

Planning and Transportation Commission Public Comment 10-10-18

From: [Keith Wycoff](#)
To: [Planning Commission](#)
Subject: Comment on Housing Work Plan
Date: Wednesday, October 10, 2018 4:36:33 PM

Dear Planning Commission,

As a 20 year resident of Palo Alto, I think that the Housing Work Plan is a step in the right direction for housing in that it would loosen several Palo Alto's onerous housing regulations. I support the PTC taking action on the work plan and moving it forward it to the City Council.

Thank you,

Keith Wycoff
[REDACTED] Carmel Drive
Palo Alto, CA 94303

Planning and Transportation Commission Public Comment 10-10-18

From: [Neilson Buchanan](#)
To: [Planning Commission](#)
Cc: [Becky Sanders](#); [Furman, Sheri](#); [Wolfgang Dueregger](#); [Carol Scott](#); [Karen Machado](#); [Holzemer/hernandez](#); [Paul Machado](#)
Subject: Restatement of comments on upcoming PTC meeting Oct 10
Date: Wednesday, October 10, 2018 5:40:00 PM
Attachments: [image003.png](#)
[image002.png](#)

in my rush to comment on your Oct 10 agenda last night, I misstated one vital word:
I wrote with instead of without

The proper word is in red font below.

Neilson Buchanan
[REDACTED] Bryant Street
Palo Alto, CA 94301

[REDACTED]
cnsbuchanan@yahoo.com

On Tuesday, October 9, 2018, 6:11:24 PM PDT, Neilson Buchanan <cnsbuchanan@yahoo.com> wrote:

Dear Commissioners

For the past week I have been working with residents in Evergreen Park/Mayfield on issues related to financing and construction of the proposed California Avenue city-owned parking garage. Our issues are centered around the new balance on non-resident vehicles parked on residential streets (Evergreen Park/Mayfield RPP) on the opening day of the new garage. These residents will be asking Council on October 15 to consider major policy change to the RRP when the garage is opened. Proposed changes to RPP policy will impact many of the assumptions staff seems to be making in its October 10 recommendations to PTC.

Bottom line for Evergreen Park, Mayfield, South Gate and adjacent neighborhoods: The recommendations expected from the PTC on October 10 cannot be made **without full collaboration with residents and city staff concerned about RPP design and policy.**

As you can see from information [below] I received this morning from the City Clerk, Evergreen Park/Mayfield residents and I were hindered over the past week by inability to access the Oct 15 Council agenda and details about certificates of participation.

During this same time period I normally scan the upcoming week of city meetings to see what is coming up. As a result of the city calendar being inoperative, other residents and I did not have adequate access to the PTC agenda. Other parking

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"expert" residents missed the PTC agenda completely and thus we are not prepared to comment at the Oct 19 PTC Meeting

I normally take great interest in parking policy. However, in this case I have not been duly diligent. Any issues related to exemptions, exceptions and new development standards deserve great public scrutiny based on the historical parking miscalculations and shortages in both commercial cores. This is not the time to inadvertently open up unintended imbalances in parking space supply and demand.

If I had been able to react before tonight, I would have contacted leaders in 5-6 neighborhoods and alerted the PAN Steering Committee to add their perspective to staff recommendations tomorrow night.

Neilson Buchanan
155 Bryant Street
Palo Alto, CA 94301

650 329-0484
650 537-9611 cell
cnsbuchanan@yahoo.com

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

From: Clerk, City <city.clerk@cityofpaloalto.org>
To: Neilson Buchanan <cnsbuchanan@yahoo.com>
Sent: Tuesday, October 9, 2018, 8:55:55 AM PDT
Subject: RE: agenda for Oct 15 Council Meeting

Hi Nielson,

The calendar has not been working since last week. Our IT department is working with the company to troubleshoot it.

Thanks and have a great day.

B-

Beth Minor, City Clerk
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
(650)329-2379



From: Neilson Buchanan <cnsbuchanan@yahoo.com>
Sent: Tuesday, October 9, 2018 8:37 AM
To: Clerk, City <city.clerk@cityofpaloalto.org>
Subject: Re: agenda for Oct 15 Council Meeting

thanks, this is helpful... but I just went on the city website calendar and there is no link to agenda. Something is amiss.

Neilson Buchanan
155 Bryant Street
Palo Alto, CA 94301

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On Tuesday, October 9, 2018, 8:30:06 AM PDT, Clerk, City <city.clerk@cityofpaloalto.org> wrote:

It is posted.... Here is the link.

<https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=71038.53&BlobID=67076>

Thanks and have a great day.

B-

Beth Minor, City Clerk
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
(650)329-2379



From: Neilson Buchanan <cnsbuchanan@yahoo.com>
Sent: Tuesday, October 9, 2018 7:49 AM
To: Clerk, City <city.clerk@cityofpaloalto.org>
Subject: agenda for Oct 15 Council Meeting

Has Oct 15 meeting been cancelled? Agenda is not posted. Thanks, N>

Neilson Buchanan

■ Bryant Street

Palo Alto, CA 94301

■

■

cnsbuchanan@yahoo.com

From: [Siddarth Sharma](#)
To: [Planning Commission](#)
Subject: Approve 429 University as is
Date: Thursday, October 11, 2018 10:42:43 AM

Dear Planning Commission,

As a resident of Palo Alto, I would urge you to approve the development (429 University) near downtown as is and improve the development environment in Palo Alto.

Best,
Siddarth Sharma

Sent from my iPhone

Planning and Transportation Commission Public Comment 10-10-18

From: slevy@ccsce.com
To: [Planning Commission](#)
Cc: [Lait, Jonathan](#); [Jean Eisberg](#)
Subject: Housing Work Plan
Date: Tuesday, October 9, 2018 4:24:27 PM

Thank you for moving the housing work plan forward.

I have now attended 15 or so meetings regionally on the barriers to building more housing for both low-income and market rate residents.

The impetus behind the work plan--cost, zoning and time delay barriers--are present in most Bay Area communities.

Palo Alto now has the chance to be a leader in removing barriers, which is the only way we can meet our Comp Plan housing goal.

So as a resident and as a professional working on Bay Area housing issues, I support the policies in the draft ordinance as well as the additional ideas suggested by staff.

So please make your comments but move the item forward to council tomorrow.

As a resident I would add two ideas for you, staff and the council to consider--not as part of the ordinance but to make our housing goals more likely to be attained.

One is to promote a housing bond for low-income housing for the 2020 ballot in Palo Alto.

The other is to develop a process for working collaboratively with Stanford on housing policies and developments of mutual benefit.

Stephen Levy

██████ Forest Avenue and

Center for Continuing Study of the California Economy.

From: [Neilson Buchanan](#)
To: [Planning Commission](#)
Cc: [Becky Sanders](#); [Furman, Sheri](#); [Wolfgang Dueregger](#); [Carol Scott](#); [Karen Machado](#); [Holzemer/hernandez](#); [Paul Machado](#)
Subject: Public notice for upcoming PTC meeting Oct 10
Date: Tuesday, October 9, 2018 6:49:58 PM
Attachments: [image002.png](#)
[image003.png](#)

Dear Commissioners

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Palo Alto, CA 94301

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cnsbuchanan@yahoo.com

Planning and Transportation Commission Public Comment 10-10-18

From: [Jeff Levinsky](#)
To: [Planning Commission](#); [Margaret Heath](#)
Subject: Problems with 2018 Housing Work Plan Ordinance Framework
Date: Wednesday, October 10, 2018 12:07:18 PM

Dear Planning and Transportation Commission Members:

Some unfortunate proposals have come to you recently. You turned down the ones to replace free with metered parking Downtown and to lift the Downtown Commercial Cap. We hope you will scrutinize the 2018 Housing Work Plan Ordinance Framework carefully, as it too contains many undesirable elements.

Overall, we note the absence of any convincing evidence that the proposed changes will produce more housing or in particular lower-cost housing. The staff report also doesn't discuss the many negatives, including:

- **Reduction in open space for housing units.** Maintaining Open space is vital for both livability and for our environment.
- **Retail preservation for 100% affordable housing:** 120% AMI is too high a threshold – it should be 60% or 80% to be meaningful. Also, it is contradictory to both underpark projects such as these and remove retail, as local retail helps justify reduced car ownership.
- **Parking in Multi-Family Housing:** Residents are absorbing the soaring apartment rents and condo prices by sharing units – even a recent Planning Commissioner shared a house. As more adults share housing units, their parking needs increase, not decrease. So proposed reductions will actually harm rather than help the affordability of housing. In addition, the city's own recent study of parking requirements show significantly higher parking needs than the proposed standards.
- **Unit Density: Property Owners** should have a say before nearby properties are upzoned, so a blanket proposal to increase allowed density is very bad policy.
- **1,500 sq. ft. Retail Parking Exemption:** This is a terrible idea. The proposal fails to stop this from being used for the densest retail use in each building. If that's a restaurant, 25 parking spaces would be exempted. A single block with just three restaurants could end up with 75 unparked cars. The impact on neighboring residents and businesses would be catastrophic. The Comprehensive Plan EIR never studied this and a new EIR should be done if this idea advances. Mixed-use parking exemptions are already available for retail and residential parking needs in the same building.
- **Housing Incentive Program:** Incentives like this offered by the city should only be for 100% true affordable housing. As proposed, the program would provide favors to luxury housing, which is nonsensical, and also to mixed-use projects. The state already has programs in place and is considering more, so we recommend City policy focus on other issues.
- **In-Lieu Parking only for Ground Floor:** We support ending the in-lieu program overall at this time, since its sale of phantom parking spots violates the Municipal Code. The proposed restriction on using in-lieu for upper floors seems easily gamed, since developers will then simply apply their Assessment District and TDR parking exemptions to those floors and use purchase in-lieu exemptions for the ground floor.

Please help safeguard the City by insisting that proposals to increase housing are targeted and efficient and will not harm existing residents and businesses.

Thank you,

Jeff Levinsky and Margaret Heath
Co-Chairs PANCODZE (PAN Committee on Development, Zoning, and Code Enforcement)

