

From: [LWV of Palo Alto](#)
To: [Planning Commission](#)
Subject: Item 3, Feb. 9 meeting: Review and Recommendations on 2023-31 Housing Element Sites and Associated Unit Yields
Date: Wednesday, February 9, 2022 3:52:29 PM
Attachments: [PTC comment Feb 9,2022.docx](#)

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Honorable PTC Commissioners,
Please find attached a letter from the League of Women Voters as public comment on Action Item 3, Recommendations of HEWG Site and Associated Unit Yields for tonight's meeting.

--

League of Women Voters of Palo Alto

3921 E. Bayshore Road
Palo Alto, CA 94303

Phone: (650) 903-0600

Web: www.lwvpaloalto.org

Facebook: www.facebook.com/PaloAltoLeague/

Twitter: www.twitter.com/lwvpaloalto



February 9, 2022

City of Palo Alto
Planning and Transportation Commission

Re: PTC meeting, Feb. 9, Action Item 3, review and recommendation 2023-31 Housing Element Sites and associated yields (Housing Element Working Group)

Honorable Commissioners:

The recently adopted city priorities-- Climate Change and Housing for social and economic balance--- align with the League of Women Voters positions that local government should adopt policies which provide decent affordable housing for all Americans, and which reduce greenhouse gas emissions by reducing lengthy commutes.

Palo Alto's affordable housing shortfall has become a crisis for all but the affluent. It has resulted in a hollowing out of our community, where low-, moderate-, and middle-income people cannot afford to live. Approximately 50% of our regional housing numbers require the production or preservation of housing serving low-moderate-middle income households. The Air Resources Board has estimated that nearly 60% of our green-house gas emissions come from tail-pipe emissions from cars, a significant portion coming from lengthy commutes by people working here who cannot afford to live here (low-moderate-middle income group.)

In adopting sites and densities in our Housing Element, our city needs to ask whether 1) the choices we make will help produce or preserve affordable housing for people at all income levels and 2) will these sites and densities help reduce the lengthy commutes for a significant portion of our workforce?

In light of these two questions, we believe that the city should develop the transit center site with the higher density suggested by Stanford, much higher than 32/units per acre. Most subsidized affordable housing is built with densities of over 100 units/acre. Wilton Court, for example, is 59 units on approximately 1/2 acre. We also believe the city should take full advantage of an \$800,000 MTA planning grant to study the feasibility of developing the transit center, and of expertise by planning experts at the Urban Land Institute.

We also believe the city should prioritize use of public land for 100% affordable housing by building on top of the city parking lots identified by members of the Architectural Review Board, which estimated about 1000 housing units could fit above the parking lots, located near transit, shopping, and services. These sites could create "car-light" walkable and bikeable neighborhoods, reducing lengthy commuting and greenhouse gas emissions, and restoring the social and economic balance in our housing.

Respectfully,

Liz Kniss

A handwritten signature in blue ink that reads "Liz Kniss".

President
League of Women Voters of Palo Alto



Hilary Glann, Chair LWV of Palo Alto Natural Resources Committee
Lisa Ratner, LWV of Palo Alto Housing and Transportation Commi

From: [Aram James](#)
To: [Human Relations Commission](#); [Sajid Khan](#); [Jay Boyarsky](#); [Jeff Rosen](#); [Joe Simitian](#); [Betsy Nash](#); [Cecilia Taylor](#); [Shikada, Ed](#); nick.enberg@cityofpoalto.org; [Planning Commission](#); supervisor.ellenberg@bos.sccgov.org; [Richard Konda](#); wilpfpensulapaloalto@gmail.com
Subject: Achieving Social Harmony and Equal Justice -Talking with Henrietta
Date: Wednesday, February 9, 2022 5:49:33 PM

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<https://youtu.be/ZyjAEh3on3g>

Sent from my iPhone

From: [Hammond, Steven L.](#)
To: [O'Connor, John F.](#); [Planning Commission](#)
Cc: [Brown, Lydia](#); [Steen, Teresa L.](#); [Shelley Farrell](#); [Frank Dunlap](#); [Sauls, Garrett](#); [Yang, Albert](#); [Hammond, Steven L.](#)
Subject: RE: 985 Channing Avenue Application for a "Preliminary Parcel Map to Remove Recorded Height Restrictions on Underlying Parcel Map"
Date: Wednesday, February 9, 2022 7:13:47 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image002.png](#)
[deed 985 Channing.pdf](#)

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

Attached - 985 Channing Deed showing no deed restrictions. Parcel Map restrictions apply only to Parcel B, which is 985 Channing (Applicant's home).

Steven L. Hammond

Member

Clark Hill LLP

505 Montgomery Street, 13th Floor, San Francisco, CA, 94111
(415) 984-8554 (office) | (415) 984-8599 (fax)
shammond@clarkhill.com | www.clarkhill.com

From: O'Connor, John F. <jfoconnor@clarkhill.com>

Sent: Thursday, February 3, 2022 6:48 PM

To: Planning.Commission@cityofpaloalto.org

Cc: Hammond, Steven L. <shammond@clarkhill.com>; Brown, Lydia <lybrown@clarkhill.com>; Steen, Teresa L. <tsteen@clarkhill.com>; Shelley Farrell <shelley@zerosevenstudios.com>; Frank Dunlap <frank_dunlap@hotmail.com>; Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>; Yang, Albert <Albert.Yang@CityofPaloAlto.org>

Subject: FW: 985 Channing Avenue Application for a "Preliminary Parcel Map to Remove Recorded Height Restrictions on Underlying Parcel Map"

Importance: High

Good evening Honorable Commissioners,

Attached please find our office's letter in support of the Dunlaps' Preliminary Parcel Map Application for your review and consideration. We look forward to seeing you at next week's meeting.

Best,

John O'Connor

John F. O'Connor

Associate

Clark Hill LLP

505 Montgomery Street, 13th Floor, San Francisco, CA, 94111
(415) 984-8545 (office) | (415) 984-8599 (fax)
jfoconnor@clarkhill.com | www.clarkhill.com

From: O'Connor, John F. <jfoconnor@clarkhill.com>

Sent: Wednesday, December 15, 2021 5:05 PM

To: Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>; Jonathan.Lait@CityofPaloAlto.org; pdsdirector@CityofPaloAlto.org; Planning.Commission@cityofpaloalto.org; ptc@caritempleton.com; Yang, Albert <Albert.Yang@CityofPaloAlto.org>; rachael.tanner@cityofpaloalto.org; Madina.Klicheva@CityofPaloAlto.org; Christina.Thurman@CityofPaloAlto.org; city.attorney@CityofPaloAlto.org

Cc: Frank Dunlap <frank_dunlap@hotmail.com>; Shelley Farrell <shelley@zerosevenstudios.com>; Hammond, Steven L. <shammond@clarkhill.com>

Subject: RE: 985 Channing Avenue Application for a "Preliminary Parcel Map to Remove Recorded Height Restrictions on Underlying Parcel Map"

Importance: High

Good evening Commissioners and Mr. Sauls,

We write regarding to tonight's **December 15, 2021** PTC hearing.

Our office represents Frank Dunlap regarding his 985 Channing Avenue application, and we write in response to Ms. Acheson's untimely submission dated December 15, 2021.

Based on several communications with the PTC staff, we understood that the Commission closed public comment for tonight's hearing.

We now understand that although Ms. Acheson has had over roughly six (6) weeks to respond to the PTC's staff report and recommendation regarding this application, she sent this eight (8) page letter to all of you at 12:37pm this afternoon. Further, she did not send the letter to us and we only received it at 3:38pm. Given this 11th hour submission, it is impossible for us to respond to this opposition in any meaningful or substantive way.

Further, because this submission is an untimely blindside, we take the firm position that the Commission should not consider this letter in its deliberations, and that to do so would be exceedingly prejudicial to Mr. Dunlap.

If the Commission does decide to consider this letter or to allow further public comment, we must request a continuance. However, we emphasize that we are NOT requesting a continuance UNLESS the Commission reopens public comment or considers Ms. Acheson's prejudicial submission.

Respectfully,

John O'Connor

John F. O'Connor

Associate
Clark Hill LLP
505 Montgomery Street, 13th Floor, San Francisco, CA, 94111
(415) 984-8545 (office) | (415) 984-8599 (fax)
jfoconnor@clarkhill.com | www.clarkhill.com

From: Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>
Sent: Wednesday, December 15, 2021 3:34 PM
To: O'Connor, John F. <jfoconnor@clarkhill.com>; Shelley Farrell <shelley@zerosevenstudios.com>; Hammond, Steven L. <shammond@clarkhill.com>
Cc: Frank Dunlap <frank_dunlap@hotmail.com>; Brown, Lydia <lybrown@clarkhill.com>
Subject: FW: 985 Channing Avenue Application for a "Preliminary Parcel Map to Remove Recorded Height Restrictions on Underlying Parcel Map"

[External Message]

Hi everyone,

Just wanted to forward this to you all from the neighbors. We had asked the Chair that we felt it would be appropriate to reopen public comments given this letter but ultimately the PTC will decide to do that or not. I would recommend being ready to present the additional slides and respond to this in case they allow it.

Best regards,



Garrett Sauls
Associate Planner
Planning and Development Services Department
(650) 329-2471 | Garrett.Sauls@CityofPaloAlto.org



[NEW Parcel Report](#) | [Palo Alto Municipal Code](#) | [Online Permitting System](#) | [Planning Forms & Handouts](#) | [Planning Applications Mapped](#)

From: Riedell, Roxana <roxana.riedell@ropers.com>
Sent: Wednesday, December 15, 2021 12:37 PM
To: Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>; pdsdirector <pdsdirector@CityofPaloAlto.org>; Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>; Planning Commission <Planning.Commission@cityofpaloalto.org>; ptc@caritempleton.com; Yang, Albert <Albert.Yang@CityofPaloAlto.org>
Cc: Acheson, Jennifer E. <jennifer.acheson@ropers.com>; ragxdr@gmail.com; loftusdjl1@aol.com; busybev@yahoo.com; City Attorney <city.attorney@CityofPaloAlto.org>; arnold <arnold@mammarellaarchitecture.com>; Tanner, Rachael <Rachael.Tanner@CityofPaloAlto.org>; Klicheva, Madina <Madina.Klicheva@CityofPaloAlto.org>; Thurman, Christina <Christina.Thurman@CityofPaloAlto.org>
Subject: 985 Channing Avenue Application for a "Preliminary Parcel Map to Remove Recorded Height Restrictions on Underlying Parcel Map"

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Attached please find Jennifer Acheson's letter dated December 15, 2021, regarding the above-referenced matter.

Roxana Riedell
Office Manager/
Assistant to Jennifer E. Acheson
ROPERS MAJESKI PC
545 Middlefield Road, Suite 175
Menlo Park, CA 94025
d (650) 780-1607
roxana.riedell@ropers.com



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RECORDING REQUESTED BY:
Fidelity National Title Company
Escrow No. 8004397-LK
Title Order No. 51004894 *15.6.5.*

When Recorded Mail Document
and Tax Statement To:
Mr. Frank M. Dunlap
465 S. Mathilda Avenue #104
Sunnyvale, CA 94086

DOCUMENT: 15336137



0015336137

Titles: 1 / Pages: 1

Fees... 17.00
Taxes... 5108.40
Copies...
AMT PAID 5125.40

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Fidelity National Title Ins.

RDE # 001
7/28/2000
3:18 PM

APN: 003-26-062

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$1,277.10 City tax \$ 3,831.30

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Palo Alto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michel Desbard, A Single Man

hereby GRANT(S) to Frank M. Dunlap, An Unmarried Man

the following described real property in the City of Palo Alto
County of Santa Clara, State of California:

Parcel "B" as shown on that certain Parcel Map filed for record on May 27, 1980 in Book 463 of Maps, page 51,
Santa Clara County Records.

DATED: July 26, 2000

STATE OF CALIFORNIA
COUNTY OF San Mateo
ON July 26, 2000 before me,
Lee K. Kocjan personally appeared
Michael Desbard

Michel Desbard

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature Lee K. Kocjan

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

3-26-17

From: [Aram James](#)
To: [Rebecca Eisenberg](#); [mark weiss](#); [Roberta Ahlquist](#); [Council, City](#); [Greer Stone](#); [chuck jagoda](#); [Winter Dellenbach](#); [Joe Simitian](#); [Council, City](#); [Planning Commission](#); [ParkRec Commission](#); [Shikada, Ed](#); [Roberta Ahlquist](#)
Subject: How productive are fee waivers for developers?
Date: Thursday, February 10, 2022 12:01:25 PM

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Follow the link below to view the article.

https://enewspaper.mercurynews.com/?publink=28c3a8892_1348356

Sent from my iPhone

From: [Aram James](#)
To: citycouncil@mountainview.gov; city.council@menlopark.org; [Planning Commission](#); [Perron, Zachary](#); [Doug Fort](#); [Shikada, Ed](#)
Subject: Achieving Social Harmony and Equal Justice -Talking with Henrietta
Date: Friday, February 11, 2022 1:50:40 PM

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FYI: Rev. Jethroe Moore appears on the show during the last 10 mins.

Aram

<https://youtu.be/ZyjAEh3on3g>

Sent from my iPhone

From: [Sheryl Klein](#)
To: [Council, City; Planning Commission](#)
Cc: [Lait, Jonathan; Shikada, Ed](#)
Subject: Affordable Housing Petition
Date: Sunday, February 13, 2022 4:20:34 PM
Attachments: [Petition for Palo Alto CC Feb 13 2022.pdf](#)

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

Dear Mayor Burt and City Councilmembers,

Attached is a petition on behalf of 370 community members requesting the City to prioritize the recommendations in the Dec 16, 2021 Civil Grand Jury Report on affordable housing production.

These recommendations ask the City to:

Identify specific locations for the development of significant affordable housing, including area-specific land use and zoning plans

Expand and diversify funding sources for affordable housing

Invest in more community education and communication around affordable housing

-Streamline: Expedite the review process for all new housing projects that include Below Market Rate (BMR) units

Many of the identified challenges in the report have been obstacles to developing affordable housing in our community for many years. Please let's examine our policies, practices, and outcomes with a renewed sense of urgency.

Respectfully submitted,
Sheryl Klein
Palo Alto Resident

February 13, 2022

Dear Mayor Burt, Palo Alto City Council Members, and Community:

We, a group of 370 residents and community members, are concerned about the future affordability and vibrancy of Palo Alto. The [December 16, 2021 Santa Clara County Civil Grand Jury](#) report on Affordable Housing production in Palo Alto and Mountain View provided numerous recommendations to encourage the production of affordable housing in both cities. The recommendations for Palo Alto will make planning easier, reduce development time and cost, and provide funding to create affordable housing. We urge our leaders to:

1. Plan: Identify specific locations for development of significant affordable housing, including area-specific land use and zoning plans (Recommendations 6a, 6b)
2. Fund: Expand and diversify funding sources for affordable housing (Recommendations 12a, 12b, 13)
3. Educate: Invest in more community education and communication around affordable housing (Recommendations 3, 4, and 8)
4. Streamline: Expedite the review process for all new housing projects that include Below Market Rate (BMR) units (Recommendations 9a, 9b, 10a, 14)

The Grand Jury report is a call to action for the City Council. Palo Alto should advance these critical reforms through its Housing Element plan, which must be certified by the State of California in early 2023. Many of the identified challenges have been obstacles to developing affordable housing in our community for many years. We must examine our policies, practices, and outcomes with a renewed sense of urgency.

Housing options near transit and jobs can both increase housing affordability and help meet our climate action goals. Palo Alto has the resources, expertise, and

authority to be a leader in housing affordability in the Bay Area. We encourage our leaders to take bold and speedy action.

The following individuals have signed.

Ozzie	Aery Fallick
Roberta	Ahlquist
Aanika	Akkaraju
Mehdi	Alhassani
Ziad	Ali
Andrea	Allais
Rev. Eileen	Altman
Jonathan	Amores
Bret	Andersen
Alex	Antebi
Amie	Ashton
William	Ball
Kelsey	Banes
Sarah	Baran
Donald	Barr
Penny	Barrett
Gwendolyn	Barry
Kelly	Barthelemy
Joyce	Beattie
Christian	Beauvoir
Elizabeth	Beheler
Sarah	Bell
Gregory	Bell
Ameze	Belo-Osagie
David	Bergen
Jared	Bernstein
Zariah	Betten
Paul	Bickmore
Megan	Bigelow
Grant	Blackburn
Walter	Bliss
Ellen	Bob
Meredith	Bohen
Michal	Bortnik

Stephen
Lauren
Geoff
Cyrus
Erika
Paul
Owen
Oona
Kristal
William
Anais
Maura
Helen
Katherine
Sarah
Susan
Royce
Susan
Carol Fey
Theresa
Matthew
Chantell
Cynthia
Robert
Luke
Nancy
Dwight
Jessica
David
Kelly
Kate
Sarah
David
Paula
Mariela
Gina
Carol
Grant
Margit
Jean

Branz
Briskin
Browning
Buckman
Bullock
Bundy
Byrd
Cahill
Caidoy
Cane
Carell
Carey
Carnes
Causey
Chaffin
Chamberlain
Chang
Charles
Chatfield
Chen
Chen
Cherry
Chin-Lee
Chun
Churchill
Clark
Clark
Clark
Coale
Collins
Conley
Creighton
Cremins
Crone
Cuevas
Dalma
Danaher
Dasher
David
Dawes

Madeleine
James
Lizzie
Lenore
Janka
Jennifer
Suzanne
Katherine
Mike
Kathleen
David
Shirley
Rebecca
Heidi
Leif
Sid
Arden
Kyla
Pamela
Joseph
Jan
Adrian
Martina
Gary
Shelley
Bill
Sidni
Amy
Markus
Kenna
Mary
Andrea
Liz
Lawrence
Meseret
Hilary
Julia
Ryan
Paul
Jose Luis

Dawson
Dehnert
DeKraai
Delgado
Deli
DiBrienza
Doran
Dumont
Dunham
Durham
Easton
Eglington
Eisenberg
Emberling
Erickson
Espinosa
Farr
Farrell
Federman
Felsen
Fenwick
Fine
Fine-Poquet
Fine
Fishkin
Fitch
Frederick
Friedman
Fromherz
Gallagher
Gallagher
Gara
Gardner
Garwin
Gebresialassie
Glann
Gleason
Globus
Goldstein
Gomez Gamez

Jennifer	Gonsalves
Candice	Gonzalez
Ana Maria	Gonzalez Barrios
Barbara	Gordon
Mike	Greenfield
Berkliia	Greine
Barbara	Gross
Meri	Gruber
Michele	Grundmann
Jessica	Guinn
Diane	Guinta (St Mark's)
Ron	Hall
James	Hamilton
John	Hamilton
Tom	Handley
Erin	Harrigan
Shayla	Harris
Susan	Hartzell
Barry	Hayes
Linda	Henigin
Matt	Higgins
Brian	Higgins
Urs	Hoelzle
Mark	Hoffberg
Nathaniel	Hoffman
Nancy	Hosay
Nancy	Huber
Diane	Ichikawa
Patty	Irish
Adrienne	Irmer
Dennis	Irwin
Annette	Isaacson
Sam	Jackson
Dina	Jacobson
Aram	James
Lauren	Janas
Dianne	Jenett
Liz	Jensen
Jenny	Jiao
Lisa	Jicha

Sydney	Jordan
Gaby	Joseph
Karen	Kalinsky
Rena	Kaminsky
Elissa	Kaplan
Jonathan	Kaplan
Yannai	Kashtan
Kelly	Keith
Marty	Keller
Patricia	Kinney
Josh	Kirmsse
Reid	Kleckner
Sheryl	Klein
Larry	Klein
June	Klein
Alexander	Klein
Jonathan	Klein
Anthony	Klein
Mary	Klein
Judy	Kleinberg
Liz	Kniss
Abbie	Knopper
Naphtali	Knox
Abigail	Krenz
Nancy	Krop
Carole	Kushnir
Samantha	Kuzma
Emily	Lacroix
Valerie	LaFountain
Chao	Lam
Carol	Lamont
Wendie	Lash
Jesse	Lazarus
Virginia	Lebel
Nicole	Lederer
Suzanne	Lerner
Myra	Lessner
Sarah	Levine
Mary Jo	Levy
Stephen	Levy

Joshua	Little
Yiran	Liu
Elan	Loeb
Linda	Lopez Otero
Marisa	Lowe
Vija	Lusebrink
Anita	Lusebrink
Jean	Lythcott
Julie	Lythcott-Haims
Stephanie	MacDonad
Jacob	Maddox
Temina	Madon
Joseph	Makowski
Gabriel	Manjarrez
Drew	Maran
Elliot	Margolies
Olivia	Martin
Jason	Matlof
Mark	McBride
John	McIntosh
Milbrey	McLaughlin
Hanon	McShea
Lynnie	Melena
Umesh	Mewari
Philip	Meyerson
Mark	Michael
Jennifer	Michel
Kathy	Miller
Rachel	Miller
Eric	Mitchell
Randy	Mont Reynaud
Mohit	Mookim
Mark	Moragne
Benjamin	Moran
Jeralyn	Moran
Diane	Morin
Sheri	Morrison
Marni	Morse
Dena	Mossar
Briana	Mullen

Allye
Trish
Garrett
Debbie
Rahul
Subhash
Eric
Nancy
Robert
Alyssa
Susan
Hue
Rob
Ken
Mary Pat
Michelle
Ted
Nancy
Scott
Steven
Pooja
Bonnie
Lisa
Tim
Lisa
Barbara
Forest
Jaclyn
Peter
Steve
Sarah
Alain
Stewart
Stefania
Randy
Kaaren
Jean
Gail
Kwanza
Raul

Mullins
Mulvey
Muscatel
Mytels
Nagvekar
Narang
Nee
Neff
Neff
Netto
Newman
Nguyen
Nielsen
Novak
O'Connell
Oberman
O'Hanlon
Olson
O'Neil
Ortega
Oysgelt
Packer
Peckler
Persyn
Peschcke-Koedt
Peters
Peterson
Petty
Phan
Pierce
Pierce
Pineda
Plock
Pomponi
Popp
Powers
Pressey
Price
Price
Quintana

Saraswati	Rathod
Lisa	Ratner
Grace	Rehaut
Erich	Remiker
Jeff	Rensch
Jeanette	Revela
Bruce	Reyes-Chow
Ana	Ribadeneira
Peter	Rice
Meghan	Rice
Rebecca	Richardson
Coreen	Riley
Patricia	Riley
Ruth	Robertson
Catherine	Rocchi
Stephen	Rock
Garth	Rogers
Diane & Joe	Rolfe
Deborah	Rose
Eric	Rosenblum
Jan	Rubens
Elizabeth	Russell
Devon	Ryan
Chris	Saccheri
Jeffrey	Salzman
Robert	Sanner
Debra	Satz
Alice	Schaffer Smith
Elias	Schultz
Adam	Schwartz
Heidi	Schwenk
Catherine	Seita
Sara	Selis
Ashma	Sethi
Nisar	Shaikh
Megan	Shelby
Ruby	Shifrin
Jennifer	Siddeek
Sandra	Slater
Joy	Sleizer

Sandy
Ellen
Ethan
Amy
Sydney
Laura
Andrea
Valerie
Janette
Monica
Alex
Kathie
Amy
Richard
James
Mieko
Hillary
Sarah
Carmen
Jay
Sally
Timothy
Margaret
Mary Beth
Preeva
Barrett
Elizabeth
Jana
Mark
Elaine
Virginia
Susan
Wilma
Jaime
Yvette
Kiely
Lisa
Jackson
Callie
Raevyn

Sloan
Smith
Solomon
Solomon
Speizman
Stefanski
Stern
Stinger
Stokley
Stone
Strange
Studwell
Sung
Swan
Taylor
Temple
Thagard
Thompson
Thong
Tipirneni
Tomlinson
Tomlinson
Tompkins
Train
Tramiel
Travis
Trumbull
Tuschman
Tuschman
Uang
Van Kuran
Van Riesen
VAUGHN
Veitch
Vo
Vo-Bui
Voge-Levin
Wagner
Walker
Walker

Alexander	Walker
Elliot	Warren
Thomas	Wasow
Judith	Wasserman
Elizabeth	Weal
Linnea	Wickstrom
Brian	Wilson
Sara	Woodham
Amir	Wright
Rachel	Wright
Joy	Wright
Hayley	Wrubel
Kathy	Wu
Peggy	Xu
Patrick	Ye
Emily	Young
Dan	Zalles

In addition, the petition has been endorsed by the Palo Alto League of Women Voters, Palo Alto Renter's Association, Palo Alto Forward, Palo Alto Educators Association and 350 Silicon Valley.

Civil Grand Jury Recommendations

Recommendation 3

The City of Palo Alto should research how other cities foster support for affordable housing and develop a communication plan focused on increasing community

support for affordable housing. The plan should be developed and made available to the public by June 30, 2022.

Recommendation 4

The City of Palo Alto should conduct a “lessons learned” analysis from the 4-year unsuccessful North Ventura Coordinated Area Plan planning process. The City of Palo Alto should create an improved process to bring residents to a shared understanding of the needs and complexities of affordable housing development. This process should include direct involvement of Palo Alto City elected leaders in community outreach. These recommendations should be completed by June 30, 2022.

Recommendation 6a

The City of Palo Alto should identify, by March 31, 2022, three or four areas where significant affordable housing can be built.

Recommendation 6b

The City of Palo Alto should agree, by June 30, 2022, to task its planners to create realistic plans for each identified area in consultation with residents and developers.

Recommendation 8

The City of Palo Alto should publish the latest two years of its Housing Element Annual Updates and cover memos summarizing annual progress to the city’s website by June 30, 2022. To better communicate to the public, the Housing Element Annual Updates and the Comprehensive Plan Updates should be separated.

Recommendation 9a

Once the guidelines for developments are clearly defined in area plans, the Palo Alto City Council preliminary review could be eliminated. The City of Palo Alto should establish a schedule by June 30, 2022, for defining and accepting the area plans identified in Recommendation 6a.

Recommendation 9b

The City of Palo Alto should explore combining the Planning and Transportation Commission and Architectural Review Board reviews into a single review, as is

done in Mountain View. Palo Alto City staff should also consult with Mountain View planners to

investigate ways to further streamline the approval process. Recommendations for changes to the planning review process should be proposed by June 30, 2022.

Recommendation 10a

The City of Palo Alto should identify an Affordable Housing Manager who can be responsible for the affordable housing target and ensure coordination among stakeholders by June 30, 2022. This role should be the primary focus of this individual and should have the support of Palo Alto's City Council.

Recommendation 12a

The City of Palo Alto should create a plan with specific goals and timelines by July 30, 2022, to build up the affordable housing fund considering tools such as business tax, document tax, bond measure, and property tax.

Recommendation 12b

The City of Palo Alto should create a Memorandum of Understanding with Santa Clara County by July 30, 2022, to establish goals and actions to leverage Measure A bond funding and advance identified affordable housing projects.

Recommendation 13

The City of Palo Alto should include both mixed-use and 100% affordable funding opportunities in its affordable housing plan referred to in Recommendation 12a by July 30, 2022.

Recommendation 14

By July 30, 2022, both the City of Palo Alto and the City of Mountain View should require a Housing Impact Study in the approval process for new commercial development, that informs decision-makers about how the proposed project affects the job-to-housing ratio.

From: [Jeanne Fleming](#)
To: [Stump, Molly](#); [Lait, Jonathan](#)
Cc: [Council, City](#); [Clerk, City](#); [Planning Commission](#); [Architectural Review Board](#)
Subject: Invitation to meet with the leadership of United Neighbors
Date: Monday, February 14, 2022 3:27:06 PM

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

Dear Molly and Jon,

The leadership of United Neighbors is eager to meet with you, the two members of the City's executive team most involved with setting wireless policy. We realize that Sheldon AhSing, Planning Department Principal Planner, is hosting a "community meeting" at which, as we understand the flyer, he will brief attendees on the City's plans and attendees may comment on them. What we have in mind is something different: a private working meeting, comparable to those you hold with the carriers' attorneys, in which we—like Verizon's and AT&T's attorneys—can engage in a dialog with you regarding the revisions being contemplated to Palo Alto's wireless ordinance.

Hence I am writing to invite you to meet with us at 4:00, February 23rd, at my home. But, of course, if you are unable to accommodate that time and place, please suggest alternatives.

We look forward to having a productive discussion with you and, in particular, to having the opportunity to ask you questions about your thinking on this important matter.

Sincerely,

Jeanne

Jeanne Fleming, PhD
JFleming@Metricus.net
650-325-5151

From: [Aram James](#)
To: [Tanaka, Greg](#); [Lumi Gardner](#); [Greer Stone](#); [Winter Dellenbach](#); [Joe Simitian](#); cindy.chavez@bos.sccgov.org; [ParkRec Commission](#); [Planning Commission](#); [Gennady Sheyner](#); [Bill Johnson](#); [Vara Ramakrishnan](#); [Jethroe Moore](#); paloaltofreepress@gmail.com; [Sajid Khan](#); [Jeff Rosen](#); [Raj](#); [Bains, Paul](#); [Tony Dixon](#); city.council@menlopark.org
Subject: Say No to anti-semitism
Date: Monday, February 21, 2022 10:11:01 PM

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

<https://www.mercurynews.com/2022/02/20/antisemitic-flyers-found-in-palo-alto/amp/>

Sent from my iPhone

From: [Robert Chun](#)
To: [HeUpdate](#); [Council, City](#); [Planning Commission](#)
Cc: [Lait, Jonathan](#); [Wong, Tim](#); [Campbell, Clare](#)
Subject: Letter from Palo Alto Forward regarding Housing Element site inventory
Date: Tuesday, February 22, 2022 9:19:46 AM
Attachments: [Feb 22 Palo Alto Forward Letter.pdf](#)

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

Dear Mayor Burt; Palo Alto City City Council; Palo Alto Planning and Transportation Committee; Palo Alto Housing Element Working Group; and Palo Alto City Staff

Hope you are doing well! On behalf of Palo Alto Forward, I've attached a letter that addresses Palo Alto's statutory responsibilities relating to the inclusion of certain nonvacant sites in the City's proposed Housing Element site inventory. Please share this letter with the members of the Housing Element Working Group, as well as the City Council and the PTC.

Please let me know if you would like to schedule time to discuss the content of the letter. As always, thank you all for your work on the Housing Element.

Warm regards,

Robert Chun
Board Member, Palo Alto Forward

PALO ALTO FORWARD

February 22, 2022

Dear Mayor Burt; Palo Alto City City Council; Palo Alto Planning and Transportation Committee; Palo Alto Housing Element Working Group; and Palo Alto City Staff

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 all for your work on Palo Alto's 6th Cycle Housing Element.

We are writing to better understand whether Palo Alto's draft Housing Element site inventory complies with important aspects of California law. As you know, Palo Alto must plan for 1,556 housing units that are affordable to "very-low income" residents (<50% of AMI) and 896 housing units that are affordable to "low-income" residents (50-80% of AMI). Together, these two categories represent a combined category of "lower-income" housing.

Based on the records released by the Palo Alto Housing Element Working Group, it appears that Palo Alto is relying on nonvacant sites to accommodate 50 percent or more of its housing need for lower-income households. Under California law, this fact triggers a statutory presumption that "the nonvacant site's existing use is presumed to impede additional residential development." [HCD Site Inventory Guidebook Pg. 26-28](#).

Accordingly, if Palo Alto chooses to designate a nonvacant site as appropriate for lower-income housing in its site inventory, its housing element must make "findings based on *substantial evidence* that the use will likely be discontinued during the planning process." *Id.* (emphasis added). The relevant statutory language is included below for reference:

" . . . when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." [Government Code Section 65583.2\(g\)\(2\)](#)

What constitutes substantial evidence? As HCD notes in its guidebook, substantial evidence must be based on "facts, reasonable assumptions predicated upon facts, and expert

opinion supported by facts.” According to HCD, examples of substantial evidence that an existing use will likely be discontinued in the current planning period include:

- The lease for the existing use expires early within the planning period.
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses.
- There is a development agreement that exists to develop the site within the planning period.
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

HCD has withheld approval of Housing Elements that fail to provide this form of substantial evidence. See e.g., [January 7 2022 HCD Letter to Camarillo](#) (finding that “neither the adoption findings nor the analysis provides substantial evidence or address whether the existing uses on sites identified to accommodate the low-income housing need are likely to discontinue in the planning period”); [July 30 2021 HCD Letter to Beverly Hills](#) (reminding the City that that “relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.”)

As previously noted, nearly all of Palo Alto’s “lower-income” sites are located on nonvacant parcels with existing uses. See Appendix A (“Lower-Income Sites in Palo Alto’s Proposed 6th Cycle Site Inventory”). To be included in the site inventory, then, each of those nonvacant sites must be justified with “substantial evidence” of the form described by HCD. **For that reason, we ask that Palo Alto publish the “substantial evidence” that it intends to offer for each of the nonvacant sites that are currently designated as appropriate for “lower-income” housing.** A transparent discussion of this evidence will help ensure that this data is accurate and satisfies the “substantial evidence” requirement of Section 65583.2(g)(2).

We look forward to working with you to approve a legally-compliant Housing Element that successfully plans for a more sustainable, affordable, and equitable future.

Sincerely,

Robert Chun
Board Member

Appendix A: Lower-Income Sites in Palo Alto's Proposed 6th Cycle Site Inventory

Note: This data is from the [February 17, 2022 memorandum](#) to the Housing Element Ad Hoc committee.

Category/Strategy	Site Address or Street	Zip Code	APN	Acres	Current Use	Potential Minus Existing Units	Income Category
MFA							
MFA	160 FOREST AV	94301	12027047		One story fitness center (FAR: 0.8), surface parking	26	Lower
WG Suggestions	3877 EL CAMINO RE	94303	13241091	0.75	Vacant	24	Lower
WG Suggestions	Leghorn St	94303	14705012	0.85	Auto storage	27	Lower
Total						77	
Upzone							
Upzone	850 MIDDLEFIELD RD	94301	12005011	0.66	One story medical offices (FAR: 0.7), surface parking	15	Lower
Upzone	652 HOMER AV	94301	12005008	0.64	One story medical offices (FAR: 0.5), surface parking	15	Lower
Upzone	4146 El Camino Real	94301	13724034	0.77	Vacant	18	Lower
Upzone	1681 EL CAMINO REAL	94306	12425044	0.91	One story medical offices (FAR: 0.5), surface parking	21	Lower
Upzone	853 MIDDLEFIELD RD	94301	332094	0.80	One story medical offices (FAR: 0.5), surface parking	19	Lower
Upzone	4151 Middlefield Rd	94301	12715023	0.93	Two story office space (FAR: 0.6), surface parking	22	Lower
Upzone	3606 El Camino Real	94301	13708080	0.65	Vacant	15	Lower
Upzone	4085 El Camino Wy	94306	13243153	0.71	One story retail (FAR: 0.4), surface parking	17	Lower
Upzone	4113 EL CAMINO WY	94306	13244022	0.64	One story preschool (FAR: 0.5), surface parking	15	Lower
Upzone	2754 MIDDLEFIELD RD	94306	13255029	0.55	One story Retail (FAR: 0.5), surface parking	13	Lower
Upzone	2811 MIDDLEFIELD RD	94306	12734098	1.74	Supermarket (FAR: 0.5), surface parking	41	Lower
Upzone	3902 MIDDLEFIELD RD	94303	14708048	4.26	One story strip mall (FAR: 0.4), surface parking	102	Lower
Upzone	3901 El Camino Real	94301	13242073	1.10	One story Hotel (FAR: 0.4), surface parking	35	Lower
Upzone	EL CAMINO REAL	94301	13238072	1.11	Surface parking	35	Lower
Upzone	320 SAN ANTONIO RD	94306	14709069	0.76	Vacant	24	Lower
Upzone	3375 EL CAMINO REAL	94301	13239088	0.74	One story restaurant (FAR: 0.2), surface parking	23	Lower
Upzone	4224 EL CAMINO REAL	94301	16708037	0.63	One story restaurant (FAR: 0.5), surface parking	20	Lower
Upzone	4230 El Camino Real	94301	16708030	0.52	One story car rental (FAR: 0.4), Surface parking	16	Lower
Upzone	3903 EL CAMINO REAL	94306	13242072	0.53	One story bank (FAR: 0.5), surface parking	16	Lower

Upzone	3200 EL CAMINO REAL	94306	14220037	0.61	Two story lodging (FAR: 0.5), surface parking	19	Lower
Upzone	4238 EL CAMINO REAL	94306	16708031	0.65	Two story lodging (FAR: 0.5), surface parking	20	Lower
Upzone	4256 EL CAMINO REAL	94306	16708042	0.60	One story restaurant (FAR: 0.4), surface parking	19	Lower
Upzone	4279 EL CAMINO REAL	94306	14801016	0.80	Two story lodging (FAR: 0.7), surface parking	25	Lower
Upzone	4345 EL CAMINO REAL	94306	14809011	0.95	Two story lodging (FAR: 0.4), surface parking	30	Lower
Upzone	760 San Antonio Ave	94303	14705091	0.65	One story retail (FAR: 0.5), surface parking	20	Lower
Upzone	87 ENCINA AV	94301	12033001	0.57	Two story office space (FAR: 0.8), surface parking	18	Lower
Upzone	4291 El Camino Real	94301	14809014	1.16	Two story bank (FAR: 0.6), surface parking	37	Lower
Upzone	720 SAN ANTONIO RD	94303	14705087	1.36	One story office space (FAR: 0.5), surface parking	43	Lower
Upzone	841 El Camino Real	94301	12034001	0.64	One story car wash (FAR: 0.2), surface parking	20	Lower
Upzone	788 SAN ANTONIO AV	94303	14703041	0.58	One story substandard office space (FAR: 0.5), surface parking	18	Lower
Total						751	
Caltrain Sites							
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	PARK BL	94306	13232043	1.38	Surface Parking	44	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2400 EL CAMINO REAL	94306	14220012	0.75	One story bank (FAR: 0.2), surface parking	24	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2673 EL CAMINO REAL	94306	13236077	0.64	One story restaurant and retail (FAR: 0.3), surface parking	20	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	2310 EL CAMINO REAL	94306	13701129	0.76	One story restaurant (FAR: 0.4), surface parking	24	Lower
Between 1/4 and 1/2 Mile from Downtown Station	300 HAMILTON AV	94301	12016096	0.75	CD-C (P); PF Five story office building (FAR: 1.2), surface parking	24	Lower
Between 1/4 and 1/2 Mile from Downtown Station	530 LYTTON AV	94301	12003070	0.67	CD-C (P) Four story office building (FAR: 0.8)	21	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	Cambridge ave	94306	12432050	0.65	Parking structure	20	Lower
Between 1/4 and 1/2 Mile from California Ave. or San Antonio Station	3197 PARK BL	94306	13226076	0.59	One story office space (FAR: 0.6), surface parking	18	Lower
1/4 Mile from California Ave. or San Antonio Station	156 N CALIFORNIA AV	94306	12428045	1.14	CC (2)(R)(P) One story grocery store (FAR: 0.4), surface parking	45	Lower
1/4 Mile from California Ave. or San Antonio Station	150 GRANT AV	94306	12429020	0.60	CC (2)(R) One story office space (FAR: 0.5), surface parking	23	Lower
1/4 Mile from California Ave. or San Antonio Station	NITA AV	94306	14709056	1.25	Surface Parking	50	Lower
Total						313	

Frequent Bus Routes						Existing	
1/2 Mile of Frequent Bus Routes	MAYBELL AV	94306	13724045	0.56		17	Lower
1/2 Mile of Frequent Bus Routes	561 VISTA AV	94306	13737004	0.65		20	Lower
1/2 Mile of Frequent Bus Routes	4170 EL CAMINO REAL	94306	13724046	1.01	CS One story grocery store (FAR: 0.5), surface parking	32	Lower
1/2 Mile of Frequent Bus Routes	3150 EL CAMINO REAL	94306	14220054	0.75	CS One story Restaurant (FAR: 0.3), surface parking	24	Lower
Total						93	
Faith-Based Institutions							
Faith-Based Institutions (surface parking/vacant space)	1985 Louis Rd	94303	350022	1.09	Faith-based institution	26	Lower
Faith-Based Institutions (surface parking/vacant space)	1140 Cowper St	94301	12018048	0.61	Faith-based institution	14	Lower
Faith-Based Institutions (surface parking/vacant space)	2890 Middlefield Rd	94306	13203193	0.76	Faith-based institution	18	Lower
Faith-Based Institutions (surface parking/vacant space)	3149 Waverley St	94306	13220161	0.69	Faith-based institution	16	Lower
Faith-Based Institutions (surface parking/vacant space)	3505 Middlefield Rd	94306	12747042	1.50	Faith-based institution	36	Lower
Total				4.65		110	
GM							
GM	950 INDUSTRIAL ST	94303	14701061	0.54	One story office space (FA	17	Lower
GM	937 INDUSTRIAL AV	94303	14701086	0.57	Two story office space (FA	18	Lower
GM	990 COMMERCIAL ST	94303	14701041	0.79	Two story office space (FA	25	Lower
GM	4030 FABIAN WY	94303	12715010	0.55	Two story office space (F	17	Lower
GM	TRANSPORT ST	94303	14702017	0.66	Surface parking	21	Lower
GM	3940 Fabian Wy	94303	12737023	1.27	Two story office space (FA	40	Lower
GM	3960 Fabian Wy	94303	12737019	0.68	One story vacant office sp	21	Lower
GM	3980 Fabian Wy	94303	12737018	0.69	One story vacant office sp	22	Lower
GM	811 E Charleston Rd	94303	12737016	0.54	One story auto repair (FA	17	Lower
GM	4045 TRANSPORT ST	94303	14701070	0.54	One story office space (FA	17	Lower
GM	4007 TRANSPORT ST	94303	14701097	0.54	One story office space (FA	17	Lower
GM	4083 TRANSPORT ST	94303	14701116	0.51	Two story office space (FA	16	Lower
Total						248	
ROLM							
ROLM	1035 E Me	94303	12710056	1.00	One story office space	32	Lower

ROLM	1051 E Me	94303	12710082	1.07	One story office space	34	Lower
ROLM	1053 E ME	94303	12710081	1.60	One story office space	51	Lower
ROLM	1085 E Me	94303	12710110	1.43	One story office space	45	Lower
ROLM	3600 W Ba	94303	12710076	2.08	Two story office space	66	Lower
ROLM	3500 W Ba	94303	12736031	1.40	Two story office space	44	Lower
ROLM	3460 W Ba	94303	12736029	1.49	Two story office space	47	Lower
ROLM	3350 W Ba	94303	12736040	3.96	Two story office space	126	Lower
ROLM	1020 E Me	94303	12710103	2.50	One story office space	79	Lower
ROLM	1036 E Me	94303	12710094	3.06	One story office space	97	Lower
ROLM	1050 E Me	94303	12710099	2.62	Two story office space	83	Lower
ROLM	1052 E Me	94303	12710084	0.94	One story office space	30	Lower
ROLM	1060 E Me	94303	12710049	1.13	One story office space	36	Lower
ROLM	1066 E Me	94303	12710050	2.15	One story office space	68	Lower
ROLM	1068 E Me	94303	12710051	1.00	One story office space	32	Lower
ROLM	1076 E Me	94303	12710072	1.00	One story office space	32	Lower
Total						902	

From: slevy@ccsce.com
To: [Council, City; Planning Commission](#)
Cc: [Rachel Tanner](#); [Wong, Tim](#); [Lait, Jonathan](#); [Shikada, Ed](#)
Subject: public engagement, outreach and ease of public comment in the HE update process
Date: Wednesday, February 23, 2022 1:31:50 PM

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

Tonight the PTC should allow public comment at the beginning of the HE update item, which is luckily first on the agenda.

Below is a link to the HCD public participation guidelines

<https://www.hcd.ca.gov/community-development/building-blocks/getting-started/public-participation.shtml>

My experience with participating is that the city needs MAJOR improvements.

The one exception is that public comment is at the beginning of the HE working group meeting.

There are two topics:

- 1) Outreach so folks know opportunities to participate and'
- 2) Ease of commenting if you actually get to the meeting

Item 2--PTC and Council

The current protocol is that one cannot comment on an agenda item until it comes up-- often late in the meeting

THESE ARE BARRIERS TO PUBLIC PARTICIPATION and should be changed for HE update items

At the last PTC meeting, the HE item was second (all should be first) and the public including me has to wait almost 2 hours for the staff report and PTC questions--ANOTHER UNECESSARY BARRIER.

I believe all HE update items at PTC and council should be frost on the agenda (or allow public comment under oral communications) and public comment should be at the start of the item

Item 1--Public outreach

Here the city gets an F.

I do not see a way to get PTC notices. The HE update site is hard to find. AND THIS IS IF YOU KNOW TO TRY.

The city as I read the HCD guidelines should be actively reaching out.

The city could send HE update notices to groups to circulate to their members--LWVPA, the Renters Association, climate action groups., PTAs, the Chamber, the POST and Weekly....

That's enough for now

Take a look at the guidelines and improve our engagement efforts.

Stephen Levy