

**From:** [David Coale](#)  
**To:** [Planning Commission](#)  
**Cc:** [Shikada, Ed](#); [Hoyt, George](#); [Lait, Jonathan](#); [Burt, Patrick](#); [Cormack, Alison](#); [Abendschein, Jonathan](#)  
**Subject:** Comments on Permitting Study Session  
**Date:** Tuesday, October 26, 2021 10:23:06 PM

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Dear Planning and Transportation Commissioners,

I have been following the City's efforts to update the permitting process for quite some time now and am glad that this has come before you.

I am very hopeful in that Development Services is looking at SolarApp+ for permitting. This application was developed by the National Renewable Energy Labs specifically to reduce the time/cost associated with plan check and permitting and to standardize permitting across jurisdictions. Here is a good video of the process: [SolarApp+ Introduction and Demonstration](#)

With the adoption of this application, the applicant enters in the design parameters of the project and is not allowed to continue until all parameters meet National Electric Code (NEC) code requirements. When done, the project is correct by NEC code and all plan review for code issues can be eliminated. The application then produces a checklist to be used for inspection based on the correct design. This means all inspections are consistent and the same from inspector to inspector and the applicant knows exactly what to expect.

The adoption of this application should be the top priority of Staff as this would achieve the following:

- It would eliminate all the pre-application and plan reviews, as plans are correct by design.
- It would eliminate the need to revise plan review and inspection checklists as plan review is automated and inspection checklists are generated by the application based on the design.
- Staff would no longer need to spend time on weekly meetings and enhanced problem solving.
- There would also be no need for inspector cross training as the application produces a checklist to be used for inspection as well.
- In the near future the application will do solar PV with storage which now takes four months or longer.
- Further in the future, the application will cover decarbonization projects as well, EVSE, heat pump water heaters and more.

In addition to all of the above-mentioned advantages, the application is free to all jurisdictions and there is \$20 million in State funding to help jurisdictions adopt this into their permitting processes. With a free application to automate the permitting process while saving Staff time and money and have the backing of NREL and UL, this sounds like a dream come true.

What's not to like?

So far, the jurisdictions that have adopted this as well as many of the big installers have had nothing but glowing reports for this application. The standardization of solar permitting would make it much easier and cheaper for solar installations across the board and would eliminate the Palo Alto premium that many contractors charge for pulling a solar permit in Palo Alto. It is also probably the only way to get any contractors that have left Palo Alto to consider returning, especially if they are familiar with the application already as this gets more widely accepted and adopted.

In addition, as stated above, this application will soon be updated to include solar PV with storage and in the future it will include other electrification permitting such as EVSE, HPWH and more. It would serve Palo Alto very well to adopt this application ASAP to help reduce Staff time and cost of permitting electrification projects. It will be an essential tool in meeting our SCAP goal of 80% GHG reductions by 2030 and to make sure the City can keep up with the additional permits required for electrification.

To really make this work, Development Services should resist making this app include all the Palo Alto only requirements and instead, they should embrace the standards that SolarApp+ includes, thereby moving Palo Alto closer to the norm of our neighbors in permitting and inspections; norms that the industry already knows how to work with.

Please put the adoption of the SolarAPP+ as a top priority so that we can move beyond these permitting problems that have plagued Palo Alto for years. We can then finally have the Planning and Development Service department be in alignment with the City's sustainability goals and the greater efforts to support decarbonization that is required to address Climate Change.

Sincerely,

David Coale

**From:** [Aram James](#)  
**To:** [paloaltofreepress@gmail.com](mailto:paloaltofreepress@gmail.com); [Tannock, Julie](#); [Human Relations Commission](#); [Sajid Khan](#); [Jack Ajluni](#); [Jeff Rosen](#); [Jay Boyarsky](#); [wintergery@earthlink.net](mailto:wintergery@earthlink.net); [Planning Commission](#); [Council, City](#); [chuck jagoda](#); [Jeff Moore](#); [Raj](#); [Joe Simitian](#); [supervisor.ellenberg@bos.sccgov.org](mailto:supervisor.ellenberg@bos.sccgov.org); [Stump, Molly](#); [Shikada, Ed](#); [Cecilia Taylor](#); [Roberta Ahlquist](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Greer Stone](#); [cindy.chavez@bos.sccgov.org](mailto:cindy.chavez@bos.sccgov.org)  
**Subject:** Understanding the complexities of the racist apartheid state of Israel ( Today's New York Times a very comprehensive piece)  
**Date:** Tuesday, October 26, 2021 6:55:33 PM

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<https://www.nytimes.com/2021/10/25/world/middleeast/israel-jews-palestinians-journey.amp.html>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Tannock, Julie](#); [Jeff Moore](#); [chuck jagoda](#); [Human Relations Commission](#); [Enberg, Nicholas](#); [Perron, Zachary](#); [Planning Commission](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Council, City](#); [Winter Dellenbach](#); [Cecilia Taylor](#); [Raj](#); [Rebecca Eisenberg](#); [Jay Boyarsky](#); [Sajid Khan](#); [Jeff Rosen](#); [Roberta Ahlquist](#); [Greer Stone](#); [Joe Simitian](#); [cindy.chavez@bos.sccgov.org](#); [paloaltofreepress@gmail.com](#); [DuBois, Tom](#); [Reifschneider, James](#); [Tony Dixon](#); [Greg Tanaka](#); [alisa.mallari.tu](#); [Betsy Nash](#); [michael.gennaco@oirgroup.com](#)  
**Subject:** In a Tennessee City, a Confederate statue stays, but gets company NYT October 25. ( I say the Confederate statue should go-torn down- or put in a museum for those who wish to study a part of racism in America)  
**Date:** Monday, October 25, 2021 3:53:45 PM

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<https://www.nytimes.com/2021/10/24/us/confederate-statue-tennessee-black-troops.html>

Shared via the [Google app](#)

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Jonsen, Robert](#); [Tannock, Julie](#); [Binder, Andrew](#); [Enberg, Nicholas](#); [Tony Dixon](#); [Human Relations Commission](#); [Reifschneider, James](#); [Perron, Zachary](#); [chuck jagoda](#); [Council, City](#); [Jeff Moore](#); [Winter Dellenbach](#); [Planning Commission](#); [Sajid Khan](#); [Raj](#); [Jeff Rosen](#); [Vara Ramakrishnan](#); [alisa mallari tu](#); [Rebecca Eisenberg](#); [Jay Boyarsky](#)  
**Subject:** Racism protests change the script on Broadway. (But can we ever change racist police culture? Can law enforcement culture evolve and if not can we as a people abolish policing as current constituted?  
**Date:** Sunday, October 24, 2021 10:58:12 PM

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<https://www.nytimes.com/2021/10/23/theater/broadway-race-depictions.amp.html>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Sajid Khan](#); [Jeff Moore](#); [Jeff Rosen](#); [Raj](#); [Human Relations Commission](#); [Council, City](#); [chuck jagoda](#); [Jay Boyarsky](#); [wintergery@earthlink.net](mailto:wintergery@earthlink.net); [Rebecca Eisenberg](#); [Planning Commission](#); [Tannock, Julie](#); [Binder, Andrew](#); [Enberg, Nicholas](#); [Greer Stone](#); [Joe Simitian](#); [wilpf.peninsula.paloalto@gmail.com](mailto:wilpf.peninsula.paloalto@gmail.com); [Stump, Molly](#); [Molly](#); [Miguel Rodriguez](#); [mike.wasserman@bos.sccgov.org](mailto:mike.wasserman@bos.sccgov.org)  
**Subject:** Why a progressive prosecutor just left D.A. Chesa Boudin"s office and joined the recall effort  
**Date:** Sunday, October 24, 2021 4:33:03 PM

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<https://www.sfchronicle.com/sf/bayarea/heatherknight/article/She-s-a-progressive-homicide-prosecutor-who-16556274.php>

**From:** [David Rosenthal](#)  
**To:** [Planning Commission](#)  
**Subject:** Traffic hazard at Keys Middle School  
**Date:** Sunday, October 24, 2021 3:25:56 PM

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

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Please forgive me if this is not the appropriate way to raise this issue. I am a resident, at 1144 Greenwood Ave.

I pick my 5th-grade grand-daughter up from Keys Middle School every weekday. The school does its best to manage the traffic, but at pickup time there is a nose-to-tail queue extending back past the lights and along El Camino Way. The right lane of El Camino Real between the light and the school driveway is just wide enough for the queue and right lane traffic, so the queue does not block the right lane.

After pickup, cars must exit the school driveway, turning right into the right lane. The queue of cars waiting to enter the driveway and often blocking the sidewalk prevents exiting cars from seeing approaching traffic in the right lane, creating a hazard. This is especially the case for lower-slung cars such as Teslas and our BMW 128i, since many Keys families drive full-size SUVs.

Might I suggest that the hazard could be reduced by mounting a mirror on the street light that is just North of the driveway, at a height sufficient to see oncoming right lane traffic over a full-size SUV?

Thank you for considering this suggestion.

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David.

**From:** [Aram James](#)  
**To:** [Tanaka, Greg](#); [Council, City](#); [Stump, Molly](#); [Shikada, Ed](#); [Human Relations Commission](#); [wintergery@earthlink.net](#); [Jeff Rosen](#); [Sajid Khan](#); [Jeff Moore](#); [Jay Boyarsky](#); [Greer Stone](#); [Raj](#); [Roberta Ahlquist](#); [Cecilia Taylor](#); [Planning Commission](#); [paloaltofreepress@gmail.com](#); [Joe Simitian](#); [CA18AFima@mail.house.gov](#); [Binder, Andrew](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Jonsen, Robert](#); [Perron, Zachary](#); [cindy.chavez@bos.sccgov.org](#)  
**Subject:** FBy Suppressing Information on the Impact of Racism, Opponents of Critical Race Theory Maintain Inequity  
**Date:** Sunday, October 24, 2021 1:30:17 PM

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FYI: From the archives of Aram James ( slight edits from the original email sent 9-25-2021.

To: Palo Alto City council member Greg Tanaka

From: Palo Alto activist Aram James

Re: Your proposed unconstitutional stand-alone-hate-speech ordinance

1. Will your proposed stand-alone-hate-speech-ordinance be used to chill the right of community members to support critical race theory (CRT) education in our schools or result in charges against folks who wish to advocate for critical race theory( CRT) education in our schools?
2. Will folks like myself of Jewish heritage be charged with violating your proposed stand-alone-hate-speech ordinance —when I speak at city council meetings, HRC meetings, PTC meetings, and vehemently criticize the Apartheid state of Israel of being guilty of on going war crimes against the Palestinian people, demand that the U.S. withdraw all funding to Israel, argue in support the Boycott, Divest and Sanction-movement, equate the state of Israel with Nazi Germany?

Greg, please let me know your thoughts on these critical questions.

Best regards,

Aram James

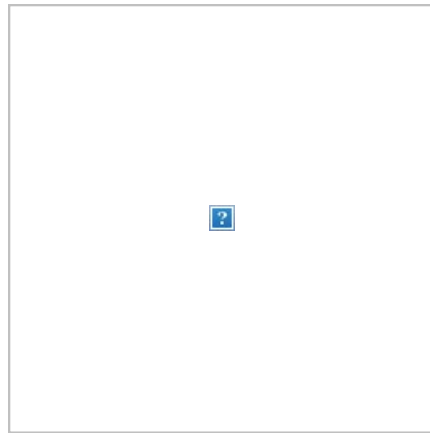
Understanding the political nature of the attacks against Critical Race Theory allows us to counter them more effectively and thus help ensure that public education can serve to reduce, rather than reinforce, structural racism.

[View this email in your browser](#)

Thursday, September 23, 2021

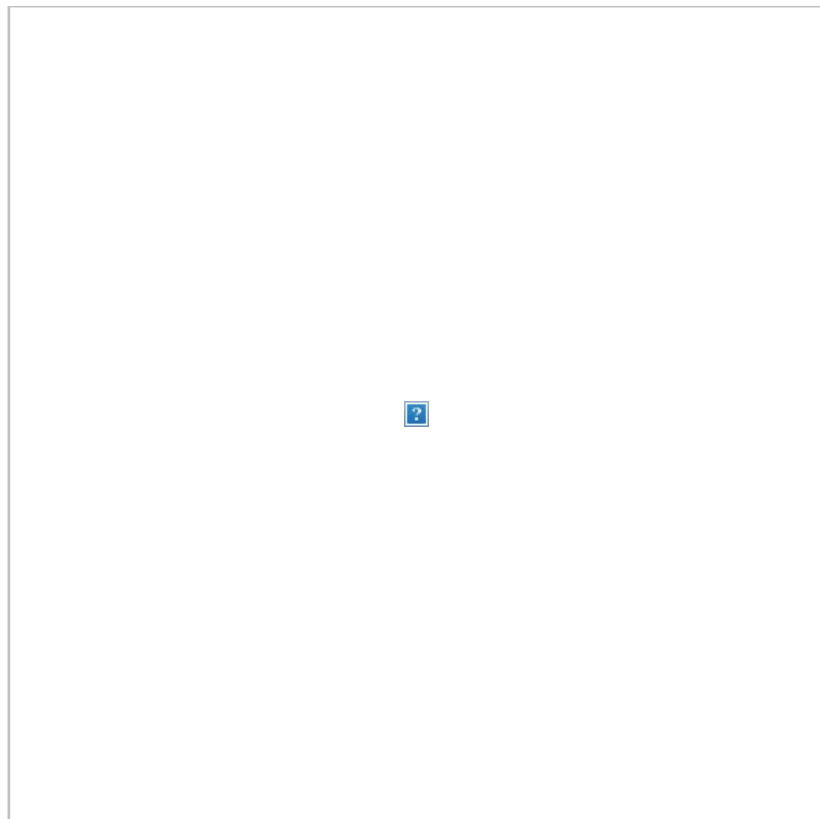
**Publication Announcement**





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## **By Suppressing Information on the Impact of Racism, Opponents of Critical Race Theory Maintain Inequity**



### **KEY TAKEAWAY:**

**Understanding the political nature of the attacks against Critical Race Theory allows us to counter them more effectively and thus help ensure that public education can serve to reduce, rather than reinforce, structural racism.**

### **CONTACT:**

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(720) 505-1958  
[michelle.valladares@colorado.edu](mailto:michelle.valladares@colorado.edu)

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(814) 865-0963

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NEPC Publication ->

NEPC Resources on  
Politics, Policy, and School  
Practices ->



BOULDER, CO (September 23, 2021) – Critical Race Theory, or CRT, is a controversial topic that has ignited a contentious national dialogue. Those who argue against using CRT in the classroom often portray it as a frightening “symbolic enemy” to help drive people who hold a wide variety of racial, cultural, and political grievances to support right wing politicians and policies.

To address these arguments and provide a better understanding of what CRT entails, the National Education Policy Center today released *Understanding the Attacks on Critical Race Theory*, authored by Francesca López of Penn State University, Alex Molnar of the University of Colorado Boulder, Royel Johnson, Ashley Patterson, and LaWanda Ward of Penn State University, and independent scholar Kevin Kumashiro.

The authors describe the history of attempts to legislate race-related curriculum. Since early 2021, eight states have passed legislation that broadly speaking seeks to exclude historical information and analysis related to race and racism from school curriculum. Additional legislation has been, or is being, considered in 15 other states and in the U.S. Congress, as well as policies by local school boards and state boards of education.

Advocates of this legislation argue that providing students with such information is un-American, divisive, and racist, and that including it in the curriculum is a result of schools incorporating CRT into their curricula and staff training programs. The authors explain how the assault on CRT can be understood as part of a larger ideological effort to delegitimize historically accurate presentations of race and racism in American history; to thwart attempts by members of marginalized groups to participate fully in the civic life; and to retain political power.

In their review of these contemporary attacks against CRT, the authors expand upon the political objectives of these tactics and provide historical examples of similar ones, and in conclusion offer resources on evidence-based strategies to counter the propaganda.

Find *Understanding the Attacks on Critical Race Theory*, by Francesca López, Alex Molnar, Royel Johnson, Ashley Patterson, LaWanda Ward, and Kevin Kumashiro, at:

<https://nepc.colorado.edu/publication/crt>

The National Education Policy Center (NEPC), a university research center housed at the University of Colorado Boulder School of Education, produces and disseminates high-quality, peer-reviewed research to inform education policy discussions. Visit us at: <http://nepc.colorado.edu>

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The National Education Policy Center  
School of Education, University of Colorado

Boulder, CO 80309

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**From:** [Kerry Yarkin](#)  
**To:** [Planning Commission](#)  
**Subject:** ADU"s  
**Date:** Saturday, October 23, 2021 5:15:03 PM  
**Attachments:** [Accessory-Dwelling-Units.pdf](#)

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

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Hi Planning Commissioners:

I am waiting for the Palo Alto ADU requirements to be published so that I can do a garage/ADU conversion. Below are the Sunnyvale requirements which are easy to read and could save a lot of time and energy trying to figure out Palo Alto's requirements.

Best,  
Kerry Yarkin



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Sunnyvale

Community Development  
Department

Planning Division

408-730-7440

[Planning@sunnyvale.ca.gov](mailto:Planning@sunnyvale.ca.gov)

## SUNNYVALE HOMEOWNERS: INTERESTED IN BUILDING AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit (ADU) is an independent residential dwelling unit (also known as a granny flat, in-law unit, or second unit). The following information applies only to ADUs that are located on the same property as a single-family dwelling. An ADU must include permanent sleeping, eating, cooking, and sanitation facilities. An ADU can be either detached or attached to the primary dwelling unit.

### Why Build an ADU?

- To provide an affordable housing option for friends, colleagues, or anyone seeking rental housing.
- For aging relatives who need to be near family but want to maintain independence and privacy.
- For young adults who want to live near where they grew up but can't afford local housing prices.
- To supplement income.

### Next Steps:

- Talk to your family members, tax advisor, and/or legal counsel about possibly making this change to your property.
- For any additional questions on zoning, permits and fees, contact Planning staff at the One-Stop Permit Center.
- For any additional questions on building and utility requirements, permits and fees, contact Building Staff at (408) 730-7444.

### TWO TYPES OF ADUS:

- Standard Accessory Dwelling Units (SADU);
- Junior Accessory Dwelling Units (JADU)

### ADU TO CONSIDER:

- Attached vs. Detached vs. Conversion ADUs
- SADU vs. JADU
- Streamlined vs. Non-streamlined processing
- Site-built vs. "Pre-fab" or manufactured ADUs

### ARE YOU READY TO BECOME A LANDLORD?

Learn how to become a landlord from Project Sentinel:

Call (408) 946-6582

or see [Housing.org](http://Housing.org)

### ADU RESOURCES:

[State of California ADU Website](http://State of California ADU Website)

# INTERIOR OR ATTACHED ACCESSORY DWELLING UNITS



**Description:** Junior ADUs (JADUs) and Standard ADUs (SADUs) that are *within the interior or attached* to an *existing or proposed single-family dwelling*, such as conversion of living space, basement, attic, or an attached garage; addition of floor space for the ADU; or an ADU within a proposed new single-family home.

<b>Requirements for Interior or Attached ADUs with Single-Family Homes</b>			
	<b>STREAMLINED</b> <i>(Interior space of existing/proposed SF home)</i>		<b>NON-STREAMLINED SADUs</b> <i>(home additions)</i>
	<b>JADU</b>	<b>SADU</b>	
<b>APPROVAL*</b>			
Planning Approval (MPP)	Not required	Not required	Yes
Building Permit	Yes	Yes	Yes
<i>*Non-ADU construction must be approved separately</i>			
<b>LOCATION</b>			
Minimum lot size	No min. lot size		No min. lot size
Combined with JADU	-	No	No
Zoning	Any lot with an existing SF dwelling (including legal non-conforming use)		R0, R1, R1.5, R1.7/PD, R2, residential DSP
Subject to other zoning standards (e.g. FAR, lot coverage, design review)	No	No	Yes
Required to correct non-conforming zoning conditions	No	No	Yes
Subject to applicable building standards <sup>1</sup>	Yes, except that fire sprinklers are not required unless required in the primary dwelling.		
<b>DIMENSIONS</b>			
Minimum size	150 sf		150 sf
Maximum. size			
<ul style="list-style-type: none"> <li>Interior space within existing SF home</li> </ul>	500 sf	No max.	-
<ul style="list-style-type: none"> <li>Interior space within proposed new home</li> </ul>	500 sf	No max.	
<ul style="list-style-type: none"> <li>Expansion of existing SF home to add an interior/attached ADU</li> </ul>	Not allowed		850 sf, or 1,000 sf with 2+ BR; not >50% of the existing home

	STREAMLINED <i>(Interior space of existing/proposed SF home)</i>		NON-STREAMLINED SADUs <i>(home additions)</i>
	JADU	SADU	
Max. height			
<ul style="list-style-type: none"> <li>Interior space within existing SF home</li> </ul>	Existing height		-
<ul style="list-style-type: none"> <li>Interior space within proposed new home</li> </ul>	No max. (within allowed SF height)		-
<ul style="list-style-type: none"> <li>Second-story addition</li> </ul>	Not allowed		Treated as an addition
Setbacks	Existing setbacks		4 ft
<b>FACILITIES</b>			
Parking for the ADU	Not required		Not required
Replacement of covered parking spaces	Not required		Not required
Independent exterior access	Required		Required
Independent kitchen	Required		Required
Independent bathroom	Optional	Required	Required
Interior connection to the main dwelling	Required if shared bathroom	Optional	Optional
<b>OTHER REQUIREMENTS</b>			
Owner-Occupancy deed restriction	Required	Not required	Not required
Utility connections/fees <sup>3</sup>			
<ul style="list-style-type: none"> <li>Interior space within existing SF home</li> </ul>	Exempt		-
<ul style="list-style-type: none"> <li>Interior space within newly built SF home</li> </ul>	Non-exempt but fees not yet adopted		-
<ul style="list-style-type: none"> <li>Addition/expansion of existing SF home</li> </ul>	-		Non-exempt but fees not yet adopted
Other city impact fees	Exempt	Exempt if less than 750 sf	Non-exempt
School impact fees	Collected by the school district		

<sup>1</sup> If legalizing an ADU built before Jan. 1, 2020, city must grant 5-year delay of enforcement of non-safety-related building code violations.

<sup>2</sup> The City has not adopted proportional utility connection fees for non-exempt ADUs.

# DETACHED ACCESSORY DWELLING UNITS



**Description:** Standard ADUs (SADUs) *detached* from an existing or proposed single-family dwelling; may be newly built or a converted accessory structure or detached garage. **Note: Junior ADUs (JADUs) are not allowed in detached structures.**

<b>Requirements for Detached SADUs on Single-Family Lots</b>			
	<b>STREAMLINED</b>		<b>NON- STREAMLINED</b> <i>(over 800 sf)</i>
	<b>Converted Existing Accessory Structure</b>	<b>Newly Built</b> <i>(up to 800 sf)</i>	
<b>APPROVAL*</b>			
Planning Approval (MPP)	No	No	Yes
Building Permit	Yes	Yes	Yes
<i>*Non-ADU construction is approved separately</i>			
<b>LOCATION</b>			
Minimum lot size	No min. lot size		No min. lot size
Combined with JADU (located within the main dwelling)	No	Yes	Up to 800 s.f.
Zoning	Any lot with an existing SF dwelling (including legal non-conforming use)		Ro, R1, R1.5, R1.7/PD, R2, residential DSP
Subject to other zoning standards (e.g. FAR, lot coverage, design review)	No	No	Yes
Required to correct non-conforming zoning conditions	No	No	Yes
Subject to applicable building standards <sup>1</sup>	Yes, except that fire sprinklers are not required unless required in the primary dwelling.		
<b>DIMENSIONS</b>			
Minimum size	150 sf		150 sf
Maximum. size			
<ul style="list-style-type: none"> <li>• Entirely within an existing structure</li> </ul>	No max.	-	-
<ul style="list-style-type: none"> <li>• Addition/expansion of an existing structure</li> </ul>	150 sf for ingress/egress only	-	850 sf, or 1,000 sf with 2+ bedrooms <sup>2</sup>
<ul style="list-style-type: none"> <li>• Newly built structure</li> </ul>	-	800 sf	
Max. height	No max.	16 ft	16 ft
Setbacks	Sufficient for fire safety	4 ft <sup>3</sup>	4 ft



	STREAMLINED		NON-STREAMLINED <i>(over 800 sf)</i>
	Converted Existing Accessory Structure	Newly Built <i>(up to 800 sf)</i>	
<b>FACILITIES</b>			
Parking for the ADU	Not required		Not required
Replacement of covered parking spaces	Not required		Not required
Replacement of uncovered parking spaces (driveway)	-	Required	Required
Independent exterior access	Required		Required
Independent kitchen	Required		Required
Independent bathroom	Required		Required
<b>OTHER REQUIREMENTS</b>			
Owner-Occupancy deed restriction	Not required		Not required
Utility connections/fees <sup>4</sup>	Exempt unless with a new SF home	Non-exempt but fees not adopted	Non-exempt but fees not adopted
Other city impact fees	Exempt	Exempt if less than 750 sf	Not exempt
School impact fees	Collected by the school district		

<sup>1</sup> If legalizing an ADU built before Jan. 1, 2020, city must grant 5-year delay of enforcement of non-safety-related building code violations.

<sup>2</sup> If an ADU exceeds 25% of the required rear-yard area, it must be reduced to 800 sf for streamlined approval.

<sup>3</sup> Setbacks may be less than 4 ft. if the ADU replaces an existing accessory structure in exactly the same location and with the same dimensions.

<sup>4</sup> The City has not yet adopted proportional utility connection fees for non-exempt ADUs.

**Additional Resources:**

- The complete Accessory Dwelling Unit Ordinance can be found in Chapter 19.79 of Title 19 of the Sunnyvale Municipal Code, including regulations for ADUs within multi-family developments of two or more units.
- For more information regarding FAR, lot coverage, setbacks, height and more, refer to: [Things To Know About Additions, New Construction of Single-Family/Duplex Homes](#)

## BUILDING, FIRE, PUBLIC WORKS INFORMATION

Building permits are required for all ADUs to ensure safe construction and conformance with code requirements. Contact the One Stop Permit Center's Building Safety Division at 408-730-7444 for additional information.

- **Fire Sprinkler System** is not required for a detached SADU so long as the primary dwelling unit does not have an existing fire sprinkler system. A Fire sprinkler system is required if the new attached SADU's living space is greater than 50% of the existing building's living space or there is an existing fire sprinkler system in the primary dwelling unit.
- **Utility Hookups** are not required for ADUs converted from existing sq. ft.; however, a utility fee may be required for new or expanded SADUs. If the primary dwelling unit is low occupancy (2-bedroom or fewer) and an SADU is constructed, then the property will be considered standard occupancy (3-bedroom or more) and current incremental sewer and water connection fees will be required. New attached ADUs may connect to the existing drain system. If both main house and ADU exceed 3 water closets total, building sewer, building drain including horizontal branches to be upgraded to a 4" line with building and property line cleanouts. (See side bar for more information.)
- **New Heating and Water Heating System** that is completely independent from any existing heating system at primary residence is required for new attached or detached SADUs.
- **100 AMP Subpanel** with a readily accessible disconnecting means is minimum requirement for new SADUs. Existing primary residence shall have a minimum of 200amp main electrical panel to accommodate new SADU electrical Loads. If the existing main electrical panel is less than 200amps, applicant shall verify with PG&E to make sure a panel upgrade of 200 amps is feasible.
- **1-Hour Fire Rated Construction Wall** is required between an attached SADU (conversion and addition) and the primary residence. Detached SADUs located 5' from any property line shall be fire rated construction. If an interior door is proposed between the main building and the attached SADU, such door shall be 45-minute fire rated, self-closing and self-latching.

**Transportation Impact Fee (TIF)** is required for SADUs 750 sq. ft. or greater and must be paid when submitting for a building permit.

**School Impact Fees** apply for new ADUs (attached or detached) greater than 500 sq. ft. living space and shall be paid to the associated school district.

**Main Sewer Line for New Detached SADU** shall not pass thru existing primary building, but shall combine with primary lateral onsite. Note: Gas and water lines may pass thru existing primary building with separate shut off valves. so long as existing gas and water lines are sized adequately to accommodate new BTU's and water flow demand. Verify with PG&E to make sure existing gas meter is capable of servicing additional BTU demands.

**From:** [Aram James](#)  
**To:** [Tannock, Julie](#); [Enberg, Nicholas](#); [Perron, Zachary](#); [Reifschneider, James](#); [Perron, Zachary](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Human Relations Commission](#); [Council, City](#); [Jeff Moore](#); [Planning Commission](#); [Sajid Khan](#); [Winter Dellenbach](#); [Jeff Rosen](#); [Jay Boyarsky](#); [Raj](#); [Roberta Ahlquist](#); [Rebecca Eisenberg](#); [Alison Cormack](#); [cindy.chavez@bos.sccgov.org](#); [Joe Simitian](#); [paloaltofreepress@gmail.com](#); [Greer Stone](#); [DuBois, Tom](#); [Greg Tanaka](#); [Tony Dixon](#); [Cecilia Taylor](#); [michael.gennaco@oirgroup.com](#); [Betsy Nash](#)  
**Subject:** Alabama's Next Poet Laureate Writes Searingly about race ( Her latest collection of Poems is called " Reparations Now!"  
**Date:** Saturday, October 23, 2021 12:54:55 PM

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FYI:

<https://www.nytimes.com/2021/10/21/us/ashley-jones-poet-laureate-alabama.amp.html>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Perron, Zachary](#); [Jonsen, Robert](#); [Jeff Moore](#); [Binder, Andrew](#); [Sajid Khan](#); [Human Relations Commission](#); [chuck jagoda](#); [Winter Dellenbach](#); [Council, City](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Tony Dixon](#); [Rebecca Eisenberg](#); [Planning Commission](#); [Raj](#); [Reifschneider, James](#); [Jay Boyarsky](#); [james pitkin](#); [Joe Simitian](#); [Raj](#); [Greer Stone](#); [cindy.chavez@bos.sccgov.org](#); [michael.gennaco@oirgroup.com](#); [Roberta Ahlquist](#)  
**Subject:** Bad Cop protected by bad leaders  
**Date:** Friday, October 22, 2021 4:47:22 PM

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<https://www.politico.com/amp/news/magazine/2021/10/22/javier-ortiz-florida-police-misconduct-protections-516231>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [michael.gennaco@oirgroup.com](mailto:michael.gennaco@oirgroup.com); [paloaltofreepress@gmail.com](mailto:paloaltofreepress@gmail.com); [Sajid Khan](#); [Jeff Rosen](#); [Human Relations Commission](#); [Planning Commission](#); [Council, City](#); [Jeff Moore](#); [Raj](#); [Jay Boyarsky](#); [Winter Dellenbach](#); [Enberg, Nicholas](#); [Tannock, Julie](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Tony Dixon](#); [Perron, Zachary](#); [chuck jagoda](#); [Rebecca Eisenberg](#); [Greer Stone](#); [Joe Simitian](#); [cindy.chavez@bos.sccgov.org](mailto:cindy.chavez@bos.sccgov.org)  
**Subject:** Tool for police reform rarely used by local prosecutors  
**Date:** Friday, October 22, 2021 10:48:30 AM

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<https://apnews.com/article/death-of-george-floyd-religion-police-george-floyd-seattle-b20b50bd1562c70e59fe30689a8a867f>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Sajid Khan](#); [Jethroe Moore](#); [Jeff Rosen](#); [Council, City](#); [Human Relations Commission](#); [paloaltofreepress@gmail.com](#); [Raj](#); [Planning Commission](#); [chuck jagoda](#); [wintergerv@earthlink.net](#); [Jay Boyarsky](#); [Vara Ramakrishnan](#); [Rebecca Eisenberg](#); [Roberta Ahlquist](#); [Greer Stone](#); [Rebecca Eisenberg](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Binder, Andrew](#); [Jonsen, Robert](#); [Joe Simitian](#); [cindy.chavez@bos.sccgov.org](#); [Perron, Zachary](#)  
**Subject:** A Brazoria County District Clerk Sorted Jurors by Race. A Convicted Black Man Wants a New Trial.A Brazoria County District Clerk Sorted Jurors by Race. A Black Man Convicted Under Her System Wants a New Trial. – Texas Monthly  
**Date:** Thursday, October 21, 2021 10:55:42 PM

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<https://www.texasmonthly.com/news-politics/brazoria-county-new-trials/>

Sent from my iPhone

**From:** [Ted O'Hanlon](#)  
**To:** [Planning Commission](#)  
**Subject:** 10/25 City Council: R-1 Subdivisions/Gentle Density  
**Date:** Thursday, October 21, 2021 9:43:08 AM

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

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Greetings Commissioners:

In February 2021, the Planning & Transportation Commission (PTC) considered the subdivision of a >20,000 square foot R-1 lot into two lots >10,000 square feet each. Since R-1 lots >9,999 square feet lots are non-conforming per the Palo Alto Municipal Code, the application required review by both the PTC and then City Council which was ultimately approved.

During PTC's review of the project several Commissioners inquired about the City's Comprehensive Plan policies to both retain and create cottage clusters as well as technical issues in the Municipal Code such as flag lots that would limit subdivisions into smaller lot formations rather than the large subdivision presented by the applicant, and generally seen where cottage clusters have been eliminated such as the 700 block of Channing Avenue in 2017.

On October 25, 2021, the City Council will have a Project Pre-Screening that contemplates subdividing a 20,787 square foot R-1 lot into 4 lots of approximately 5,000 square feet each that would yield smaller format detached single family homes plus ADU's on each for a total of 8 dwelling units. The Staff Report observes several zoning compliance issues including flag lots and use of an easement for ingress/egress. The application also illustrates how the property might subdivide into two R-1 lots, thus fewer and larger homes on >10,000 square foot lots. In that case, the two homes would also have an ADU and Junior ADU creating 6 total dwelling units.

Currently the subject property has 4 detached rental homes, a "legal nonconfirming" use. The units are ~900 square feet each that are rented for approximately \$4,000 per month all tenants currently with <1 year occupancy. As the 4 lot subdivision is proposed, these rental units would be replaced by the 4 ADU's which in the application have 2 ADU's of 484 square feet with 1 bed/1 bath and 2 ADU's of 799 square feet with 2 beds/2 baths and would be delivered with 4 single family homes since these are attached ADU's, not standalone. The Staff Report suggests a new combining district that the PTC had conveyed in February would have an interest in studying further.

Frequently property owner proposed projects motivate the implementation of guidelines that might be reusable within a jurisdiction. With 15% of R-1 property in Palo Alto being greater than 10,000 square feet, more opportunities would exist to create differentiated housing in Palo Alto over time. By creating parameters for such "gentle density" subdivisions, property owners would possess more alternatives to create more new housing units. Since nearly 1 in 5 Palo Alto R-1 properties are less than the conforming size of 6,000 square feet, smaller lot configurations are quite common and present an excellent opportunity for housing unit creation.

Many thanks in advance for your time at this stage. If you have ideas or suggestions for the Study Session dialogue, perhaps speaking during Public Comments would be a highly productive part of the session.

In the interim and following Monday evening, I am available to answer any questions and welcome your constructive feedback as well.

Best Regards  
Ted O'Hanlon  
Consulting Project Executive

---

Ted O'Hanlon  
[tedohanlon@gmail.com](mailto:tedohanlon@gmail.com)  
415.317.5070 mobile/text  
CA DRE #01868277



**From:** [Aram James](#)  
**To:** [paloaltofreepress@gmail.com](mailto:paloaltofreepress@gmail.com); [Tanaka, Greg](#); [Human Relations Commission](#); [Planning Commission](#); [Council, City](#); [Sajid Khan](#); [Jeff Rosen](#)  
**Subject:** Lawsuit subjects Palo Alto to reputation as a national joke. While Palo Alto no longer has any African American officers ...4-5 white officers claim a BLM mural discriminates against white folks and subjects white officers to a hostile work environment. ...  
**Date:** Wednesday, October 20, 2021 10:22:40 PM

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<https://abc7news.com/amp/palo-alto-blm-mural-police-lawsuit-black-lives-matter-assata-shakur/10876062/>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Donna Wallach](#); [Sajid Khan](#); [Jeff Rosen](#); [Jeff Moore](#); [Human Relations Commission](#); [Council, City; Planning Commission](#); [Raj](#); [Jay Boyarsky](#); [wintergery@earthlink.net](#); [chuck jagoda](#); [Joe Simitian](#); [supervisor.ellenberg@bos.sccgov.org](#); [cindy.chavez@bos.sccgov.org](#); [michael.gennaco@oirgroup.com](#); [mike.wasserman@bos.sccgov.org](#); [Roberta Ahlquist](#); [Greer Stone](#); [Binder, Andrew](#)  
**Subject:** NYTimes: Amid Flames and Gunfire, They Were Evicted From Where They Called Home  
**Date:** Wednesday, October 20, 2021 5:38:44 PM

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FYI:

Important article: what does the genocidal Zionist State of Israel and Modi's Hindu Nationalists have in common: ( see link below) answer: genocidal attacks on Palestinians and India's Muslim minority .

I certainly hope our two leading candidates for Santa Clara County District Attorney will debate the common tread of Israeli's Zionist genocidal machine against the Palestinian people versus Modi's Hindu Nationalists genocidal attacks on India's Muslim minority.

My guess: Neither candidate will touch this subject playing it safe in hopes of avoiding any true controversy in their election campaign.

Amid Flames and Gunfire, They Were Evicted From Where They Called Home  
<https://www.nytimes.com/2021/10/17/world/asia/india-assam-muslim-evictions.html?referringSource=articleShare>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [paloaltofreepress@gmail.com](mailto:paloaltofreepress@gmail.com); [Sajid Khan](#); [Jeff Rosen](#); [Raj](#); [Tanaka, Greg](#); [Human Relations Commission](#); [Planning Commission](#); [Council, City](#); [Stump, Molly](#); [Molly](#); [wintergery@earthlink.net](mailto:wintergery@earthlink.net); [Jay Boyarsky](#); [chuck jagoda](#); [Roberta Ahlquist](#); [wilpf.peninsula.paloalto@gmail.com](mailto:wilpf.peninsula.paloalto@gmail.com)  
**Subject:** What a federal judge indicated during the first major hearing on Mountain View's RV parking ban  
**Date:** Wednesday, October 20, 2021 5:13:16 PM

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**From:** [Aram James](#)  
**To:** [Sajid Khan](#); [Jeff Rosen](#); [Jeff Moore](#); [Human Relations Commission](#); [Council, City](#); [Perron, Zachary](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Binder, Andrew](#); [Reifschneider, James](#); [Planning Commission](#); [chuck jagoda](#); [wilpf.peninsula.paloalto@gmail.com](#); [Roberta Ahlquist](#); [Jay Boyarsky](#); [Greer Stone](#); [Raj](#); [Tony Dixon](#); [cindy.chavez@bos.sccgov.org](#); [Jonsen, Robert](#); [Joe Simitian](#); [Anna Griffin](#)  
**Subject:** Thomas Jefferson Knocked off his Pedestal in New York council chamber  
**Date:** Tuesday, October 19, 2021 12:32:52 PM

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[https://blendle.com/i/time/jefferson-knocked-off-pedestal-in-new-york-council-chamber/bnl-newyorktimes-20211019-1\\_3](https://blendle.com/i/time/jefferson-knocked-off-pedestal-in-new-york-council-chamber/bnl-newyorktimes-20211019-1_3)

Shared via the [Google app](#)

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Council, City](#); [Human Relations Commission](#); [Planning Commission](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Jeff Moore](#); [Binder, Andrew](#); [Perron, Zachary](#); [chuck jagoda](#); [Roberta Ahlquist](#); [Joe Simitian](#); [cindy.chavez@bos.sccgov.org](mailto:cindy.chavez@bos.sccgov.org); [Sajid Khan](#); [Jeff Rosen](#); [Tony Dixon](#)  
**Subject:** University of North Carolina can use affirmative action, Judge Loretta Biggs rules - The Washington Post  
**Date:** Tuesday, October 19, 2021 9:26:00 AM

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<https://www.washingtonpost.com/education/2021/10/18/affirmative-action-university-of-north-carolina/>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Council, City](#); [Human Relations Commission](#); [Tannock, Julie](#); [Enberg, Nicholas](#); [Perron, Zachary](#); [Binder, Andrew](#); [Jonsen, Robert](#); [james pitkin](#); [Planning Commission](#); [Jeff Moore](#); [Winter Dellenbach](#); [Reifschneider, James](#); [Joe Simitian](#); [Vara Ramakrishnan](#); [alisa mallari tu](#); [Rebecca Eisenberg](#); [paloaltofreepress@gmail.com](#); [ParkRec Commission](#); [Jeff Rosen](#); [Sajid Khan](#)  
**Subject:** Bad decisions by our Supreme Court re cop accountability -defund or reallocate cop funds now!!  
**Date:** Monday, October 18, 2021 11:02:29 PM

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<https://slate.com/news-and-politics/2021/10/supreme-court-qualified-immunity-reform.amp>

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [chuck jagoda](#); [Roberta Ahlquist](#); [Angie Evans](#); [wilpf.peninsula.paloalto@gmail.com](mailto:wilpf.peninsula.paloalto@gmail.com); [Planning Commission](#); [Human Relations Commission](#); [wilpf.peninsula.paloalto@gmail.com](mailto:wilpf.peninsula.paloalto@gmail.com)  
**Subject:** \$2Maimed at boosting building of in-law units  
**Date:** Sunday, October 17, 2021 11:06:51 AM

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Follow the link below to view the article.

\$2Maimed at boosting building of in-law units  
[https://mercurynews-ca-app.newsmemory.com/?publink=20f74b15b\\_1345f6d](https://mercurynews-ca-app.newsmemory.com/?publink=20f74b15b_1345f6d)

Sent from my iPhone

**From:** [Aram James](#)  
**To:** [Tannock, Julie](#); [Enberg, Nicholas](#); [Binder, Andrew](#); [Human Relations Commission](#); [Council, City](#); [Planning Commission](#); [Jeff Moore](#); [Winter Dellenbach](#); [Rebecca Eisenberg](#); [Raj](#); [Sajid Khan](#); [Jay Boyarsky](#); [Reifschneider, James](#); [Perron, Zachary](#); [chuck jagoda](#); [paloaltofreepress@gmail.com](#); [alisa mallari tu](#); [Binder, Andrew](#); [Tony Dixon](#); [Roberta Ahlquist](#); [Jeff Rosen](#); [cindy.chavez@bos.sccgov.org](#); [Jonsen, Robert](#); [Joe Simitian](#); [paloaltofreepress@gmail.com](#); [Greer Stone](#)  
**Subject:** If the suspect in the below incident had been a fellow cop would the negotiations have gone on until the cop suspect surrendered? You bet! Would the cops have released a crazed and weaponized vicious police canine on a fellow cop? No f—king way!  
**Date:** Wednesday, October 13, 2021 9:17:14 PM

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Hi Folks:

Does anyone think that if the alleged assault suspect was a cop unwilling to surrender that the negotiations in this situation would have gone on for hours? You bet!

That the police would have in an identical situation have released a crazed and vicious weaponized police canine on the suspect— if the suspect was a fellow cop? No f—king way!

Aram “ No Justice No Peace” James

<https://local.nixle.com/alert/>

<https://www.paloaltoonline.com/news/2021/10/12/man-arrested-after-alleged-violent-downtown-hate-crime>



**From:** [Aram James](#)  
**To:** [Stump, Molly](#); [Shikada, Ed](#); [Human Relations Commission](#); [Binder, Andrew](#); [Greg Tanaka](#); [Winter Dellenbach](#); [Council, City](#); [CA18AEima@mail.house.gov](#); [Joe Simitian](#); [Planning Commission](#); [Roberta Ahlquist](#); [Jay Boyarsky](#); [Sajid Khan](#); [Jeff Rosen](#); [Raj](#); [Greer Stone](#); [cindy.chavez@bos.sccgov.org](#); [Jonsen, Robert](#); [Reifschneider, James](#); [Enberg, Nicholas](#); [Tannock, Julie](#); [Jeff Moore](#); [chuck jagoda](#); [DuBois, Tom](#); [paloaltofreepress@gmail.com](#); [Perron, Zachary](#); [Dave Price](#); [alisa mallari tu](#); [Cecilia Taylor](#); [Betsy Nash](#); [Tony Dixon](#)  
**Subject:** "News Release: Police Arrest Man for Late-Night Hate Crime Assault" from Palo Alto Police Department : Nixle  
**Date:** Wednesday, October 13, 2021 8:55:38 PM

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The below press release is an example of an alleged hate crime as opposite to Greg Tanaka's unconstitutional call for a local Palo Alto Stand-Alone-Hate-Speech ordinance.

Aram

<https://local.nixle.com/alert/9023914/>

Sent from my iPhone

**From:** [David Loftus](#)  
**To:** [Planning Commission](#); [Tanner, Rachael](#)  
**Cc:** [Gerhardt, Jodie](#); [Sauls, Garrett](#)  
**Subject:** Loftus Statement re: 985 Channing Avenue Matter, Planning and Transportation Commission Meeting of 10-13-2021  
**Date:** Wednesday, October 13, 2021 3:53:35 PM  
**Attachments:** [2-Minute Statement of David and Juanita Loftus.pdf](#)

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Dear Chairman Hechtman, Commissioners and Ms. Tanner:

Attached, please find a PDF document with the prepared comments that I will deliver at tonight's Planning and Transportation Commission meeting, on behalf of our family, in the matter of 985 Channing Avenue.

Regards,

David Loftus  
911 Lincoln Avenue

Statement of David and Juanita Loftus  
Before the Planning and Transportation Commission  
Re: 985 Channing Avenue

## Objective Facts/Timeline:

- Thank you to the PTC for allowing our voices to be heard. And thank you for the continuance of this matter from September 8.
- The subdivision of 991 Channing Avenue to create a new parcel, 985 Channing, was indeed an unusual step, because it allowed a new house to be “squeezed in” among long-existing older homes, more than 30 years after the last adjacent house was built.
- All of the houses next door to 985 Channing were built in 1950 or before (991 Channing was built in 1948; 975 Channing in 1950; and 911 Lincoln in 1934).
- There was a neighborhood outcry about this subdivision “event” back in 1980, which resulted in the decision by the PTC to place parcel restrictions on 985 Channing, including a height limit of 13 feet. In 1980, a house was built at 985 Channing, but just a 1-story house, consistent with the rules.
- The decision by the PTC, 41 years ago, to place restrictions was excellent, because it took into account the interests of the surrounding homeowners! The parcel restriction accomplished its purpose and it has been working well ever since it was put in place.
- Previous owners of 985 Channing have abided by the restrictions. Current owners should, too.
- We have owned our home, 911 Lincoln, for more than 30 years. We love it here, and we are dedicated to the neighborhood.
- When we added a 2<sup>nd</sup>-story to our home in 2005, we faced many restrictions. We abided by those restrictions! We did not try to change the rules!
- We appreciate that the applicants, Frank Dunlap and Pei-Min Lin, want to enlarge 985 Channing for the benefit of their family. But the current rules need to be followed, including the height limit of 13 feet.
- We expect the City of Palo Alto to support us and the other adjacent homeowners and not try to change the rules.
- Based on information provided to us by the City, there is no precedent for un-doing parcel restrictions of this type on a residential property. We say: “Let’s not start now!”

## Subjective Statements:

- If the parcel restrictions on 985 Channing are removed, it will pull the rug out from under the adjacent homeowners who have benefitted from the parcel restrictions for many years.
- If the 2<sup>nd</sup> story is allowed to be built, it will further “bulk up” our local section of the neighborhood resulting in a large structure that looms over our backyard and negatively impacts our view and sense of privacy.

October 13, 2021

## Final Statement:

We vehemently object to the removal of the long-standing parcel restrictions and we vehemently object to the building of a 2nd story at 985 Channing Avenue.

--David and Juanita Loftus and Boys

**From:** [Bev Weager](#)  
**To:** [Planning Commission](#)  
**Cc:** [Tanner, Rachael](#); [Jim Weager](#); [David Loftus](#)  
**Subject:** 985 Channing Ave - Adjacent Neighbor Comments  
**Date:** Wednesday, October 13, 2021 3:48:16 PM  
**Attachments:** [Statement of Jim-Bev Weager.for PTC Oct 13 "21.pdf](#)

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Dear Planning and Transportation Commissioners,

In preparation for the Commission's regular meeting tonight we submit our attached statement and exhibit photos to which we will refer during the meeting, when we are allowed to make our live comments. Your kind attention to the attached as well as to what we say tonight is appreciated.

Sincerely,  
Bev & Jim Weager

Statement of Jim and Bev Weager  
Planning and Transportation Commission Hearing  
October 13, 2021

Objective Facts/Chronological Timeline:

- We have owned 975 Channing Avenue since 1965 and are very established in our neighborhood.
- In 1980 when we learned 985 Channing, the house on our East-side fence line, was to be built outside of Palo Alto codes of the time, we spearheaded a neighborhood campaign to restrict the home to height and other factors. Those legally placed restrictions have been upheld for 40 years.
- Jack and Linda Keating were the original owners and residents of the home at 985 Channing. They were aware of the legal restrictions placed on that parcel. Although they preferred a two-story home they did not try to change the planning regulations.
- In 1989 the one-story home at 955 Channing, on our West-side fence line, was razed and a new two-story home was built...to our disappointment and dismay. Our very narrow 40-foot parcel and home were being encroached upon!
- In 1998 Michel Desbard bought and resided at 985 Channing. He sold it in 2000 after he was made aware of the restrictions imposed on the parcel.
- In 1999 we planned to construct a 2<sup>nd</sup> story on our own house but found the regulations would not allow our building specs, thus we modified our plans and only built a small attic that met all zoning ordinances and codes. This was disappointing for us, but we honored the rules and regulations.
- Early 2021 the Palo Alto City Council held their annual retreat. If you listen to that recording you will hear many members state they “should strive to assure Palo Alto remains a great place to live, and to preserve the quality of life for all.” In addition to those remarks, preserving the character of Palo Alto neighborhoods is one of the first items noted in the city’s IR Guidelines. The character of our neighborhood is slowly eroding and our personal quality of life is being infringed upon.

Subjective Statements:

- Until the time of the subdivision of parcel 991 Channing we enjoyed the unique character of our immediate neighborhood, the spacing of lots and the charm of the surrounding homes. Since that time we

feel the proximity of the newly built homes on either side of us is intrusive.

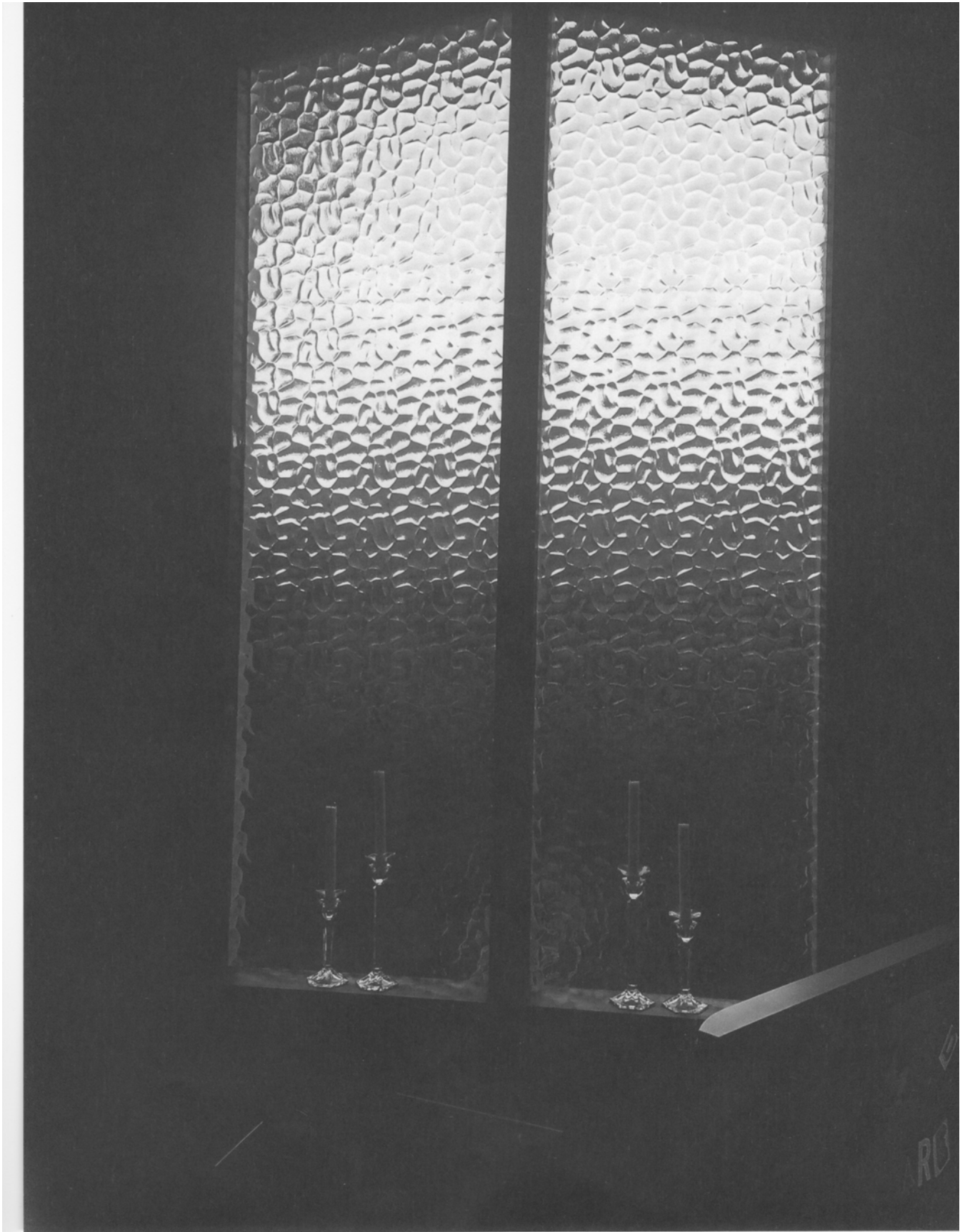
- The existing homes at 955 & 985 Channing make us feel our space was invaded, giving us less natural light from sunsets and sunrises. Each seem to occur at least one hour outside of their actual times. We lost the comfortable feeling of single home ownership also. We feel like apartment-dwellers since we are so closed-in on both sides.
- If the current proposal of lifting restrictions on 985 Channing is approved, we will lose the limited morning sunlight that we see today. Our photos, which we submitted today, show how little the natural morning sunlight is in our East-side facing window. Additional height placed on 985 Channing, although it may meet today's codes, will still hinder that sunlight, just as 955 Channing showed us so many years ago. We will require our lights and heating system to make up for the wonderful natural light and heat that sunshine normally offers. That happened to us in 1989 and we know it will happen again. As senior citizens on fixed incomes we will continue to feel the financial impacts.

Final Statement:

- We ask you to deny removing the long-standing restrictions set on 985 Channing for the applicants, Frank Dunlap and Pei-Min Lin. They have never resided at 985 Channing so have no feel for the neighborhood's character. Their actions do not mirror the actions of the many resident-owners before them that respected and adhered to the zoning rules, restrictions and ordinances. Please keep our neighborhood as it is today and preserve our quality of life.

Thank you.

###



**Weager Exhibit #1:** Photograph of Weager living room window, East wall, showing marked reduction in incoming light in the morning as a result of the 1-story house at 985 Channing Avenue built in 1980. The proposed 2-story house at 985 Channing would make the problem even worse. *Photo taken by homeowner, October 7, 2021, at 6:56 AM. Sunrise that day was at 7:13 AM.*



**From:** [David Loftus](#)  
**To:** [Planning Commission](#); [Tanner, Rachael](#)  
**Cc:** [rag@stanford.edu](mailto:rag@stanford.edu); [jloftus50@aol.com](mailto:jloftus50@aol.com); [busybev@yahoo.com](mailto:busybev@yahoo.com); [tonyishi@gmail.com](mailto:tonyishi@gmail.com)  
**Subject:** Neighbor Comments re: 985 Channing Matter - Requested Order of Speakers and Time Allotments  
**Date:** Wednesday, October 13, 2021 3:02:55 PM  
**Attachments:** [Requested Order of Speakers and Time Allotments\\_985 Channing Matter.docx](#)

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Dear Chairman Hechtman, Commissioners and Ms. Tanner:

The neighbors in proximity to 985 Channing Avenue have coordinated effort to deliver comments this evening on the matter of 985 Channing Avenue.

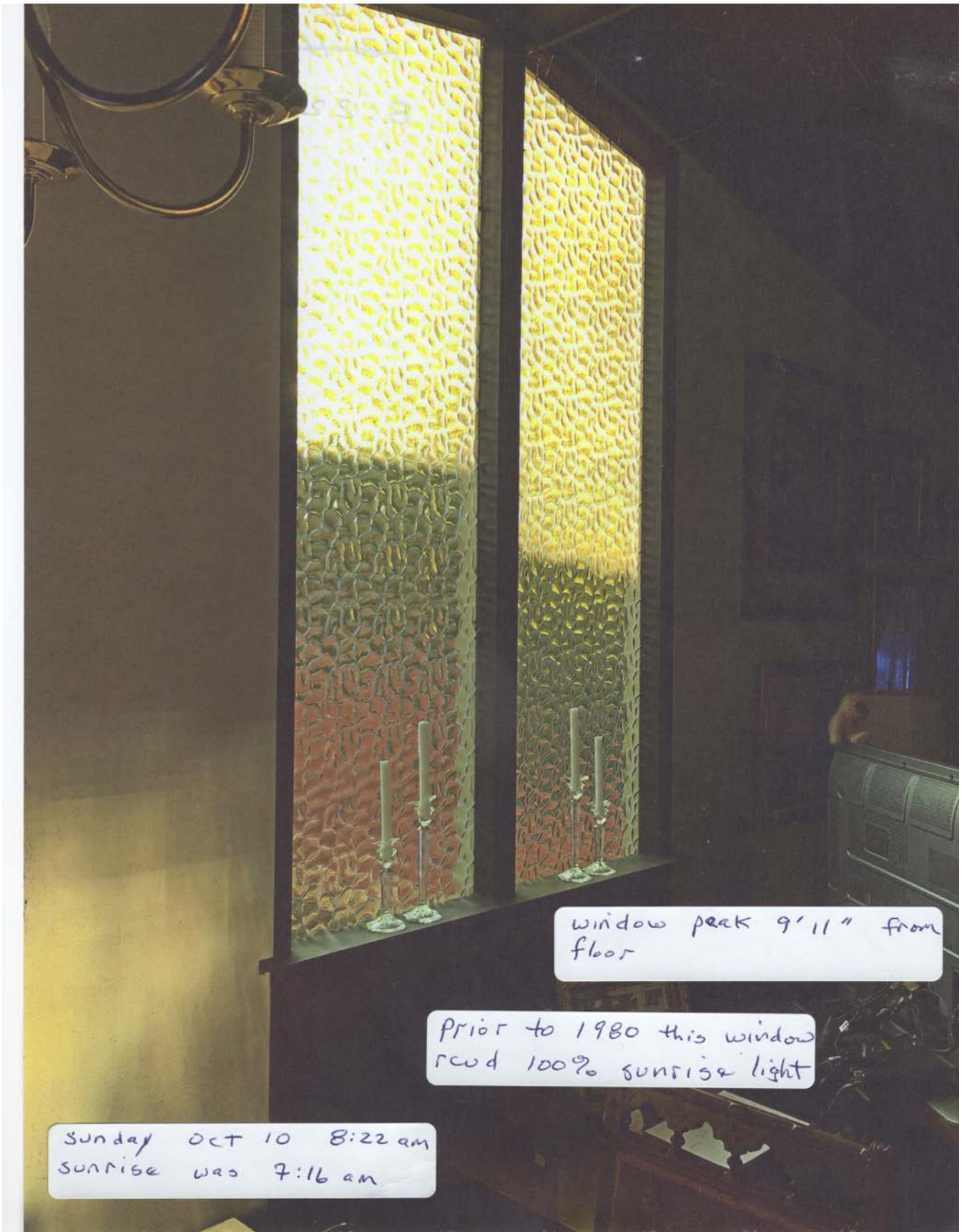
The attached word document is our request for the order of speakers and time allotments for each speaker.

Please see the attachment.

Thank you.

Respectfully submitted,

David Loftus  
(on behalf of David Rogosa, the Loftus family, the Weager family and the Shi family)



Window peak 9'11" from floor

Prior to 1980 this window rec'd 100% sunrise light

Sunday Oct 10 8:22 am  
Sunrise was 7:16 am

**Weager Exhibit #2:** Photograph of Weager living room window, East wall, showing marked reduction in incoming light in the morning as a result of the 1-story house at 985 Channing Avenue that was built in 1980. The proposed 2-story house at 985 Channing would make the problem even worse. *Photo taken by homeowner, October 10, 2021, at 8:22 AM.*

## Requested Order of Speakers and Time Allotments—985 Channing Matter

October 13, 2021

Planning and Transportation Commission  
City of Palo Alto

RE: 985 Channing Avenue, Public Hearing, Quasi-judicial, [21-PLN-00167]  
Neighbor Comments, Sequence and Time Allotments

Dear Chairman Hechtman and Commissioners:

The neighbors in proximity to 985 Channing Avenue have coordinated effort to comment when the above referenced matter is discussed this evening (10-13-2021). In the spirit of keeping comments concise and to the point, we have come up with following sequence of speakers with approximate time allotments:

**David Rogosa** – 991 Channing Avenue  
(991 Channing Avenue) 5 minutes, 30 seconds

**David Loftus** – 911 Lincoln Avenue  
(representing all 4 members of the Loftus family) 2 minutes, 30 seconds

**Bev Weager** – 975 Channing Avenue  
(representing Jim Weager and Bev Weager) 3 minutes, 30 seconds

**Tony Shi** – 961 Channing Avenue  
(representing all 3 members of the Shi family) 3 minutes

David Rogosa, David Loftus and Bev Weager will all submit written statements as well.

In the interest of time, David Rogosa's spoken comments may be shorter than his written comments, so his written comments should be referred to when the Planning and Transportation Commission conducts its deliberations.

Respectfully submitted,

David Loftus  
911 Lincoln Avenue

**From:** [David Rogosa](#)  
**To:** [Planning Commission](#)  
**Subject:** D Rogosa 991 Channing PTC 10/13  
**Date:** Wednesday, October 13, 2021 2:42:22 PM  
**Attachments:** [DRogosaPTC10-13.pdf](#)

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

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For the administrative record attached is my statement in opposition for the 10-13 mtg

David Rogosa  
991 Channing

David Rogosa, I am the occupant/homeowner of 991 Channing, since June 1980.

I am at the home of my attorney, Jennifer Acheson, as I do not have zoom capabilities.

For the administrative record, previously submitted statements by me in September 2020 and by my attorney Jennifer Acheson in December 2020 appear in the addendum of the staff report.

A written version of these comments submitted today.

The legally recorded restrictions that are the focus of this meeting actually appear on my parcel map. It is my parcel map that is subject to being gutted, and I believe I should have substantial standing in these proceedings.

As your Planning Staff has confirmed, there appears to be no Palo Alto precedent for removal of this type of legally recorded Parcel Map restrictions in residential properties. An unprecedented (or even rare) action should be approached with great caution.

The 1980 subdivision of the original 11,000 sq ft lot upon which my residence was constructed in 1950, produced two residences in very close quarters. Along the 40ft length of each structure, there exists the most minimal and minimum 6ft setback on each side.

I was hired as Stanford faculty in June 1980, thus my first contact with the property as a potential purchaser was after the parcel map restrictions were put in place. I can recall Bill Cox the developer, standing with me in the residence showing me the plans for 985 Channing (structure being framed at the time) and with emphasis showing me parcel map with the restrictions. As a potential purchaser these restrictions were essential for the viability of my purchase, and I properly regarded such as a guarantee of the future privacy, livability of my residence.

Over the 41 years I have lived here, I have detrimentally relied on these specific height restrictions.

In early September 2020 a two story renovation of 985 Channing was improperly put out for review because the existing parcel map restrictions prohibited review. On September 23 2020 Dr Loftus informed staff of the Parcel Map restrictions as did my letter on September 25. In each instance the immediate staff response was solely to refer to a process for removal of the restrictions. It is my personal belief that much of the ardor staff demonstrates for the removal of my Parcel Map restrictions is an attempt to recover from those miscues.

I do not have a two-story structure.

991 Channing has two-levels: one below ground (unfinished) and one slightly above ground. Gutter height is 12.5 ft with roof peak about 6 feet higher. Residence is rated as 1186 sq ft, consistent with one-story structure. The two-story structure at 985 proposed in Sept 2020 would dominate, swamp (whatever word you like) my much smaller structure, and is inherently inconsistent with Palo Alto's relevant and overarching principles under its Guidelines for Single Family Residences, that is, (1) "neighborhood compatibility for height, mass;" (2) "resolution of massing and rooflines;" (3) "visual character of street facing" structures; and (4) "privacy from second floor windows and decks."

A rebuild of 985 Channing matching my gutter height and roof pitch along our border, I could not describe as catastrophic. Full removal of the height restrictions would be.

As a non-lawyer I would describe the removal of these valuable, essential restrictions as an eminent domain taking without compensation, or as advised, the better term, an inverse condemnation.

In purchasing my property 41 years ago, I relied on the height restrictions as legally recorded, and enforceable contract provisions. What contract or agreement with the City can be regarded as viable if the City can renege on such critical and clear legally recorded restrictions? I hope my reliance on your ordinances was not to my detriment or undue prejudice.

Before taking any action on this unprecedented application based on the papers before you, I would beseech you to physically visit the site at Channing, stand in the minimal setback between the two structures, and visualize the planned construction at 985 submitted in Sept 2020. You will be aghast.

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Addendum (no time to read in presentation)

Restrictions contained on the city/county Parcel Map for 991 Channing and 985 Channing dated May 8, 1980.

I have my original hardcopy from my purchase in June 1980;

I understand that this Parcel Map can be accessed from current file.

To copy those restrictions here (all caps on the document)

PARCEL "B" [985 Channing] IS SUBJECT TO THE FOLLOWING CONDITIONS

- 1) NO SECOND STORY SHALL BE ALLOWED ON ANY STRUCTURE
- 2) NO VARIANCES, INCLUDING, BUT NOT LIMITED TO, FENCE EXCEPTIONS SHALL BE ALLOWED
- 3) THE HEIGHT LIMIT FOR ALL STRUCTURES SHALL BE 13 FEET

I played no role in the formulation of these restrictions