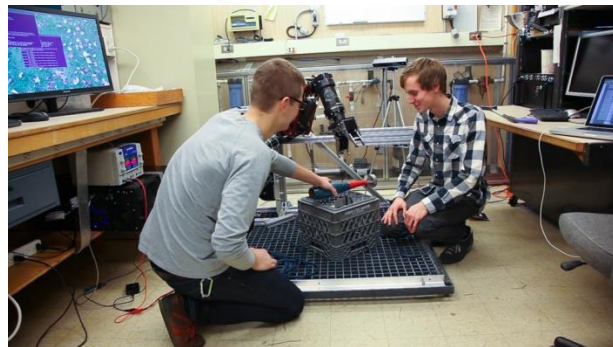
We strongly support that these uses be included as a permitted and allowable use as a ground floor overlay in the NVCAP district. The benefits of allowing this overlay are multiple:

1. A Reduction in workforce density:

Everyone is familiar that **traditional office** workforce densities that can be as high as 6-8 people per 1,000 sf, characterized by open bench seating. Whereas, uses as allowed in a ROLM, RP & GM districts would greatly reduce the workforce densities to approximately 2-3 people per 1,000 sf. This lower density is primarily a byproduct of allowing broader, non-traditional office uses, including spaces such as Incubator / Development space, Product Development, Product testing, Light Manufacturing, Minor warehousing functions, and Minor Support Administration. All uses limit the storage and use of hazardous chemicals through the required hazmat application process.



OFFICE 6-8 PEOPLE PER 1,000 SF



R&D, MANUF, & DIST. 2-3 PEOPLE PER 1,000 SF

The key here is that these uses puts less emphasis on traditional office space seating and more of an emphasis on uses that provide “create” spaces that which require interaction among individuals to create products and devices & services.

2. A Potential Reduction in Parking within the district :

Typical **Traditional office** space and requires 4 cars per 1,000 sf of supported parking and often is a burden to the neighborhood and the development economics itself. Broadening the allowed uses, to include some of those already allowed in the ROLM, RP & GM districts, can reduce the parking burden over the same square footage of commercial office uses resulting in fewer cars within the same proposed project.

MANUFACTURING AND PROCESSING			
Manufacturing	Vehicle Parking Req. (# of spaces)	Bike Parking	
(a) In the RP, and ROLM districts	1 per 300 sq. ft. of gross floor area	1 per 3,000 sf	80% - LT 20% - ST
(b) In all other districts	1 per 500 sq. ft. of gross floor area	1 per 5,000 sf	
Research and Development			
(a) In the RP and ROLM districts	1 per 300 sq. ft. of gross floor area	1 per 3,000 sf	80% - LT 20% - ST
(b) In all other districts	1 per 250 sq. ft. of gross floor area	1 per 2,500 sf	
Warehousing and Distribution			
(a) In the RP and ROLM districts	1 per 300 sq. ft. of gross floor area	1 per 3,000 sf	80% - LT 20% - ST
(b) In all other districts	1 per 1,000 sq. ft. of gross floor area	1 per 10,000 sq. ft.	

3. Potential for increased tax revenue for the City:

Traditional office space generates zero tax bases for the City, while Hotels and retail are the primary tax generator for the City. However, allowing R&D and medical research uses that create products, devices & services will expand the City's tax revenue. Attracting and allowing R&D, medical research, and light manufacturing, particularly those that support product development can be stabilizing revenue generating businesses for the City.

Increasing the allowed uses will have the following effect on tax revenue as represented by the diagram below.



4. Precedence within the Neighborhood:

Under Chapter 18.20 Multi-family development is permitted in the Research and Manufacturing districts and can be a harmonious complement those uses. Below is a recent example of a smaller scale (3-story) mixed use at 2865 Park Blvd that has been allowed to develop in a GM zone. It is an example of a lively engaging streetscape with a corner cafe, while still allowing permitted and CUP GM uses – manufacturing, research & development, warehousing & distribution, and commercial recreation - to exist in the ground floor of the development. The strategic placement of housing lobbies/entries and pedestrian circulation featured on the street can serve as a mechanism to activate the street.

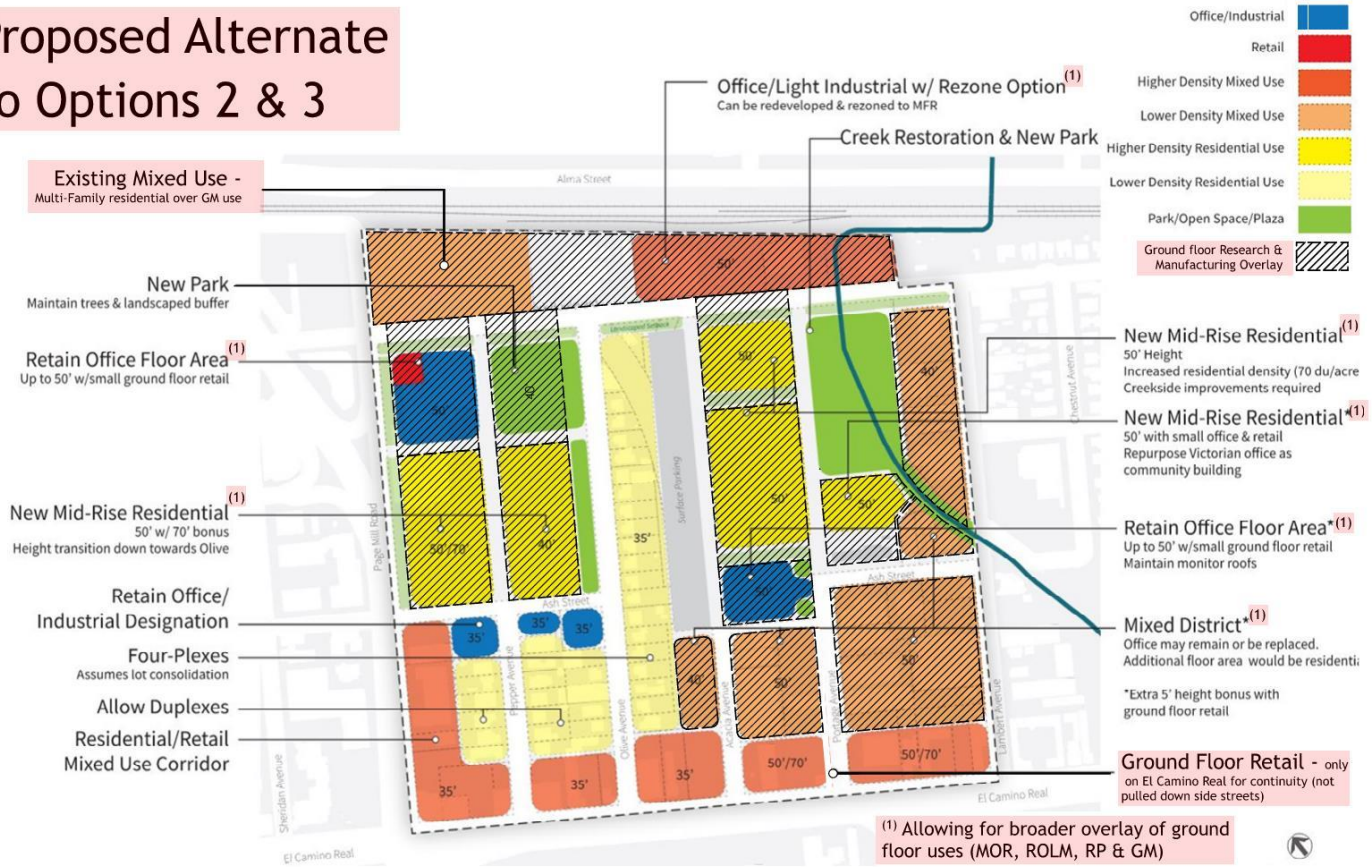


The goal should be to encourage this type of project, at higher densities, within the NVCAP neighborhood that does not handcuff potential developments into being strictly 100% residential. This also encourages people to live where they work and potentially have access to medical office, financial services, commercial recreation, and other retail uses. Residential and non-residential uses can be combined in a symbiotic relationship to support thriving neighborhoods without having to be strictly traditional office. Allowing for long term flexibility in the use and development of these spaces is the key to stability and success.

5. A Broader Approach to Use

We would propose to retain and expand upon the current surrounding GM, ROLM, & RP uses. Housing and these uses do not have to be mutually exclusive. This might look like the plan below with an additional overlay to the already developed NVCAP study plan Alternative #2 or Alternative #3.

Proposed Alternate to Options 2 & 3



Unlike the recent rezone proposal by Jay Paul to add a fully traditional office overlay on all floors along the Park Blvd corridor, we propose adding a Ground Floor only overlay, expanding upon the already present uses in this area, to offer more flexibility for redevelopment.

As the example at 2865 Park Avenue illustrates, housing can exist above complementary uses and achieve the goal that the current NVCAP study aims to reach, which is more mixed use developments with housing as the driving component. Including the proposed additional uses as a Ground Floor Overlay Zone will allow for more long term flexibility. This flexibility can be a key to stability and success for property owners in this district and will only attract and encourage development. It can serve as a new model of mixed use in a zone that can benefit from large influx multi-family housing.

We encourage you to expand on the allowed types of uses to spur development and entice stake holders in the area to think progressively about redeveloping their parcels to move the housing needle in Palo Alto's favor.

Sincerely,

Heather Young, Heather Young Architects

From: [holzemer/hernandez](#)
To: [Planning Commission](#)
Subject: Item #3, NVCAP Recommendation
Date: Monday, March 8, 2021 3:20:38 PM
Attachments: [Foon Letter.docx](#)
[Cannery Letter.docx](#)

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

Dear Planning Commissioners,

As a member of the NVCAP Working Group, which spend the past two+ years studying and reviewing several possible land use alternatives for the NVCAP area, I urge you to seriously study, discuss, and review in depth Alternative M, which includes the adaptive reuse of the old Fry's building and how it could be the centerpiece of a new comprehensive plan for North Ventura.

Very disappointedly, Alternative M, developed by several Working Group members (not City Staff), was never given any serious consideration nor discussion at any of our Working Group meetings. A reasonable City -sponsored feasibility study that would show whether such an alternative would work seems logical and worth the cost given that one of its chief aims is having 100% affordable housing (not the measly 10 or 15% that most projects have) on this site.

In addition, I have enclosed below and attached in this email a message I sent to all my Working Group colleagues last July 2020 about the historical significance of the Fry's building site. This is NOT just an old, worn-out warehouse building. It has a great deal of historical significance to our City, our entire Valley region, and what happened there over 100 years ago.

As I stated below, it's important to preserve our history and acknowledge the accomplishments of our significant minority citizens, someone certainly as important as Thomas Foon Chew.

Please read the message below and see the important attached letters from historian Robin Chapman and Chew's Granddaughter, Gloria Hom.

Terry Holzemer

NVCAP Working Group Member

holz@sonic.net

NVCAP Working Group colleagues,

Question 24 in our NVCAP Handbook asks the key question about the retention and possible adaptive reuse of the Bayside Cannery (340 Portage) building, which is the key focus of the

proposed Alternative M.

I encourage my colleagues to re-read/review the Page & Turnbull 340 Portage Historic Resources Evaluation (April 11, 2019), which was part of our NVCAP Working Group packet during our April 17th, 2019 meeting. Pages 28-33 focus on the site's history.

The two key findings of this evaluation are the following: 1) that the evaluation found the Bayside Cannery site to be eligible for listing in the California Register of Historical Resources; and 2) the property qualifies as a historic resource for the purposes of review under the California Environmental Quality Act (CEQA).

In addition, I would like to emphasize that it is impossible to separate the major significance of this site to CA history without mentioned two additional items: 1) the site's direct connection to Thomas Foon Chew, probably the first Chinese-American entrepreneur in California; and 2) that is likely one of the last remaining, original cannery structures left in California.

Attached to this email are two letters from Thomas Foon Chew's granddaughter, Gloria Hom (a Palo Alto native), and a local Valley historian and author, Robin Chapman, describing the importance of the 340 Portage site.

Finally, I have attached a few pictures that I took recently of the original Bayside Cannery site in Alviso, which clearly shows the rapid deterioration and total neglect that is happening there. Although recognized as a National Historical site, without serious intervention, it's clear that within a few short years the structure there will collapse and nothing will be left of this original site. Undoubtedly, 340 Portage will then be the last, original cannery building left in Santa Clara Valley and likely all of California.

I will speak in favor of Option A, which is the full retention and potential future adaptive reuse of 340 Portage, which needs further detailed study under Alternative M.

July 27, 2020

Dear NVCAP Working Group,

The significance and preservation of the Mayfield/Palo Alto Cannery site, originally built and operated by Thomas Foon Chew, is something critically important to California history.

Thomas Foon Chew was a Chinese-American who immigrated as a child to California with his father, Sai Yen Chew, during the time of the Chinese Exclusion Acts. When the 1906 earthquake destroyed their small cannery in San Francisco, the family moved to Alivso to establish Bay Side Cannery, which grew to become the third-largest canning business in the United States, after Libby and Del Monte. Bay Side eventually expanded to Isleton, on the Sacramento River, to Monterey, and to Mayfield—now Palo Alto—where the old cannery building still stands in what became, many years later, Fry's Electronics.

Thomas Foon, as he was known, was a extremely remarkable man. He employed and made friends with all races and creeds and became the first Chinese man in California to join the Masons. When he died in 1931, at the age of just 42, his death made headlines in the San Jose Mercury Herald and 25,000 people came out to honor his funeral cortege along Grant Avenue in San Francisco.

It is vital that you do all you can to preserve this important cannery site and the memory of Thomas Foon Chew in Palo Alto. Thomas was exactly what America needs today—an immigrant hero who worked to make the promise of the United States come true in his life, in spite of the tremendous obstacles he faced every day.

In my book *Historic Bay Area Visionaries*, published in 2018, I outlined the significance of Thomas' life and his impact on the Santa Clara Valley region. With the help of his granddaughter, Dr. Gloria Hom, we think it is important to our region and our country to not only remember this inclusive, brilliant, and hard-working man, but also preserve one of the last original cannery sites remaining in California.

Very truly yours,

Ms. Robin Chapman
Local Historian/Author
911 Echo Drive
Los Altos, CA 94024

July 27, 2020

Dear NVCAP Working Group Members,

In regards to Question #24, I am writing to you in support of Option A – retaining and adapting the reuse of all the existing buildings at 340 Portage.

It's critically important to recognize that these buildings are not just another series of old industrial structures that are now unneeded and torn down. In fact, these buildings have played a major significant role in not only Palo Alto history, but to California's and our country's as well.

Largely forgotten by current residents, Santa Clara Valley (known as "Silicon Valley" today) was once called the nation's "Valley of Heart's Delight". Long before there were silicon chips, the valley was known as one of the most important fruit growing areas in our nation. The land that now contains our largest corporations, Google, Apple, was once the best and most fertile area for growing fruits and vegetables in California.

As part of that important past is the Bayside Cannery, which became the 3rd largest cannery company in the world and built a fruit cannery operation (340 Portage) in Palo Alto/Mayfield in the early 1900's. Established by my grandfather, Thomas Foon Chew, the Mayfield cannery focused on canning fruits, particularly apricots, peaches and tomatoes. In addition, even after his early death in 1931, the cannery continued to be a major supplier of canned foods to the U.S. military during World War II. Several millions of cans of fruits and vegetables were canned produced at the Mayfield facility for our service people and nation during that time.

I encourage you as the NVCAP Working Group to recognize the significant of these buildings in our own backyard and how they could be adaptively reused to serve future generations to come. These structures tell an important story that all future California and Palo Alto generations can benefit from. I support the efforts to retain and reuse the 340 Portage buildings as part of our history.

Sincerely,

Gloria Hom

Granddaughter of Thomas Foon Chew

Towle Way, Palo Alto, CA 94306



BAYSIDE CANNING CO.

Hope St

←





KEEP
OUT





From: [gdb39](#)
To: [Planning Commission](#)
Subject: Public Comment For Items Not on the Agenda
Date: Monday, March 8, 2021 12:03:12 PM

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

Please submit this to be a Public Comment For Items Not on the Agenda on either the upcoming meeting on April 1st.

On behalf of the many Santa Mateo County residents that enjoy their weekend trips to Half Moon Bay and/or whom commute to and from Half Moon Bay (HMB) - a natural 21st century solution would be to create a rail line between the two Counties. This could be in the form of a BART, CalTrain, or SMCTA expansion, or even a Boring Company concept. To start, a preliminary survey of County residents regarding a potential rail line would bring to light whether or not the People would approve of such a line. A feasibility study would also be a natural step.

Expanding Hwy 92 is not an option due to structural & financial constraints, and our the County population will only grow and increase congestion on these limited roads to and from HMB. Rather than ignore the problem, it is time to create a 21st century solution that everyone would enjoy - ease of transport, decreased emissions, and decreased automobile deaths. Please consider taking preliminary action on rail transport to Santa Cruz County.

From: [Heather Kenealy](#)
To: [Planning Commission](#)
Subject: Please approve Castilleja's proposals!
Date: Sunday, March 7, 2021 2:23:44 PM

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

Dear Palo Alto Planning Commission,

I am writing today as a Palo Alto resident and supporter of Castilleja School regarding the upcoming meetings **on March 8th and 15th.**

As a resident and parent of an alumna, I know firsthand the incredible diligence, thought, and care that Castilleja puts into all of their decisions. Castilleja's proposals for an underground garage, increased enrollment, and maintenance of the current above-ground footprint are no different. These proposals should be approved as it improves the neighborhood's aesthetics and is preferred by the Environmental Impact Report.

The underground garage removes cars from the neighborhood streets and is consistent with the city's Comprehensive Plan. Castilleja has been extremely conscientious in its effort to remove cars and traffic from the neighborhood. Further, this proposal will not bring any additional cars to the neighborhood.

After our daughter graduated from Castilleja School, she attended Stanford University and received both her undergraduate and master's degrees in Computer Science in the Artificial Intelligence track. She now works at Google Brain in Mountain View and hopes to remain a Palo Alto resident after Covid-19. Without the math, science, and ethics offered to our daughter during her time at Castilleja, she would not have been able to accomplish what she has to this point. We support Castilleja's increased enrollment as it gives the opportunities our daughter had to more young women.

Our daughter started at Castilleja School in the fall of 2008 as a 6th grader. At the time, we lived in Menlo Park. When our daughter began high school in 2011, we moved from Menlo Park to Palo Alto. Our move was largely because we wanted our daughter to be closer to her school community and be able to bike or walk to school. We wanted our house to be the local hub for our daughter and her friends after school. Castilleja School is an asset and draw to this community and should be supported as such.

Please approve Castilleja's proposals for an underground garage, increased enrollment, and maintaining their current above-ground footprint. Thank you for your time and attention.

Sincerely,

Heather Kenealy
1032 Channing Avenue
Palo Alto, CA 94301

From: [Aram James](#)
To: [chuck jagoda](#); [wilpf.peninsula.paloalto@gmail.com](#); [Rebecca Eisenberg](#); [Roberta Ahlquist](#); [Council, City](#); [Planning Commission](#); [Raven Malone](#); [ParkRec Commission](#); [Human Relations Commission](#); [Greer Stone](#); [DuBois, Tom](#); [Kou, Lydia](#)
Subject: Move Mountain View
Date: Saturday, March 6, 2021 5:47:56 PM

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

<https://www.mercurynews.com/2018/06/12/mountain-view-nonprofit-kicking-off-2-year-trial-to-get-car-dwellers-off-streets/amp/>

Shared via the [Google app](#)

Sent from my iPhone

From: [Aram James](#)
To: [Rebecca Eisenberg](#); [chuck jagoda](#); wilpf.peninsula.paloalto@gmail.com; [Roberta Ahlquist](#); [Human Relations Commission](#); [Planning Commission](#); [Raven Malone](#); [Greer Stone](#); [Kaloma Smith](#); [Winter Dellenbach](#); [Council, City; DuBois, Tom](#); [Kou, Lydia](#); [Cormack, Alison](#); [Shikada, Ed](#); [Dennis Upton](#); [Sunita de Tourreil](#); [ParkRec Commission](#)
Subject: Update Regarding Safe Parking Permit at 3373 Middlefield Rd
Date: Friday, March 5, 2021 9:11:59 PM

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

Folks:

Please try and attend this important meeting, this coming Tuesday March 9, re the current status of the Palo Alto Safe Parking Program.

Regards, aram

On Mar 3, 2021, at 2:09 PM, Tanner, Rachael
<Rachael.Tanner@cityofpaloalto.org> wrote:

The City of Palo Alto has tentatively approved a **Safe Parking Permit** for **Highway Community Church** located 3373 Middlefield Rd., Palo Alto, CA 94306.

More information about this project is available at <http://bit.ly/3373Middlefield>. The new [tentative approval letter](#) includes conditions of approval which respond to some of the community concerns.

To continue discussion of the permit, the City and the applicant (Highway Community Church) are hosting a **virtual community meeting on Tuesday March 9, 2021 at 6:00 pm.**

To Join the meeting, please use the following link or phone number:

Zoom Link <https://cityofpaloalto.zoom.us/j/97112706068>

Meeting ID: 971 1270 6068

Phone Number: 1 699 900 6833

If you cannot attend the meeting, you may e-mail questions and comments to the Manager of Current Planning,
Jodie.Gerhardt@CityofPaloAlto.org.

Information regarding permits at other locations will be provided separately.

Thank you,
Rachael Tanner

<image001.png>

Rachael A. Tanner, MCP
Assistant Director, Planning & Development
Services Department
250 Hamilton Ave | Palo Alto, CA 94301
D: 650.329.2167
E: Rachael.Tanner@cityofpaloalto.org
Quality | Courtesy | Efficiency | Integrity | Innovation

From: [Roberta Ahlquist](#)
To: [Aram James](#); [rebecca](#); [chuck jagoda](#); [Sunita de Tourreil](#); [Human Relations Commission](#); [Cecilia Taylor](#); [Planning Commission](#); [Joe Simitian](#); [WILPF Peninsula Palo Alto](#)
Subject: Fwd: Another Black Lives Matter development: One city's Reparations for Black residents in Evanston, Illinois
Date: Friday, March 5, 2021 8:35:21 PM

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fyi

----- Forwarded message -----

From: **WILPF Peninsula Palo Alto** <wilpf.peninsula.paloalto@gmail.com>
Date: Fri, Mar 5, 2021 at 8:18 PM
Subject: Another Black Lives Matter development: One city's Reparations for Black residents in Evanston, Illinois
To: [barbara armentrout <barbj.armen@gmail.com>](mailto:barbj.armen@gmail.com), [Carol Lamont <carol@lamont.com>](mailto:carol@lamont.com), [Cherrill Spencer <Cherrill.m.spencer@gmail.com>](mailto:Cherrill.m.spencer@gmail.com), [chuck jagoda <chuckjagoda1@gmail.com>](mailto:chuckjagoda1@gmail.com), [Cybele LoVuolo-Bhushan <cybele881b@gmail.com>](mailto:cybele881b@gmail.com), [Gloria Burd <burdlady@gmail.com>](mailto:burdlady@gmail.com), [Iza Predmore <izapredmore@gmail.com>](mailto:izapredmore@gmail.com), [jan rindfleisch <janrindfleisch@sbcglobal.net>](mailto:janrindfleisch@sbcglobal.net), [Judy Adams <judyblueeyes1@gmail.com>](mailto:judyblueeyes1@gmail.com), [Mary Gallagher <writing2win@gmail.com>](mailto:writing2win@gmail.com), [Roberta Ahlquist <roberta.ahlquist@sjsu.edu>](mailto:roberta.ahlquist@sjsu.edu), [Shelly Kosak <shelly.kosak@gmail.com>](mailto:shelly.kosak@gmail.com), [Wendy Peikes <wendypei@yahoo.com>](mailto:wendypei@yahoo.com), [rebecca <Rebecca@winwithrebecca.com>](mailto:Rebecca@winwithrebecca.com)

forwarded from PopularResistance.org to WILPF members/supporters:

[How The First US City To Fund Reparations For Black Residents Is Making Amends](#)



By Ashley Brown, Emilie de Sainte Maresville, and Allie Yang, ABC News. Evanston, Illinois, is like a lot of American cities. The city just north of Chicago appears picturesque, updated and grand on one side -- but not far away, one can see the signs of economic and racial segregation, despite the city's proud, diverse and liberal reputation. What sets

Evanston apart from other cities, however, is its groundbreaking plan to address the impact of that segregation and Black disenfranchisement: reparations. The impetus for the city's reparations resolution, first passed in 2019 and spearheaded... [-more-](#)

From: [Sonia Poltoratski](#)
To: [Planning Commission](#)
Subject: Public comment on NVCAP
Date: Friday, March 5, 2021 1:57:47 PM

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Hi all,

I want to express enthusiastic and strong support for the NVCAP proposal. I am a resident of downtown Palo Alto, and love this city and community. However, like most young families, my husband and I have been priced out of home ownership here. More importantly, Palo Alto's current housing situation stems directly from practices we know to be racially exclusionary and unjust. We want to foster the long-term health of this community, which involves practicing what we preach on issues of social justice, diversity, and climate policy. Palo Alto must build more housing, and this development provides an incredibly smart way to do so.

(And, just to get this off my chest - there is *no way* that this increases traffic beyond what this city currently requires of its younger workers, who have to drive here from increasingly farther locations when they can't live near work or transit.)

Thank you - please do the right thing.

Sonia

Sonia Poltoratski, PhD
Stanford University
Vision & Perception Neuroscience Lab
stanford.edu/~sonia09

From: [E Nigenda](#)
To: [Planning Commission](#); [Rachel Tanner](#); [Keith Bennett](#)
Subject: Re: Underground Construction
Date: Wednesday, March 3, 2021 6:32:35 AM

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Dear Commissioners,

We are scientists and members of Save Palo Alto's Groundwater. As a matter of fact, many of our members are scientists and engineers.

We strongly object to the comment "conspiracy theory about underground rivers being re-routed" at PTC's Feb. 24th meeting. There is no conspiracy, and it is not a theory. **It is a well-known fact that groundwater flows and it can definitely be re-routed AND blocked.** Please see comments from established authorities below.

Regarding flow, from Santa Clara Valley Water District's 2016 Groundwater Management Plan, p 2-9:

"Groundwater movement in the Santa Clara Subbasin generally follows topographical and surface water patterns, flowing to the north/northwest toward the interior of the subbasin and San Francisco Bay. Groundwater also moves toward areas of intense pumping at the local scale."¹

For Palo Alto this flow is generally from the Foothills towards the Bay. In fact, groundwater flow handles approximately 75% of Palo Alto's stormwater and is the largest component of our stormwater management system. It is true that groundwater flow is not a "river"; however, Save Palo Alto's Groundwater has never called the groundwater flow a river.

From the U.S. Environmental Protection Agency²:

"Stressors that affect the extent of ground water—such as withdrawal [dewatering] or injection [recharge]—can change groundwater velocity and flow. These physical changes can affect patterns of discharge to surface waters and the movement of water and contaminants within the ground."²

Regarding re-routing and blocking, from the book Groundwater control: design and practice, second edition³

"the resulting groundwater barrier is effectively permanent and will remain in place following the end of the construction period, and may interrupt horizontal groundwater flow, causing a damming effect and altering groundwater levels local to the structure."

In short, one of Save Palo Alto's Groundwater main goals is to bring the science about

groundwater and its intersection with underground construction to policy makers, developers and the general public to better inform public policy and to ensure safe construction, especially as the likely impacts of climate change on our environment become better known.

Several of our members are familiar with the underground construction and dewatering processes as actually practiced in Palo Alto; we would very much welcome the opportunity to provide Commissioners and other interested parties with data and other information so you can make informed decisions. The building community should not be the main or only stakeholder at the table. **Science needs a voice also.** We look forward to meeting with anyone interested in the topic of groundwater and associated issues for greater discussion.

Thank you for your service to our community,

Keith Bennett, Ph.D.

Esther Nigenda, Ph.D.

Save Palo Alto's Groundwater

www.SavePaloAltosGroundwater.org

References:

1. 2016 Santa Clara Valley Water District – Groundwater Management Plan, p 2-9.
<https://californiarevealed.org/islandora/object/cavpp%3A172082>
2. <https://www.epa.gov/report-environment/ground-water>
3. Preene, M, Roberts, T O L, Powrie, W. *Groundwater control: design and practice*. 2nd edition. London: CIRIA, 2016, p. 81.

From: [Aram James](#)
To: [Council, City](#); city.council@menlopark.org; citycouncil@mountainview.gov; [Tanner, Rachael](#); [rebecca](#); [Human Relations Commission](#); [Roberta Ahlquist](#); [Planning Commission](#); [ParkRec Commission](#)
Subject: Affordable Housing Network Newsletter March 2021-by Sandy Perry
Date: Monday, March 1, 2021 9:26:57 PM

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

AFFORDABLE HOUSING NETWORK NEWSLETTER MARCH 2021

The February Meeting of Affordable Housing Network will be held at 5:30 pm on WEDNESDAY, MARCH 3 by **ZOOM CONFERENCE CALL**. We will send out the call information to all of our regular attenders. If you are not a regular attender and wish to participate, please respond to this email and we will send you the call information.

La Reunión de Febrero de la Red de Viviendas Asequibles se llevará a cabo a las 5:30 pm el MIÉRCOLES 3 DE MARZO por ZOOM CONFERENCE CALL. Enviaremos la información de la llamada a todos nuestros asistentes habituales. Si no asiste regularmente y desea participar, responda este correo electrónico y le enviaremos la información de la llamada.

TIME TO PAY DUES!

If you want to be a voting member of Affordable Housing Network, it is time to pay your dues! Dues are \$15 a year for individuals and \$100 for organizations. Affordable Housing Network dues give you full membership in the organization, the right to run for election to the board of directors, and the right to vote on organization business. It will also give you the satisfaction of participating in a dynamic housing movement that not only resists oppression, but supports visionary and transformative models of housing justice.

To pay, please send a check to Affordable Housing Network, PO Box 5313, San Jose, CA 95150.

If you want to be a member but cannot afford to pay dues, just let us know and you can be enrolled as a member under a dues scholarship program funded by members who contribute extra funds to subsidize dues for people who need it. And if you wish to just continue attending meetings or receiving the newsletter without becoming a member, you are welcome to do that as well.

¡HORA DE PAGAR LAS CUOTAS!

Si desea ser miembro con derecho a votar en la Red de Viviendas Asequibles, ¡es la hora de pagar sus cuotas! Las cuotas son de \$ 15 al año para individuos y \$ 100 para organizaciones. Las cuotas de la Red de Viviendas Asequibles le dan una membresía en la organización, con el derecho a correrse para las elecciones a la junta directiva, y el derecho a votar en los asuntos de la organización. También le dará la satisfacción de participar en un movimiento de vivienda dinámico que no solo resiste la opresión, sino que apoya modelos visionarios y transformadores de justicia de viviendas.

Para pagar, envíe un cheque a Affordable Housing Network, PO Box 5313, San Jose, CA 95150.

Si desea ser miembro pero no puede pagar las cuotas, informe a nosotros y podrá inscribirse como miembro en un programa de beca financiado por otros miembros. Y si simplemente desea seguir asistiendo a las reuniones o recibiendo el boletín sin convertirse en miembro, también puede hacerlo.

ASSEMBLYMEMBER ALEX LEE INTRODUCES SOCIAL HOUSING BILL

On February 2, Assemblymember Alex Lee (D-San Jose) introduced AB 387 which would establish a California Housing Authority for the purpose of developing mixed-income rental and limited equity homeownership social housing and mixed-use developments to address the shortage of affordable homes for low and moderate-income households. Social housing, inspired by successful models in Europe and Asia, will significantly address our housing crisis by developing homes for the social benefit of all Californians. "Families are increasingly being priced out of the communities they've built and are leaving California for more affordable housing markets," said Lee. "We have an opportunity to reshape how we view housing – not as a commodity, but as a fundamental human right. Social housing is how we provide housing as a human right."

Social housing programs, which have been successfully implemented in Vienna and in Singapore, offer an innovative solution to the housing crisis. Learning from successive models to create mixed-income, safe, and dignified housing for all strata of society, California can lead a national paradigm shift.

Unlike private investment, social housing returns its proceeds into maintenance of buildings, grounds, and upgrades instead of private profits. The mortgages offered by Singapore's Housing and Development Board (HDB) have monthly payments that are significantly lower than private rents. This has resulted in a homeownership rate of 91 percent despite severe land constraint. HDB properties cater to a range of population from lower income to upper-middle-income households.

More than four in ten households in California had unaffordable housing costs (exceeding 30 percent of household income). More than one in five households statewide faced severe housing cost burdens, spending more than half of their income for housing. California has now been experiencing an extended and increasing housing shortage for nearly 50 years. It ranked 49th among the United States in housing units per resident in 2018. "With stay-at-home orders and social distancing guidelines, the pandemic has underscored the

importance of access to safe, stable, and affordable housing,” said Lee.

EL ASAMBLEISTA PRESENTA EL PROYECTO DE VIVIENDA SOCIAL

El 2 de febrero, el Asambleísta Alex Lee (D-San José) presentó AB 387 que establecería una Autoridad de Vivienda de California con el propósito de desarrollar viviendas sociales de renta mixta y de propiedad limitada con equidad y desarrollos de uso mixto para abordar la escasez de viviendas asequibles. La vivienda social, inspirada en modelos exitosos en Europa y Asia, abordará significativamente nuestra crisis de vivienda mediante el desarrollo de viviendas para el beneficio social de todos los californianos. "Las familias están siendo cada vez más excluidas de las comunidades que han construido y se están saliendo de California por mercados de viviendas más asequibles", dijo Lee. "Tenemos la oportunidad de cambiar la forma en que vemos la vivienda, no como una mercancía, sino como un derecho humano fundamental. La vivienda social es la forma en que proporcionamos vivienda como un derecho humano".

Los programas de vivienda social, que se han implementado con éxito en Viena y Singapur, ofrecen una solución innovadora a la crisis de la vivienda. Aprendiendo de los modelos sucesivos para crear viviendas seguras, dignas y de ingresos mixtos para todos los estratos de la sociedad, California puede liderar un cambio de paradigma nacional.

A diferencia de la inversión privada, la vivienda social devuelve sus ganancias al mantenimiento de edificios, terrenos y mejoras en lugar de ganancias privadas. Las hipotecas ofrecidas por la Junta de Vivienda y Desarrollo de Singapur (HDB) tienen pagos mensuales que son significativamente más bajos que los alquileres privados. Esto ha resultado en una tasa de propiedad de vivienda del 91 por ciento a pesar de las severas limitaciones de la tierra. Las propiedades de HDB atienden a una variedad de población, desde hogares de ingresos bajos hasta hogares de ingresos medianos altos.

Más de cuatro de cada diez hogares en California tenían costos de vivienda inasequibles (que superaban el 30 por ciento de los ingresos familiares). Más de uno de cada cinco hogares en todo el estado enfrentó una carga de costos de vivienda severa, gastando más de la mitad de sus ingresos en vivienda. California ha estado experimentando una escasez de viviendas extendida y creciente durante casi 50 años. Ocupó el puesto 49 entre los Estados Unidos en unidades de vivienda por residente en 2018. "Con órdenes de quedarse en casa y pautas de distanciamiento social, la pandemia ha subrayado la importancia del acceso a viviendas seguras, estables y asequibles", dijo Lee.

KNOW YOUR RIGHTS UNDER THE STATE EVICTION MORATORIUM SB 91

The following information was copied from the web site of the Law Foundation of Silicon Valley <https://www.lawfoundation.org>

You can never be evicted for any rent you may have missed **from March 1, 2020 to August 31, 2020** if you have lost income because of COVID-19. Additionally, you cannot be evicted for not paying rent from September 2020 to June 2021 so long as you **pay 25% (one quarter) of your rent from September 2020 to June 2021 no later than June 30, 2021**. You should either put in writing in the memo of the check or in another way in writing to your landlord what month you are paying for and what percentage of the rent you are paying, e.g., "25% of Sept. 2020 rent."

If your landlord gives you an eviction notice for nonpayment of rent (which may be called a "Notice to Quit" or "Notice of Termination of Tenancy"), you **must sign and return the "Declaration of COVID-19-related financial distress"** that is included with the

notice **within 15 days** of getting it and returning it to your landlord. If you receive a notice that does not include a "Declaration of COVID-19-related financial distress," seek legal advice by calling the Law Foundation of Silicon Valley at 408-280-2424. You are protected from eviction and cannot be kicked out of your home if any of the following have happened to you:

1. You lost your job because of COVID-19-related work closures.
2. You had your hours reduced because of COVID-19 or related public health orders.
3. You have missed work because you needed to stay home to care for children or an elderly, disabled, or sick family member because of COVID-19 or related school closures.
4. Other circumstances related to the COVID-19 pandemic that have reduced the amount of money you earn each month.

I AM BEHIND ON RENT BECAUSE OF COVID-19 OR RELATED WORK CLOSURES. CAN I BE KICKED OUT (EVICTED) IF THE LANDLORD WANTS TO REMODEL, MOVE-IN TO MY UNIT, SELL MY BUILDING, OR TEAR DOWN THE BUILDING?

Probably not. State law prohibits landlords from kicking out (evicting) a tenant to remodel or rehabilitate a home unless this is necessary for health and safety reasons. Additionally, the Centers for Disease Control (CDC) has issued an order on evictions that prohibits tenants from being kicked out (evicted) for any reason that is not the fault of the tenant. If you receive an eviction notice (which may also be called a "Notice to Quit" or "Notice of Termination") that says your landlord wants you to leave for no reason or for any reason that is not your fault, call the Law Foundation at 408-280-2424.

I WANT TO PAY 25% OF THE CURRENT MONTH'S RENT SO THAT I CAN BE PROTECTED BY THE CTRA, BUT I AM STILL BEHIND ON RENT PAYMENTS FROM BEFORE AUGUST 31. CAN MY LANDLORD APPLY RENT PAYMENTS I MAKE NOW TO THE RENT DEBT I ALREADY OWE?

You must tell your landlord how you want them to use your payments by writing the reason for the payment in the memo line on your cashier's check, personal check, or money order (or writing it in the memo section of an electronic or web-based payment system). If you include the reason for the payment, your landlord must use it for that purpose.

IF I PAY 25% OF MY RENT FROM SEPTEMBER 2020 TO JUNE 2021, WHAT ABOUT THE OTHER 75%? WHAT HAPPENS ON JULY 1?

If you pay 25% of your rent from September 2020 and June 2021, you can never be kicked out (evicted) for the remaining rent that you owe from these months. If you do not pay back the remaining rent (75%) that you owe from September 2020 to June 2021, your landlord could sue you in small claims court beginning August 1, 2021.

If your landlord gets a judgment against you in Small Claims Court, you cannot be evicted, but the landlord could still try to collect this back from rent you in other ways. If your landlord does sue in Small Claims Court, make sure you get legal assistance to ensure you are protected.

On July 1, you must pay your full rent for July. If you do not, your landlord could evict you.

WILL MY CREDIT SCORE OR RENTAL RECORD BE IMPACTED IF MY

LANDLORD TRIES TO EVICT ME OR SUES ME IN SMALL CLAIMS COURT?

No. Any eviction cases or small claims lawsuits filed against you from March 4, 2020 to June 30, 2021 **will not go on your rental record or affect your credit**, no matter if you win or lose. Landlords are prohibited from reporting any of these cases to the credit reporting agencies or any tenant screening company.

I AM A TENANT BUT I RECEIVED A NOTICE OF TRUSTEE'S SALE AND/OR NOTICE OF DEFAULT ON MY DOOR. CAN I BE EVICTED IF THE UNIT I AM RENTING IS FORECLOSED ON?

Probably not. When a house is sold at foreclosure, a new owner will take over. That new owner will act as your new landlord and must follow state law. This means the new owner cannot kick you out just because the house was foreclosed on. Please see our [fact sheet on tenant rights](#) in foreclosed properties for more information.

In regards to the CTRA, the new owner must comply with the new state law and can only evict you for certain reasons including:

- If the new owner intends to occupy the property.
- If the new owner is removing the property from the rental market.
- If the new owner intends to substantially remodel the property and it is required for health and safety. A new owner should give you at least 90 days written notice before any eviction lawsuit can be filed.

Usted no puede ser desalojado por renta que usted no allá pagado del **1 de marzo de 2020 al 31 de agosto del 2020** si usted ha tenido pérdida de ingresos por COVID-19. Adicionalmente, usted no puede ser desalojado por no pagar renta de septiembre del 2020 a junio de 2021 siempre y cuando usted **page 25% (un cuarto) de su renta de septiembre del 2020 a junio de 2021 a más tardar del 30 de junio de 2021**.

Si su propietario le da un aviso de desalojo por no pagar su renta (también se le puede llamar "aviso para dejar la tenencia" o "aviso de terminación de la tenencia"), usted debe de firmar y regresar la "**Declaración de dificultades financieras relacionado a COVID-19**" que está incluida con el aviso de **entre 15 días** después de recibirlo. Si usted recibe un aviso que no incluya la "**Declaración de dificultades financieras relacionado a COVID-19**", busque asesoramiento legal llamando a Law Foundation of Silicon Valley al 408-280-2424.

Usted está protegido de desalojo y no puede ser expulsado de su hogar si le ha pasado lo siguiente:

1. Usted perdió su trabajo a causa de cierres de trabajo relacionado con COVID-19.
2. Usted tubo horas reducidas por causa de COVID-19 o por órdenes relacionadas con la Salud Pública.
3. Usted ha perdido días de trabajo por que tuvo que quedarse en casa para cuidar a niños, a una persona de la tercera edad, alguien con una discapacidad, a un miembro de su familia que estuvo enfermo por COVID-19 o algo relacionado con cierres escolares.
4. Otras circunstancias relacionadas con la pandemia de COVID-19 que han reducido la cantidad de dinero que usted gana cada mes.

ESTOY ATRASADO CON LA RENTA POR COVID-19 O ALGO RELACIONADO

CON LOS CIERRES DE LOS TRABAJOS. ¿PUEDO SER EXPULSADO (DESALOJADO) SI EL PROPIETARIO QUIERE REMODELAR, MUDARSE A MI UNIDAD, VENDER MI UNIDAD O DERRIBAR EL EDIFICIO?

Probablemente no. La ley estatal prohíbe a los propietarios echar (desalojar) a un inquilino para remodelar o rehabilitar una casa a menos que sea necesario por razones de salud y seguridad. Además, los Centros para el Control de Enfermedades (CDC) han publicado una orden sobre desalojos que prohíbe a los inquilinos ser expulsados (desalojados) por cualquier motivo que no sea culpa del inquilino. Si recibe un aviso de desalojo (que también se puede llamar "Notice to Quit" o "Notice of Termination") que dice que su propietario quiere que se vaya sin motivo o por cualquier motivo que no sea su culpa, llame a la Law Foundation al 408-280-2424.

YO QUIERO PAGAR EL 25% DE RENTA DE LOS MESES CORRIENTES PARA PODER ESTAR PROTEGIDO POR EL CTRA, PERO ESTOY ATRASADO CON LOS PAGOS DE RENTA DE ANTES DEL 31 DE AGOSTO. ¿PUEDE MI PROPIETARIO APLICAR LOS PAGOS DE RENTA QUE HAGO AHORA A LA DEUDA DE RENTA QUE DEBO?

Usted debe de decirle a su propietario como quiere que use sus pagos escribiendo la razón por los pagos en la línea de notas en su cheque de caja, cheque personal, o en su giro de dinero (o notándolo en la sección de notas de un sistema electrónico de pago o pagos basados en línea) Si usted incluye la razón por el pago, su propietario lo debe de usar por ese propósito.

Por ejemplo, la renta de la inquilina Tammy es \$2,000 por mes. Tammy debe \$6,000 en renta que no podido pagar mayo, junio y Julio del 2020. Ella quiere pagar 25% de la renta de septiembre a su propietario para asegurarse de que está protegida de desalojo. Tammy debe de escribir un cheque de \$500 y escribir "25% de renta por septiembre del 2020" en la línea de notas. Si ella hace esto, el propietario debe de usar el cheque de \$500 para la renta de septiembre en lugar de la renta que debe de mayo, junio y julio.

SI PAGO EL 25% DE MI ALQUILER DE SEPTIEMBRE A JUNIO, ¿QUÉ PASA CON EL 75% RESTANTE? ¿QUÉ PASA EL 1 DE JULIO?

Si paga el 25% de su alquiler entre septiembre y junio, nunca podrá ser expulsado (desalojado) por el alquiler restante que adeude de estos meses. Si no devuelve el alquiler restante (75%) que adeuda desde septiembre de 2020 hasta junio del 2021, su propietario podría demandarlo en la corte de reclamos menores a partir del 1 de agosto del 2021.

Si su propietario obtiene un juicio en su contra en la tribunal de reclamos menores, no puede ser desalojado, pero el arrendador aún podría intentar cobrar este monto del alquiler de otras maneras. Si su arrendador demanda en la tribunal de reclamos menores, asegúrese de obtener asistencia legal para asegurarse de estar protegido.

El 1 de julio, debe pagar el alquiler completo de julio. Si no lo hace, su arrendador podría desalojarlo.

¿PUEDE SER IMPACTADO MI HISTORIAL DE CRÉDITO O HISTORIAL DE ARRENDAMIENTO, SI MI PROPIETARIO TRATA DE DESALOJARME O SI TRATA DE DEMANDARME EN UN TRIBUNAL DE RECLAMOS MENORES?

No. Cualquier caso de desalojo o demanda de un tribunal de reclamos menores presentada contra usted del 4 de marzo del 2020 al 30 de junio de 2021 **no va a seguir a su registro de alquiler o su puntuación de crédito**, no importa si gane o pierda. Se le

prohíbe a los propietarios reportar este tipo de casos a agencias de informes de crédito o a empresas de cribado de inquilinos.

SOY UN INQUILINO, PERO RECIBÍ UN AVISO DE VENTA DEL FIDEICOMISO Y/O UN AVISO DE INCUMPLIMIENTO EN MI PUERTA. ¿PUEDO SER DESALOJADO SI LA UNIDAD QUE ESTOY ALQUILANDO ESTÁ EMBARGADA?

Probablemente no. Cuando una casa se vende en ejecución hipotecaria, un nuevo propietario se hace cargo. Ese nuevo propietario actuará como su nuevo arrendador y debe cumplir con la ley estatal. Esto significa que el nuevo propietario no puede echarlo sólo porque la casa fue embargada. Para obtener más información, consulte nuestra [hoja informativa](#) sobre los derechos de los inquilinos que viven en propiedades embargadas.

Con respecto al CTRA, el nuevo propietario debe cumplir con la nueva ley estatal y sólo puede desalojarlo por ciertas razones, incluyendo:

- Si el nuevo propietario tiene la intención de ocupar la propiedad.
- Si el nuevo propietario va a retirar la propiedad del mercado de alquiler.
- Si el nuevo propietario tiene la intención de remodelar ampliamente la propiedad y es necesario por razones de salud y seguridad. El nuevo propietario debe darle una notificación por escrito al menos 90 días antes de que se pueda presentar una demanda de desalojo.

Quý vị không bao giờ có thể bị đuổi ra khỏi nhà vì bất kỳ khoản tiền thuê nào mà quý vị có thể đã bỏ lỡ từ ngày 1 tháng 3 năm 2020 đến ngày 31 tháng 8 năm 2020 nếu quý vị bị mất thu nhập vì COVID-19. Ngoài ra, quý vị không thể bị đuổi ra khỏi nhà vì không trả tiền thuê nhà từ tháng 9 năm 2020 đến tháng 6 năm 2021, miễn là quý vị trả 25% (một phần tư) tiền thuê nhà từ tháng 9 năm 2020 đến tháng 6 năm 2021 không muộn hơn ngày 30 tháng 6 năm 2021. Quý vị nên viết ghi chú trong chi phiếu check hoặc bằng cách khác bằng văn bản cho chủ nhà của quý vị về tháng quý vị đang trả và phần trăm tiền thuê quý vị đang trả, ví dụ: "25% của tiền thuê tháng 9 năm 2020."

Nếu chủ nhà của quý vị cung cấp cho quý vị một giấy thông báo trục xuất vì không trả tiền thuê nhà (có thể được gọi là "Thông báo rời bỏ" hoặc "Thông báo chấm dứt việc thuê nhà"), quý vị phải ký và gửi lại "Đơn Tuyên bố về tình trạng khó khăn tài chính liên quan đến COVID-19" được đính kèm với thông báo trong vòng 15 ngày kể từ ngày nhận được và gửi lại cho chủ nhà của quý vị. Nếu quý vị nhận được giấy thông báo không đính kèm "Đơn Tuyên bố về tình trạng khó khăn tài chính liên quan đến COVID-19", hãy tìm kiếm lời khuyên pháp lý bằng cách gọi cho Tổ chức Luật Law Foundation của Thung lũng Silicon theo số 408-280-2424. Quý vị được bảo vệ khỏi việc bị trục xuất và không thể bị đuổi khỏi nhà nếu bất kỳ điều nào sau đây đã xảy ra với quý vị:

1. Quý vị bị mất việc vì đóng cửa công việc liên quan đến COVID-19.
2. Quý vị đã bị giảm giờ làm việc vì COVID-19 hoặc do các lệnh y tế công cộng liên quan.
3. Quý vị đã nghỉ làm vì quý vị cần phải ở nhà để chăm sóc trẻ em hoặc người già, tàn tật, hoặc bệnh tật vì COVID-19 hoặc các trường học đóng cửa vì lý do liên quan đến dịch bệnh.
4. Các trường hợp khác liên quan đến đại dịch COVID-19 đã làm giảm số tiền quý vị kiếm được mỗi tháng.

TÔI CẦN LÀM GÌ ĐỂ BẢO VỆ MÌNH KHỎI VIỆC TRỤC XUẤT NẾU TÔI KHÔNG THỂ TRẢ TIỀN THUÊ NHÀ VÌ COVID-19?

Nếu quý vị trễ về khoản trả tiền thuê nhà **từ ngày 1 tháng 3 năm 2020 đến ngày 31 tháng 8 năm 2020**, quý vị không bao giờ có thể bị trục xuất vì khoản nợ này. Nếu chủ nhà của quý vị cung cấp cho quý vị giấy thông báo trục xuất vì không trả tiền thuê nhà (có thể được gọi là “Thông báo rời bỏ” hoặc “Thông báo chấm dứt việc thuê nhà”), quý vị **phải ký và gửi lại “Đơn Tuyên bố về tình trạng kiệt quệ tài chính liên quan đến COVID-19”** được đính kèm với thông báo **trong vòng 15 ngày** kể từ ngày nhận được.

Nếu quý vị bỏ lỡ các khoản thanh toán tiền thuê nhà **từ tháng 9 năm 2020 đến tháng 6 năm 2021**, quý vị phải **trả 25% (một phần tư) tiền thuê nhà của mình từ tháng 9 năm 2020 đến tháng 6 năm 2021, không muộn hơn ngày 30 tháng 6 năm 2021**. Nếu chủ nhà đưa giấy thông báo đuổi quý vị vì không trả tiền thuê nhà kể từ những tháng này, quý vị **phải ký và gửi lại “Đơn Tuyên bố về tình trạng kiệt quệ tài chính liên quan đến COVID-19”** được đính kèm với thông báo **trong vòng 15 ngày** kể từ ngày nhận được. Quý vị nên ghi rõ vào phần ghi chú của chi phiếu check hoặc bằng cách khác bằng văn bản cho chủ nhà của quý vị rằng quý vị đang trả phần tiền cho tháng nào và quý vị đang trả bao nhiêu phần trăm tiền thuê nhà, ví dụ: “25% tiền thuê nhà vào tháng 9 năm 2020”.

TÔI CÓ VẪN PHẢI TRẢ TIỀN THUÊ NHÀ NẾU TÔI BỊ MẤT THU NHẬP HOẶC CÓ THÊM CHI PHÍ CHI TIÊU BỞI DỊCH COVID-19 KHÔNG? TÔI CÓ BAO LÂU ĐỂ PHẢI HOÀN TRẢ KHOẢN TIỀN THUÊ NHÀ MÀ TÔI CÒN THIẾU?

Có.

- Để tránh việc chủ nhà đuổi quý vị ra ngoài (trục xuất)*, quý vị **phải trả 25% (một phần tư) tiền thuê nhà** từ tháng 9 năm 2020 đến tháng 6 năm 2021, **không muộn hơn ngày 30 tháng 6 năm 2021**.

Quý vị cuối cùng cũng phải thanh toán tất cả các khoản tiền thuê nhà mà quý vị còn thiếu, mặc dù là quý vị không bao giờ có thể bị đuổi ra khỏi nhà vì không trả tiền thuê nhà này. Chủ nhà của quý vị có thể kiện quý vị ra tòa yêu cầu bồi thường nhỏ (small claim court) và quý vị có thể có bản án dân sự chống lại quý vị, nhưng quý vị không thể bị trục xuất vì khoản nợ này:

- Nếu quý vị sống ở Quận Hạt Santa Clara, quý vị phải trả 50% (một nửa) số tiền thuê nhà mà quý vị nợ từ ngày 1 tháng 3 năm 2020 đến ngày 31 tháng 8 năm 2020 không muộn hơn ngày 28 tháng 2 năm 2020 và quý vị phải trả tất cả số tiền đó không muộn hơn Ngày 31 tháng 8 năm 2021.
- Bất kỳ khoản tiền thuê nhà nào chưa thanh toán **từ tháng 9 năm 2020 đến tháng 6 năm 2021** cũng phải được trả lại đầy đủ. Theo luật hiện hành, chủ nhà của quý vị có thể kiện quý vị ra tòa yêu cầu bồi thường nhỏ vào ngày 1 tháng 8 năm 2021 vì quý vị không hoàn trả bất kỳ khoản tiền thuê nhà nào mà quý vị còn nợ từ tháng 9 năm 2020 đến tháng 6 năm 2021.

ĐIỀU GÌ SẼ XẢY RA NẾU TÔI KHÔNG THỂ HOÀN TRẢ ĐÚNG HẠN CÁC KHOẢN THANH TOÁN TIỀN THUÊ NHÀ MÀ TÔI CÒN THIẾU?

Nếu quý vị còn thiếu khoản tiền thuê nhà đã đến hạn **từ ngày 1 tháng 3 năm 2020 đến ngày 31 tháng 8 năm 2020**, quý vị không bao giờ có thể bị đuổi ra khỏi nhà (trục xuất) vì khoản nợ này, nhưng chủ nhà của quý vị có thể kiện quý vị ra tòa yêu cầu bồi thường nhỏ nếu quý vị không trả được 50% những gì quý vị nợ trước ngày 28 tháng 2 năm 2021 và 100% số tiền quý vị nợ trước ngày 31 tháng 8 năm 2021.

Quý vị có thể bị đuổi ra khỏi nhà (bị trục xuất) nếu quý vị không thể trả tiền thuê nhà trong bất kỳ tháng nào từ tháng 9 năm 2020 đến tháng 6 năm 2021 VÀ quý vị **không thanh toán 25% số tiền thuê nhà mà quý vị thiếu từ mười tháng này (bằng 250% của tiền thuê nhà một tháng) trước ngày 30 tháng 6 năm 2021**. Tuy nhiên, nếu quý vị thực hiện khoản thanh toán này đúng hạn, quý vị sẽ không bao giờ bị đuổi khỏi nhà (bị trục xuất) đối với số tiền thuê nhà còn lại mà quý vị nợ từ những tháng này. Nếu quý vị không trả lại số

tiền thuê còn lại mà quý vị nợ từ tháng 9 năm 2020 đến tháng 6 năm 2021, chủ nhà có thể kiện quý vị ra tòa yêu cầu bồi thường/khiếu nại nhỏ bắt đầu từ ngày 1 tháng 3 năm 2020. Quý vị nên ghi chú rõ ràng vào chi phiếu check hoặc bằng cách khác bằng văn bản cho chủ nhà của quý vị về việc quý vị đang trả cho tháng nào và phần trăm tiền thuê quý vị đang trả, ví dụ: "25% của tiền thuê vào tháng 9 năm 2020."

Nếu chủ nhà của quý vị nhận được phán quyết chống lại quý vị tại Tòa án Khiếu Nại Nhỏ, quý vị không thể bị đuổi ra khỏi nhà, nhưng chủ nhà vẫn có thể cố gắng thu lại khoản tiền này từ tiền thuê nhà của quý vị theo những cách khác. Nếu chủ nhà của quý vị khởi kiện tại Tòa án Khiếu Nại Nhỏ, hãy đảm bảo rằng quý vị được hỗ trợ pháp lý để đảm bảo quý vị được bảo vệ.

TÔI BỊ CHẠM TRỄ TRONG VIỆC TRẢ TIỀN THUÊ NHÀ VÌ DỊCH COVID-19 HOẶC LIÊN QUAN ĐẾN SỰ ĐÓNG CỬA VIỆC LÀM. TÔI CÓ THỂ BỊ TRỤC XUẤT NẾU CHỦ NHÀ MUỐN SỬA SANG NHÀ LẠI, DỌN ĐẾN Ở, BÁN TÒA NHÀ TÔI ĐANG Ở HOẶC PHÁ BỎ TÒA NHÀ KHÔNG?

Chắc là không. Luật tiểu bang cấm chủ nhà đuổi (trục xuất) người thuê nhà đi để tu sửa hoặc cải tạo nhà trừ khi điều này là cần thiết vì lý do sức khỏe và an toàn. Ngoài ra, Trung Tâm Kiểm Soát Dịch Bệnh (CDC) đã ban hành lệnh cấm trục xuất người thuê nhà bị đuổi ra khỏi nhà (trục xuất ra khỏi nhà) vì bất kỳ lý do gì không phải do lỗi của người thuê. Nếu quý vị nhận được thông báo trục xuất (còn có thể được gọi là "Thông Báo Rời Đi" hoặc "Thông Báo Chấm Dứt Hợp Đồng Thuê") cho biết chủ nhà muốn quý vị rời đi không lý do hoặc vì bất kỳ lý do nào không phải lỗi của quý vị, hãy gọi cho Tổ chức Luật Law Foundaion tại 408-280-2424.

TÔI MUỐN THANH TOÁN 25% TIỀN THUÊ CỦA THÁNG HIỆN TẠI ĐỂ CÓ THỂ ĐƯỢC BẢO VỆ BỞI LUẬT CTRA, NHƯNG TÔI VẪN THIẾU TIỀN THUÊ NHÀ TỪ TRƯỚC NGÀY 31 THÁNG 8. CHỦ NHÀ CỦA TÔI CÓ THỂ ÁP DỤNG KHOẢN THANH TOÁN TIỀN THUÊ NHÀ MÀ TÔI ĐANG TRẢ NGAY BÂY GIỜ CHO KHOẢN NỢ TIỀN THUÊ NHÀ MÀ TÔI CÒN THIẾU KHÔNG?

Quý vị phải cho chủ nhà biết cách quý vị muốn họ sử dụng các khoản thanh toán của mình bằng cách viết lý do thanh toán vào dòng ghi nhớ (memo) trên chi phiếu check thu ngân, check cá nhân hoặc phiếu moneyorder của quý vị (hoặc viết nó trong phần ghi nhớ của một trang điện tử hoặc dựa trên web hệ thống thanh toán). Nếu quý vị bao gồm lý do thanh toán, chủ nhà của quý vị phải sử dụng nó cho mục đích đó.

NẾU TÔI TRẢ 25% TIỀN THUÊ NHÀ TỪ THÁNG 9 ĐẾN THÁNG 6, 75% CÒN LẠI THÌ SAO? ĐIỀU GÌ XẢY RA VÀO NGÀY 1 THÁNG 7?

Nếu quý vị trả 25% tiền thuê nhà của mình từ tháng 9 tới tháng 6, quý vị không bao giờ có thể bị đuổi khỏi nhà (bị trục xuất) đối với số tiền thuê còn lại mà quý vị nợ từ những tháng này. Nếu quý vị không trả lại số tiền thuê còn lại (75%) mà quý vị nợ từ tháng 9 năm 2020 đến tháng 6 năm 2021, chủ nhà có thể kiện quý vị ra tòa Khiếu Nại Nhỏ bắt đầu từ ngày 1 tháng 3 năm 2020.

Nếu chủ nhà của quý vị nhận được phán quyết chống lại quý vị tại Tòa án Khiếu nại Nhỏ, quý vị không thể bị đuổi ra khỏi nhà, nhưng chủ nhà vẫn có thể cố gắng thu lại khoản tiền này từ tiền thuê nhà của quý vị theo những cách khác. Nếu chủ nhà của quý vị khởi kiện tại Tòa án Khiếu nại Nhỏ, hãy đảm bảo rằng quý vị được hỗ trợ pháp lý để đảm bảo quý vị được bảo vệ.

Vào ngày 1 tháng 7, quý vị phải trả toàn bộ tiền thuê nhà của mình cho tháng 7. Nếu quý vị không làm như vậy, chủ nhà có thể trục xuất quý vị ra khỏi nhà.

ĐIỂM TÍN DỤNG HOẶC HỒ SƠ THUÊ NHÀ CỦA TÔI CÓ BỊ ẢNH HƯỞNG KHÔNG NẾU CHỦ NHÀ CỐ GẮNG TRỤC XUẤT TÔI RA KHỎI NHÀ HOẶC VIỆN TÔI RA TÒA ÁN KHIẾU NẠI NHỎ?

Không. Bất kỳ trường hợp trục xuất nào hoặc các vụ kiện đòi bồi thường nhỏ chống lại quý vị từ ngày 4 tháng 3 năm 2020 đến ngày 30 tháng 6 năm 2021 **sẽ không có ghi vào trong hồ sơ cho thuê của quý vị hoặc ảnh hưởng đến tín dụng của quý vị**, bất kể quý vị thắng hay thua. Chủ nhà bị cấm báo cáo bất kỳ vụ kiện nào trong sổ này cho các cơ quan báo cáo tín dụng hoặc bất kỳ công ty sàng lọc người thuê nào.

Tuy nhiên, khoản nợ thuê mà quý vị nợ có thể được báo cáo và có thể ảnh hưởng đến điểm tín dụng của quý vị. Liên hệ với Tổ chức Luật Law Foundation theo số 408-280-2424 hoặc www.lawfoundation.org/housing nếu quý vị lo lắng về việc tín dụng của mình có thể bị ảnh hưởng như thế nào.

TÔI LÀ NGƯỜI THUÊ NHÀ NHƯNG TÔI ĐÃ NHẬN ĐƯỢC THÔNG BÁO BÁN NHÀ CỦA NGƯỜI ĐƯỢC ỦY THÁC VÀ / HOẶC THÔNG BÁO MẶC ĐỊNH TRƯỚC CỬA NHÀ TÔI. TÔI CÓ THỂ BỊ ĐUỔI RA KHỎI NHÀ NẾU CĂN HỘ TÔI ĐANG THUẾ BỊ TỊCH THU KHÔNG?

Chắc là không. Khi một ngôi nhà bị tịch thu, chủ sở hữu mới sẽ tiếp quản. Chủ sở hữu mới đó sẽ đóng vai trò là chủ nhà mới của bạn và phải tuân theo luật tiểu bang. Điều này có nghĩa là chủ sở hữu mới không thể đuổi bạn ra ngoài chỉ vì ngôi nhà đã bị tịch thu. [Vui lòng xem tờ thông tin của chúng tôi về quyền của người thuê nhà trong trường hợp tài sản bị tịch thu để biết thêm thông tin.](#)

Liên quan đến CTRA, chủ sở hữu mới phải tuân thủ luật mới của tiểu bang và chỉ có thể đuổi bạn vì một số lý do bao gồm:

- Nếu chủ sở hữu mới có ý định sinh sống tại căn hộ.
- Nếu chủ sở hữu mới đang loại bỏ tài sản khỏi thị trường cho thuê, hoặc.
- Nếu chủ sở hữu mới có ý định sửa sang lớn đối với tài sản và việc này là cần thiết cho sức khỏe và sự an toàn. Chủ sở hữu mới phải thông báo bằng văn bản cho bạn ít nhất 90 ngày trước khi họ có thể nộp đơn kiện trục xuất.

From: [Aram James](#)
To: citycouncil@mountainview.gov; Council, City; Human Relations Commission; Roberta Ahlquist; rebecca@winwithrebecca.com; Planning Commission; ParkRec; Commission; willif.seineula.paloalto@gmail.com; Jeff Rosen; Raj; Jonsen, Robert; Brender, Andrew; David Angel; Greer Stone; Stamp, Molly; Molly O'Neal; Cecilia Taylor; Betzy Nash; Chuck Isadora; Greer Stone; Gemashy Sheymar; Kalome Smith; Jeff Moore; Winter Dellenbach; paloaltofreepress@gmail.com; DuBois, Tom; Ferron, Zachary
Subject: Forced sex probe of girl (Daily Post) March 1, 2021 by Aram James
Date: Monday, March 1, 2021 12:02:33 PM

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6 Daily Post Monday, March 1, 2021

Forced sex probe of girl

Dear Editor: Your article on Feb. 12. "City won't release police records," concerning a case involving three male officers of the Mountain View police department, accused by the parents of a 5-year-old girl of forcing their daughter to undergo a rape exam raises additional questions.

The parents claimed the rape exam itself was a sexual assault and sued the city.

The size of the settlement, \$600,000, is suggestive that the evidence known to the city of Mountain View's legal team, and risk assessment personnel, led them to believe a civil jury might in fact find that the conduct alleged constituted gross sexual misconduct, subjecting the city to the risk of a multi-million-dollar jury verdict.

One of the reasons given by Deputy Senior City Attorney Megan Marevich for not releasing any records of possible disciplinary actions taken against the officers to your newspaper was

that no sexual assault occurred, which would have required the release of documents. Marevich certainly knows that whether a sexual assault occurred or not isn't her decision to make.

The decision to file or not to file criminal charges against the officers is solely in the jurisdiction of our elected District Attorney Jeff Rosen. The fact that Rosen didn't file sexual assault charges is not dispositive of whether this young girl was sexually assaulted.

The operative question is did DA Rosen yet again fail to file charges against these officers consistent with his pattern of giving preferential treatment to cops? I hope your newspaper will ask Rosen the appropriate questions.

Aram James
Palo Alto

From: [Aram James](#)
To: [Perron, Zachary](#); [Jeff Rosen](#); [Jonsen, Robert](#); [Binder, Andrew](#); [Council, City](#); [Human Relations Commission](#); [Kaloma Smith](#); [Greer Stone](#); [Raven Malone](#); [rebecca@winwithrebecca.com](#); [chuckjagoda1@gmail.com](#); [Planning Commission](#); [ParkRec Commission](#); [wilpf.peninsula.paloalto@gmail.com](#); [Joe Simitian](#); [Jeff Moore](#); [wintergery@earthlink.net](#); [Bill Johnson](#); [DuBois, Tom](#); [paloaltofreepress@gmail.com](#); [raj@siliconvalleydebug.org](#)
Subject: Law Enforcement and the Problem of White Supremacy | The New Yorker
Date: Saturday, February 27, 2021 4:10:33 PM

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<https://www.newyorker.com/news/daily-comment/law-enforcement-and-the-problem-of-white-supremacy>

Sent from my iPhone

From: [Aram James](#)
To: [Perron, Zachary](#); [Jonsen, Robert](#); [chuck jagoda](#); [Binder, Andrew](#); [Human Relations Commission](#); [rebecca@winwithrebecca.com](#); [Jeff Moore](#); [Kaloma Smith](#); [roberta.ahlquist@sjsu.edu](#); [Greer Stone](#); [Council, City](#); [rabrica@cityofepa.org](#); [Tanner, Rachael](#); [Cecilia Taylor](#); [Betsy Nash](#); [Planning Commission](#); [ParkRec Commission](#); [Raven Malone](#); [DuBois, Tom](#); [wintergery@earthlink.net](#); [wilpf.peninsula.paloalto@gmail.com](#); [raj@siliconvalleydebug.org](#); [Sunita de Tourreil](#); [Jeff Rosen](#); [greg@gregtanaka.org](#); [Pat Burt](#)
Subject: black-chicago-police-organization
Date: Friday, February 26, 2021 8:27:26 PM

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<https://www.chicagotribune.com/news/criminal-justice/ct-black-chicago-police-organization-20210225-dvbzcs4z3feqvix4sumhcbbgru-story.html?outputType=amp>

Sent from my iPhone

From: [Aram James](#)
To: [Perron, Zachary](#); [Council, City](#); [chuck jagoda](#); [roberta.ahlquist@sjsu.edu](#); [Greer Stone](#); [Raven Malone](#); [Human Relations Commission](#); [Kaloma Smith](#); [Sunita de Turreil](#); [rebecca@winwithrebecca.com](#); [Planning Commission](#); [ParkRec Commission](#); [Jonsen, Robert](#); [Binder, Andrew](#); [wilpf.peninsula.paloalto@gmail.com](#); [Jeff Moore](#); [paloaltofreepress@gmail.com](#); [wintergery@earthlink.net](#); [rabrica@cityofepa.org](#)
Subject: Battling the Mob, a Black Officer Came Face to Face With Racism
Date: Friday, February 26, 2021 10:50:02 AM

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<https://www.nytimes.com/2021/02/25/us/politics/capitol-riot-harry-dunn.amp.html>

Sent from my iPhone

From: [Aram James](#)
To: [Perron, Zachary](#); [Council, City](#); [chuck jagoda](#); [Human Relations Commission](#); [Jonsen, Robert](#); [Greer Stone](#); [rebecca@winwithrebecca.com](#); [roberta.ahlquist@sjsu.edu](#); [Kaloma Smith](#); [Doug Fort](#); [Raven Malone](#); [rabrica@cityofepa.org](#); [Tanner, Rachael](#); [Planning Commission](#); [ParkRec Commission](#); [Jethroe Moore](#); [wilpf.peninsula.paloalto@gmail.com](#); [Winter Dellenbach](#); [Binder, Andrew](#); [DuBois, Tom](#)
Subject: Battling the Mob, a Black Officer Came Face to Face With Racism
Date: Friday, February 26, 2021 10:14:09 AM

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Column View

Parking issues

Dear Editor: On behalf of residential neighborhoods adjacent to the University and California Avenue commercial cores, I commend the Post's Kyle Martin for his accurate reporting of the complex parking issues within the two commercial cores.

Due to the late hour of the license plate technology discussion and the two-minute limit for public comments, I was unable to address three critical issues.

First, Palo Alto's Comprehensive Plan addresses the proper balance between commerce and residential neighborhoods. It guides council and staff to promote commerce but not at the expense of residential neighborhoods.

Second, the staff report avoided council's responsibility to aggressively implement parking technologies within commercial cores where technology has the greatest benefit.

Third, and perhaps most important, neighborhood leaders and I have consistently urged past city councils to issue lower priced public parking permits in the commercial cores to hard-working lower wage employees. Nevertheless, there was no proposal to issue the lower cost permits to these workers who have served all of us so well before and during covid restrictions. Currently these workers are not eligible for public parking permits at affordable rates in the commercial cores where there is an abundance of vacant public parking. These workers are exiled to Higher wage workers can be awarded equal opportunity to park outside the commercial core if city cannot manage its public parking assets.

Neilson Buchanan
Palo Alto

the falsehoods she wants to silence through corporate censorship. Totalitarian governments rise to power by claiming they need to protect the people from information they deem to be false and harmful.

It is not the right of the government to decide what is true and what is false in the public square. That right is reserved for the people.

Eshoo violated the core principle of America. She should be ashamed.

Who's next? The Daily Post?

"If freedom of speech is taken away then dumb and silent we may be led like sheep to the slaughter," said George Washington.

"Once a government is committed to the principle of silencing the voice of opposition, it has only one way to go, and that is down the path of increasingly repressive measures until it becomes a source of terror to all its citizens and creates a country where everyone lives in fear," said Harry Truman.

Ethan Young
Stanford

Cuts both ways

Dear Editor: Rep. Eshoo wants to protect me from the disinformation emanated by right-wing media, will also protect me from the disinformation from the left-wing media?

In a December 2019 letter to Dominion Voting Systems, which has been in controversy after a human involving its machines in Antrim, Mich., resulted in incorrect results, Democratic Sens. Elizabeth Warren, Ron Wyden and Amy Klobuchar and Rep. Mark Pocan warned reports of machines "switching" "undisclosed vulnerabilities," "probable" results that "threaten integrity of our elections."

Sen. Clinton stated for four years

Building a Property Business

From: [Wong, Tim](#)
To: [Nguyen, Vinhloc](#)
Cc: [Campbell, Clare](#); [Tanner, Rachael](#); [French, Amy](#)
Subject: Response to PTC re: Housing Element Questions
Date: Thursday, February 25, 2021 7:37:33 AM
Attachments: [image001.png](#)
[image003.png](#)

Hi Vinh,

In response to the PTC last night, here is the link to the legislation requested by Commissioner Summa. For Commissioner Alcheck's question, I will need to follow up with Roland about the development on Housing Element sites.

<https://tinyurl.com/AB1397>

Thanks.

Tim

TIM WONG

Senior Planner (Housing)
Planning and Development Services
(650) 329-2493 | tim.wong@cityofpaloalto.org
www.cityofpaloalto.org

From: [Leah Rogers](#)
To: [Planning Commission](#)
Subject: re: comments about basements in ADUs
Date: Wednesday, February 24, 2021 7:30:13 PM
Attachments: [pdf comments about ADU basements.pdf](#)

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Dear All:

Attached are my comments regarding the basements in ADUs.

Thank you,
Leah Rogers

Comments on Palo Alto's ADU Policy and Impacts on Groundwater

Dear Palo Alto City Council:

Before you is the policy of basements in backyard dwellings (ADUs) and you find yourselves once again exploring how best to balance development pressure against the future safety of Palo Alto citizens. Once again the issue brings up groundwater concerns particularly with rising sea levels. Much like the issue of the housing project at 788 San Antonio Road with a 2-story basement, the concerns are reckless unregulated dewatering and recharge, with mobilization of contaminants and lack of overall sustainability.

The Council approved the San Antonio Road development in spite of extensively documented environmental and sustainability concerns and now is considering further supporting increasing basements. This again is a situation where the City of Palo Alto is trying to look ahead with new policies to deal with rising sea levels and storm water drainage, and yet with the other hand it is approving basements and associated haphazard dewatering and recharge. Such basement projects are guaranteed to cause future suffering, environmental hazards, and economic distress. You missed an opportunity for wise planning on the San Antonio Road development project and now here is a new chance.

* Unwise infrastructure and endangering citizens is blamed on regulators:

We have heard a great deal this month about how unregulated infrastructure caused great suffering and life endangerment due to power and water outages under very brief winter storm conditions in Texas. Make no mistake, building basements in Palo Alto will very soon be considered under that heading of "what were they thinking" and "who was in charge of such policy?" And the scale and time factors will be relentless.

I am a groundwater hydrogeologist, with a Ph.D. in hydrogeology from Stanford's School of Earth Science. For over three decades I spent my career cleaning up contaminated groundwater as well as researching and spreading the word about technologies that could help to mitigate problems in water, climate and energy sectors. But you do not need a Ph.D. to understand these simple concepts. I just tell you who I am so perhaps you may listen for a couple minutes.

So let me keep this real simple:

It is unwise to build underground basements where the water table is so close to the ground surface, particularly where there is known contamination. An underground parking garage is bad enough with breaking up the subsurface circulation, but consider people hanging out in a basement that will fight flooding, mold, and dangerous air quality with degassing of volatile organic contaminants. The knowledge is there. It is science, it is common sense.

And who gets blamed? Certainly the developers will be long gone as the problems arise and people tend to blame those who gave permissions and approvals that created the problems, even though they themselves might have been capable of realizing these simple concepts and chosen not to buy or rent unsafe homes. Remember in Flint, Michigan, criminal charges were brought against government officials, when anyone can realize old lead pipes will not bring you good quality drinking water.

And be careful not overly depend on engineering solutions in the face of significant climate uncertainty. We have been so wrong before in our engineering solutions to weather. Through the decades we learned how over-engineering flood control caused the flooding to just move to different areas, interfering with the proper drainage of water. Consider weather crises such as Hurricane Harvey over Houston that point out infrastructure was not properly planned and regulators were blamed more than the weather.

Historically, people have steered away from basements when the groundwater levels were close to the surface. Think of New Orleans where they do not bury their dead underground because they do not stay buried. And if they have basements, they are above ground with a flight of steps leading to the main floor of the house. Because land is expensive and we have new engineering techniques, developers think to introduce what is a very expensive and uncertain.

Palo Alto forgets it is a tidal city and affected by tides and groundwater close to the ground surface. And we know this problem will become more treacherous and expensive within a few years with rising sea levels. And as the seas move inland, the groundwater will rise and basements will be under great pressure from corrosive, brackish and contaminated water. Palo Alto needs to take a strong lead in promoting sustainable development as they are an educated community with significant resources.

Many others have also pointed out that there are soil contamination issues in this area and the massive dewatering will encourage mobilizations of these contaminants. My Ph.D. thesis at Stanford was about remediation of contaminated groundwater, so let me just say I know something about the fate and transport of contaminants in the subsurface. It will be absolutely no surprise that contaminated soils will be the source of continuing and newly mobilized plumes in Palo Alto. Anywhere you had a gas station, or a dry cleaners, or almost any kind of industrial shop that might use solvents, paint, or gasoline will be a point source of contamination.

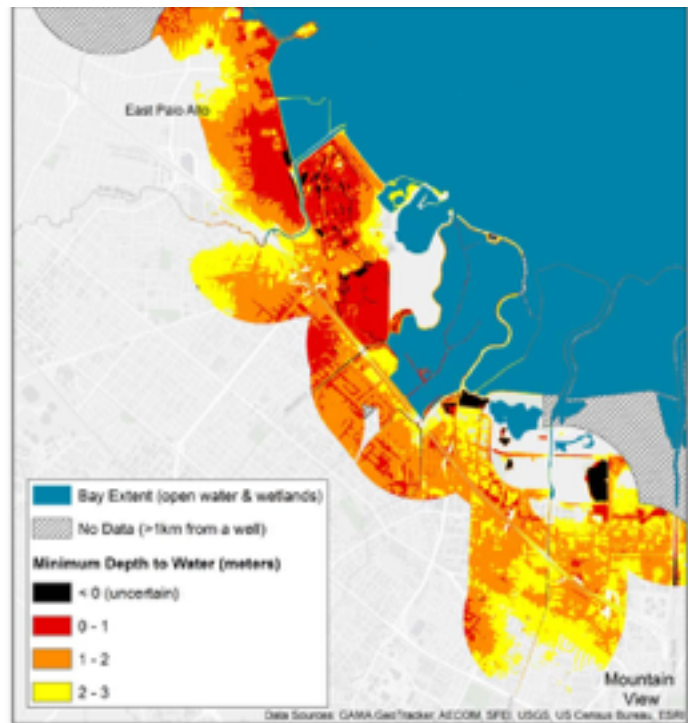
It is one thing to try and make a park over contaminated land, or even a home above ground with good air circulation, but to dig a basement and encourage people to gather their families in that pit will be a regrettable decision.

In conclusion, I believe the City Council wishes to be proactive by setting policy to reduce greenhouse gases and help slow climate change. But why just make a general policy of support without any teeth when you neglect what is in your circle of influence (i.e. wise city planning.) Of course there is an interest in increasing housing. But if the Council continues to approve housing that may end up in serious trouble in a few years, who will the residents blame? The City will be held accountable to a large degree and the very people they are trying to help house will be ready to sue. Not just because their garage is flooded and their property devalued, but their lives may be in danger from flooding, infrastructure collapses, and mobilization of contaminants.

Palo Alto residents think they are safe from sea level rise and they are not. It is not just Highway 1 being flooded, but what will be happening as groundwater rises. You have only to look at other areas where people should not have built, but they did, and they came demanding money and resources to solve the problem from the local city governments as well as state and federal aid. We have evolved in managing floodplains, earthquakes, and landslide zones, In the very near future we will undoubtedly have more regulation in wildfire zones as well as rising sea level zones. Palo Alto has the information to be a true leader in this evolution and it needs to start by making wiser planning decisions than it is currently making.

Sincerely,
Leah Rogers
Ph.D. in Groundwater Hydrogeology

Palo Alto locations that may flood by groundwater when sea levels rise 3 feet, shown in red.



From: [Chris Brosnan](#)
To: [Planning Commission](#)
Subject: Speaking at tonight's meeting
Date: Wednesday, February 24, 2021 5:56:17 PM

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Could you please re-open public comment for the ADU ordinance?

From: [Keith Bennett](#)
To: [Planning Commission](#)
Subject: Additional comments re: Agenda item 4
Date: Wednesday, February 24, 2021 5:38:10 PM

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Is there a way for the public to provide additional comment on Agenda Item 4 tonight?
Thank you in advance for your kind consideration.

--

Keith Bennett
<http://savepaloaltosgroundwater.org>

From: [Tanner, Rachael](#)
To: [Keith Bennett](#)
Cc: [Planning Commission](#)
Subject: RE: PTC meeting tonight
Date: Wednesday, February 24, 2021 5:17:46 PM

Hi Mr. Bennett,

I anticipate we will start that item sometime between 7- 7:30 pm; though that may not be the case (could be earlier could be later).

The Chair would need to re-open public comment to allow you to make your presentation. He may not choose to do so as public comment was taken previously.

If you have more to say, you may write it and we can provide the written comments to the PTC.

Thank you,
Rachael

Rachael A. Tanner, MCP
Assistant Director, Planning & Development Services Department

250 Hamilton Ave | Palo Alto, CA 94301

D: 650.329.2167
E: Rachael.Tanner@cityofpaloalto.org

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

From: Keith Bennett <pagroundwater@luxsci.net>
Sent: Wednesday, February 24, 2021 5:11 PM
To: Tanner, Rachael <Rachael.Tanner@CityofPaloAlto.org>
Subject: PTC meeting tonight

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Ms. Tanner,

What time roughly do you expect Agenda item 4 will be heard?
I would also like to show the remainder of my presentation from last week, as it has some important information on groundwater flows and stormwater management which I'd like to Planning Dept and PTC members to appreciate.

As an activist yourself, I hope you'll be able to incorporate our concerns into City Staff recommendations and decisions.

--

Keith Bennett
<http://savepaloaltosgroundwater.org>