

Baumb, Nelly

From: Rebecca Sanders <rebsanders@gmail.com>
Sent: Monday, June 14, 2021 8:58 AM
To: Council, City
Subject: It's a Bad Idea to Commercialize North Ventura

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

Dear City Council:

Looking forward to seeing you all tonight.

Please chuck out the staff recommendation to add 126,500 square feet of office space. Please settle on a vision that is in alignment with the wishes of the residents, the majority of the NVCAP working group and with our housing goals. What would it be like to build 100% housing? Or even 90% housing? In other parts of the city housing is penciling out. Mostly market rate but it is housing. Even right there on Park Boulevard, Sobrato is building 80 townhomes.

Also while I've your attention, please direct me to the "complaints department":

The working group gets what 1 page in the staff report for two years of blood sweat and tears? All the work of the NVCAP WG is completely disregarded into the bargain. The WG came up with so many alternatives, none of which resembles 3B that is proposed. Total disconnect.

City planners like to plan cities, I get that. But Palo Alto is not SF, SJ, MV or RWC. Our planning staff does not appear to be working in the best interests of residents or at the direction of Council. It's like they've gone off their heads over there.

Individually, I like all the planning staff I've talked to. I think there is a lot of passion and good intent there, but I'm wondering if they are getting too much pressure from the vested interests that their lines of communication are getting tangled up. Or they are so close to the ground they can't see the big picture? I am frustrated with their disregard of the Working Group's efforts. The WG did a ton of work, yet taxpayer dollars goes into staff time putting together proposals that the residents don't care for, that don't reflect the WG's conclusions.

But outcomes are what count. Please build housing over there, okay? And let's find a way to pay for it. I'm attaching Angela Dellaporta's amazing document that she helped compile about how to pay for what we need. Please remember that the WG was all volunteer and we got literally tens of thousands of dollars of value out of them, time and brilliance-wise. Dedication like that is why I love this town and will keep on caring about what happens here.

<https://docs.google.com/document/d/1ULDPZCuwcCWd4rYRDUUzbMZwwQzttnZPnBoD1r8PgLQ/edit>

Thank you.

Becky Sanders
Ventura

Baumb, Nelly

From: Andrea Temkin <andreatemkin@gmail.com>
Sent: Monday, June 14, 2021 8:53 AM
To: Council, City
Subject: Ventura neighborhood

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

Dear Mayor DuBois and City Council Members:

I have lived in the Ventura neighborhood for over 25 years. I am writing in opposition to the proposed staff plan for the former Fry's property for these reasons:

Any development should be an extension of the Ventura neighborhood and this proposal does not have a 'neighborhood' feel.

We don't need more office space along the Park Blvd corridor.

My neighbors and I spent countless hours on the City-sponsored activities, surveys, public input sessions, and serving on the NVCAP. Please be responsive to our call for affordable housing, more green space, and acknowledgement of the site's history.

Finally, this is a once-in-a-lifetime opportunity to create something beautiful, environmentally innovative, and to preserve the historic nature of Ventura neighborhood as the most racially integrated in all of Palo Alto.

Don't lose this opportunity to create a desirable future neighborhood for short-term economic development.

Thank you,
Andrea Temkin

---3371 Park Blvd
Palo Alto CA 94306
650.380.6183

Baumb, Nelly

From: Miriam Madigan Brown <mrmadigan@yahoo.com>
Sent: Sunday, June 13, 2021 9:52 PM
To: Council, City
Subject: Re-Zoning for Ventura Neighborhood: OPPOSED to "option 3B"

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

Greetings City Council:

I have been a resident of the Ventura neighborhood since 2003.

I live here with my family and believe strongly in actively cultivating the type of community we all wish to live in. I have served as a volunteer board member for Palo Alto Community Child Care, supported the neighborhood public schools my children have attended and still attend, and supported youth sports and arts. I have also taken the time on multiple occasions to provide input to the NVCAP process (in addition to other community-shaping activities).

I am dismayed to see the two years of effort that has been put into NVCAP completely disregarded by city staff.

The option put forth by city staff could not be further from what community residents want - and not just Ventura residents. Ventura residents do not want this, and neither does any other neighborhood in Palo Alto. Try putting this in North Palo Alto - parts of that area are also close to transportation and amenities, the alleged reasons to put this in Ventura. They would not want it, and we don't either. It is not an appropriate option in a number of respects - far too much density with far too little parking and far too little green space for it to be livable, AND it adds office space? The very thing we all agree we *don't* need or want more of? The added office space is only "necessary" IF we assume developers are entitled to a certain level of profit. This is false. This option would make our community worse, not better. Reject it.

There has to be a way to use this land in a manner where more stakeholders benefit - there is so much that could work well for existing and new residents and the broader community. NVCAP generated many good ideas. Option 3B is NOT among them.

Please direct city staff to go back and identify options that improve, not ruin, our community.

Thank you,
Miriam Brown

Baumb, Nelly

From: Angela Dellaporta <asdellaporta@gmail.com>
Sent: Sunday, June 13, 2021 5:09 PM
To: Council, City
Subject: NVCAP Alternatives

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

Dear City Council Members,

In October of 2018, the NVCAP Working Group was asked by the City Council to create a vision for the future of the North Ventura area as a walkable neighborhood with multifamily housing, ground floor retail, a public park, creek improvements and an interconnected street grid." The Working Group was not asked to come up with a plan that would satisfy the financial goals of the property owners, nor to increase the amount of office space in Palo Alto.

In fact, the working group was given these instructions just a few months after the city council had -- for good reason -- passed a permanent cap on the development of new office space.

As you consider the Alternatives before you, please keep in mind that this City Council's job, like the working group's job, is not to satisfy the financial goals of the property owners. Instead, the job of the city council is to create policies that maintain all the attributes that make us love living in Palo Alto -- its tree-lined, walkable, streets; welcoming neighborhoods; excellent schools; and beautiful parks.

Alternative 3B includes a massive 380% increase in office space, from 33,000 sq feet to 126,000 sq feet, supposedly to make the developers happy with their future profits. Not only does this increase apparently disregard the overabundance of office space that already exists in this city, it also flies directly in the face of the wishes and needs of residents who want housing and parks, not more offices, not more traffic.

While Alternative 2 is not as financially attractive to developers, according to the Staff Report it could easily be made financially feasible. If the council is willing to look outside of the proverbial box, it will also discover numerous methods -- delineated in detail in this NVCAP WG document -- that could allow the city to support the creation of an attractive, vibrant mixed-use neighborhood, welcoming to all in the NVCAP area. To mention just one method: while small businesses have suffered during the pandemic, larger businesses, such as those involved in finance, insurance, professional and technical services have thrived. A 1% business tax on businesses with over 50 employees would allow Palo Alto to actually reach the Comprehensive Plan's recommendation of 4 acres of park space per resident, rather than the measly 1-2 acres provided by both of these Alternatives.

At any rate, the massive increase in office space in Alternative 3B, with its concomitant increase in traffic is simply not necessary. And after all, who wants the best for this city? And who is in control? The developers? Or the city council?

Thank you, Angela Dellaporta

Baumb, Nelly

From: Scott Van Duyne <scott.vanduyne@gmail.com>
Sent: Sunday, June 13, 2021 4:56 PM
To: Council, City
Subject: Staff is broken, can we fix it?

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

In reviewing the Staff report from the NVCAP Working Group, I am left nonplussed:

<https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/reports/city-manager-reports-cmrs/2021/id-11930.pdf>

How can they make the claim in the Executive Summary that they are adopting the Working Groups goals (as developed over 17 meetings and 2 years or dedicated work), when their #3B proposal is in direct contradiction of the overwhelming results and recommendations of the Working Group?

I believe this is not the first time the Staff has submitted barefaced lies in their reports to Council in an effort to push their own agenda. The current Staff leadership has lost credibility with me, and I would hope, with many others. Hearing them present reports now sounds like Fox News to me, and I cannot trust anything they say to be fact-based, although I am sure much of it is. All the details and numbers in their reports are probably mostly true, but they have all become suspect to me.

How does the Council tolerate this? Can we fix the Staff leadership? or has Palo Alto flipped to the dark side, and it is just too late to recover.

Scott Van Duyne
Margarita Avenue

Baumb, Nelly

From: Margaret Heath <maggi650@gmail.com>
Sent: Saturday, June 12, 2021 4:41 PM
To: Council, City
Subject: Council meeting 6/14/21, item 9, NVCAP

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

Dear Mayor Dubois and Council Members,

I urge you to interpret the city's zoning code in the strictest possible terms to restrict office use on the "Fry's" site to the least amount legally permitted. Don't let Sobrato hold the city hostage to "up-zoning" the site, thereby permanently reducing the amount of land available for housing.

When Sobrato claims "housing only" doesn't "pencil out" perhaps what they really mean is that housing doesn't pencil out in comparison to housing AND offices. As long as Sobrato thinks they can prevail and leverage increased office space in return for less housing, they will not concede to any other outcome.

In addition, when Sobrato bought the property a few years ago it may be their purchase price included an assumption that, given the city's history, they could persuade the city council to permit additional office development on the site. Consultants may even be persuaded to factor in the price Sobrato may have "over-paid" for the land to support their contention that minimizing office and maximizing housing does not "pencil out" for Sobrato.

Don't be fooled and allow Sobrato to use the price they may have paid for the property as "leverage" to get around a strict interpretation of the zoning restrictions. It is not in any way up to the city to help a company profit or not in their business dealings.

There's a certain irony that Sobrato proposes to include office space that will likely generate more jobs on site than the number of people decent sized on-site housing will likely accommodate. Thereby not only making Palo Alto's ratio of jobs to housing worse, but the housing situation even more difficult for those families who want to make Palo Alto their future home.

If Sobrato claims they are not prepared to develop the site without their proposed office use, but can't do anything else with the site, the price of the land will eventually reflect that reality. Sooner or later a developer, if not Sobrato, will be prepared to build the family housing as zoned for, and which the city so desperately needs.

The demand for housing will not diminish. Do not short-change the city with a short-sighted decision to give away land zoned for housing.

Sincerely,

Margaret Heath
2140 Cornell Street

Baumb, Nelly

From: President LWVPaloAlto <president.lwvpaloalto@gmail.com>
Sent: Thursday, June 10, 2021 7:15 PM
To: Council, City
Subject: LWV Palo Alto Letter to Council re: NVCAP 6.14.21
Attachments: LWVPA NVCAP letter to council 5.14.21.docx

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

Dear Mayor DuBois, Vice Mayor Burt and Council Members,

Attached is the LWV Palo Alto public statement regarding the MVCAP preference for agenda item #9 on the June 14 agenda.

Thank you,

Liz Kniss
President, LWV Palo Alto



June 9, 2021

RE: Agenda Item 9: Action Item on NVCAP

Dear Mayor DuBois, Vice Mayor Burt and Council Members,

The League of Women Voters believes every family, regardless of income, is entitled to live in decent, safe, and affordable housing. Expanding the supply of affordable housing is a responsibility of all levels of government. We are especially concerned that the city has fallen behind in expanding housing opportunities for low-and-middle income residents. Many League members remember that when they moved to Palo Alto, teachers, nurses and public safety employees were among their neighbors. This seems difficult, if not impossible, without more welcoming housing policies in our city.

For these reasons the Palo Alto League supports the staff recommendation for alternative 3B in the NVCAP study area or a bolder housing alternative.

The North Ventura area meets all the criteria for a great housing site. It is close to services and shopping. It is close to thousands of jobs. And it is close to Caltrain and bus transportation options.

Alternative 3B provides the most housing, the most housing designed for low and middle-income residents and the most open space of the NVCAP alternatives presented to Planning and Transportation Commission (PTC) and council. It comes to council with the PTC recommendation and it is the only NVCAP alternative evaluated as financially feasible by the city's consultant.

A handwritten signature in blue ink that reads "Liz Kniss". The signature is written in a cursive, flowing style.

Liz Kniss
President

Baumb, Nelly

From: slevy@ccsce.com
Sent: Thursday, June 10, 2021 11:33 AM
To: Council, City; Planning Commission
Cc: Lait, Jonathan; Shikada, Ed
Subject: NVCAP alternatives

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

Dear Mayor DuBois and council members,

The North Ventura planning area checks all the boxes as a great site for housing.

--close to services, shopping and restaurants

--close to thousands of jobs

--close to CalTrain and VTA ECR routes

--Provides multiple opportunities for reducing car use including for residents who own cars

Our PTC has recommended alternative 3B for your approval. Among the alternatives considered

--3B has the most housing

--3B has the most units reserved for low/moderate income residents

--3B has the most open space\

--And 3B is financially feasible without public subsidy

Even if council is successful in a RHNA appeal, we will still face 5,000+ units as a goal when have been unable to meet our current 2,000 unit goal. Alternative 3B would be one giant step forward. If I were voting, I would vote to make modest increases in height and density and add other incentives to increase the number of units even more but I am glad to the support the PTC recommendation.

Alternative 3B follows the example of successful efforts to expand housing and housing affordability in neighboring cities and has been applied with great success by [SV@Home](#), our leading advocate for housing affordability. Projects that bring hundreds and thousands of units for low and moderate income residents have been approved as part of large feasible mixed use projects that include commercial development in Mountain View, San Jose and Redwood City. It is a practical and effective model.

My understanding under our state housing laws is that local control means that Palo Alto gets to choose the best way to meet our housing goals and does not mean we get to ignore them without serious consequences. Donald Trump has excited many of his voters by telling them what they want to hear and believe despite that it is in conflict with reality and the law.

I hope council does not follow that example with regard to housing in Palo Alto.

Baumb, Nelly

From: Palo Alto Forward <palo.alto.fwd@gmail.com>
Sent: Wednesday, June 9, 2021 9:43 PM
To: Council, City; DuBois, Tom; Burt, Patrick; Kou, Lydia; Tanaka, Greg; Stone, Greer; Filseth, Eric (Internal); Cormack, Alison; Planning Commission; HeUpdate
Subject: Agenda Item #9: Preferred Alternative for NVCAP

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

Dear Mayor DuBois and Palo Alto City Council Members:

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

We strongly support, at a minimum, staff and the Planning and Transportation Commission's recommendation: Alternative 3B. NVCAP is perhaps the best site in Palo Alto for a walkable, multi-use neighborhood with new housing. Alternative 3B illustrates both economic and financial feasibility and creates the greatest potential for addressing current and future housing and mobility demands. It is a unique opportunity to build homes close to services, shopping, transit, and jobs, which would set new families and low-income residents up for success.

Palo Alto Forward supports expanding Alternative 3B because this option will:

- 1) Demonstrate the broadest vision for an inclusive neighborhood at all incomes and requires the least public funding for financial feasibility
- 2) Address climate change goals (S/CAP) by incentivizing public transit use over single occupancy vehicles by reducing parking requirements and strongly emphasizing "best practices " drought tolerant landscaping. It also utilizes infill development to address climate change, reduce Greenhouse Gas emissions and promote safe bike-able spaces.
- 3) Utilize varied design and infill with multiple building heights and densities, promoting the potential for partnerships with private and public funders and includes the greatest amount of open space
- 4) Recognize that this area and neighborhood have a greater potential for diversity, equity, and inclusion if more lots support varying types of homes

Through the RHNA process, Palo Alto is responsible for identifying policies and feasible sites for an additional 6,086 units of housing in our opportunity-rich city. Reaching this level would enable more economic diversity in our community, shorter commutes for essential workers (especially for sites adjacent to transit and jobs), support sustainability goals, and help the region reduce homelessness and overcrowding in existing units.

If we fail to meet our goals by our site selection and lackluster policies, the State of California can levy fines, disqualify us from designated funding, appoint an agent to oversee our Housing Element, remove insufficient housing policies and even approve housing proposals irrespective of our local zoning policies.

Failure to exercise local control by selecting enough feasible sites to support the number of housing units needed will likely result in state intervention. NVCAP should be utilized as an opportunity to equitably meet our housing needs and regional goals.

In order to ensure this happens, we must adjust our height limits, parking policies, fees, and FAR to accommodate for more homes and make it economically feasible to build. Unless Palo Alto is willing to create incentives that enable appropriate development, the property owners will not be inclined to create bolder and imaginative solutions and will largely retreat to what is feasible under the current development standards.

Gail A. Price
President, Palo Alto Forward

Baumb, Nelly

From: Lissy Bland <lissybland@gmail.com>
Sent: Monday, June 14, 2021 3:22 PM
To: Council, City
Subject: NVCAP City Staff Recommendations

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

I am a resident of the Ventura neighborhood. I attended both public outreach meetings and answered all of the questionnaires sent to neighborhood residents after the initial meetings. I am deeply disappointed to learn that the city staff has recommended even more office space than the most dense alternative which only one of the member of the NVCAP working group supported. In these community outreach meetings we were encouraged to think big, be creative and we were. Now it seems that all our out-of-the box thinking was ignored. One of the most popular ideas at these meetings was to naturalize the Matadero Creek. The Planning and Development followed up on this idea. However, the only park space shown in the latest proposal is far from the Matadero Creek. This amenity could be the crowning jewel of the redevelopment effort. Why has it been dropped? Why bother to do community outreach if you ignore the results?

We do not need more office space in Palo Alto. More office space only exacerbates the approximately 3.5/1 jobs to housing ratio in the city. I note that the beautiful new R & D facility at 3045 Park Blvd has remained unoccupied since its completion over two years ago. With so many high tech employees working remotely and high tech companies loosening their expectations for face time in the office, how can you assume that new office space will continue to be profitable? In any event, the city could make office space less profitable by changing its fee structures.

Facebook, Google, and Apple have pledged to spend \$4.5 billion to build housing. Has Palo Alto made any effort to seek funds so that redevelopment does not worsen the jobs/housing imbalance by finding a creative funding mechanism?

Lissy Bland
235 Wilton Ave.
Palo Alto, CA 94306

Baumb, Nelly

From: Michelle Li <jjayimichelle@sbcglobal.net>
Sent: Monday, June 14, 2021 10:39 AM
To: Council, City
Subject: Housing

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

Dear City Council Members:

Please do not allow more office space in North Ventura. What we need in Palo Alto is housing. Housing people is a top priority and should override the economic interests of the property owners. I understand the area is already zoned for housing, RM-30. Please do not upzone any property that will make it harder for housing to be built.

Thank you.

Michelle Li
Leland Manor

Baumb, Nelly

From: Annette Ross <port2103@att.net>
Sent: Monday, June 14, 2021 10:18 AM
To: Council, City
Subject: Ventura Plan

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

I am willing to bet that a majority of Palo Altans would agree on this: it is tremendously discouraging to read about the status of the Ventura Plan and the decisions before Council.

I have a small suggestion: call some of the previous Council Members who comprised the various majority blocs that approved a level of commercial development over the last several years that created an impossible-to-close jobs:housing imbalance. Ask them what they had in mind vis-a-vis housing for all the new workers. Maybe they will share their insight with you. From where I sit, it looks like they were, essentially, kick-the-can majorities who created the housing problem that you must now address. In the process, they also curried favor with developers with some enjoying election and re-election at least in part due to donations from those who seek development opportunities here. That approach is not sustainable. Just ask the former residents of the Hotel President or any of the newly homeless or housing insecure.

It is pathetic that the City's consultants and Staff have offered that adding more commercial may be the only carrot that will entice developers to add housing. I get that developers are not in business to give away profit opportunities, but this feels a bit like housing ransom.

You all were elected b/c residents felt you were capable of addressing the City's problems and improving the status quo. I cannot predict what form the Ventura plan will take, but I surely do hope Palo Alto can do better than taking two steps backwards in order to take one step forward. It will be interesting to listen to the discussion and learn what the future holds.

Yours is not an easy task - good luck.

Annette Ross
College Terrace

Baumb, Nelly

From: Christian Pease <cgpease2016@gmail.com>
Sent: Sunday, June 13, 2021 7:43 PM
To: Council, City
Cc: City Mgr
Subject: Your Vote: North Ventura Coordinated Coordinate Area Plan

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

Dear Members of the Palo Alto City Council,

I write concerning your pending vote on go-forward options and the recommendation offered by the City Manager Shikada's staff regarding North Ventura Coordinated Area Plan.

I urge you to NOT vote for the Shikada team's favorite: Alternative 3B.

This option is so bad and runs so counter to the notion of adding "affordable" housing – it is nothing short of ludicrous.

And have you ever driven around Ventura's narrow streets? I have.

I lived in a Ventura apartment for several years before purchasing the first house I owned in Palo Alto.

Ventura is one of the, if not the densest neighborhoods in the entire city of Palo Alto, at least by measure of its small lots and hard to navigate streets.

Given our housing "crisis" and our jobs to housing imbalance, how could anyone seriously suggest Ventura is good location for adding another 126,600 square feet of commercial office space?

One reason only: To satisfy private commercial real estate capital requirements; to make sure they once again enjoy outsize profits.

In other words, they say: "Give us what we want or you won't get any housing whatsoever."

I'm sure that got the City Manager's team's attention.

"Pencil out" are today's magic words.

I was taught that in a market system, those who take big risks deserve outside rewards if they succeed.

Well, maybe it's time commercial real estate investors in this town learned that success is not guaranteed. If it is, the returns must be more modest,

And finally, maybe it is time that the City Manager and his staff that we taxpayers pay for, unlike the untaxed businesses in this city, learn that they do not actually do not work for private investors.

So please vote against North Ventura Coordinated Plan Alternative 3A.

Please consider Alternative M. It will produce more housing that is more affordable. And the best part is, this thoughtful alternative comes by way of uncompensated city resident volunteers.

Imagine that.

Thank you for your consideration.

Sincerely,
Christian Pease

Baumb, Nelly

From: Carla Wray <carla.wray@gmail.com>
Sent: Sunday, June 13, 2021 3:44 PM
To: Council, City
Subject: Fry's

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

Dear Council, please no more office space in North Ventura neighborhood. Now that businesses are developing hybrid work from home/office, it seems wrong to build more offices. We don't know if the pandemic is really gone yet. Apts and homes yes! Community center and park? Yes! Low income housing? Yes.

Thank you for keeping Ventura a welcoming place to new residents.

-Carla Wray

Sent from my iPhone

Baumb, Nelly

From: christopher jette <christopherjette@gmail.com>
Sent: Sunday, June 13, 2021 12:24 PM
To: Council, City

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

Greetings Elected Board Members,

As a resident of the Ventura neighborhood of Palo Alto it has come to my attention that,

"Developers and city staff are urging the City Council to rezone the north part of Ventura to allow 126,600 square feet of new offices, despite overwhelming disapproval of this plan by a special group of mostly Ventura residents the City established to look at planning options."

This is a blatant disregard for all of the suggestions and opinions of the people who live in this neighborhood. There is absolutely no need for more office space, there are plenty of brand new and completely vacant office spaces available. They were vacant before the pandemic as well.

If the city council is not acting in the interest of the citizens and instead in the interest of a single developer it suggests that there is a relationship between the council or city officials and said developer that is more important than that with the citizenry. Ventura neighborhood has been bearing the brunt of unsightly development which is only valuable for the developer and those who are being paid by the developer.

To be clear, we do not want this development! Going against the wishes of those who have to live with this atrocious decision places the council in line with the red lining practices that have historically defined this neighborhood.

Christopher jette

Baumb, Nelly

From: Rita Vrhel <ritavrhel@sbcglobal.net>
Sent: Sunday, June 13, 2021 11:26 AM
To: Council, City
Subject: Ventura /Fry's site

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

Hello: a previous City Council made a mistake on the Fry's site years ago, please do not repeat.

126,000 sq ft of office space is a terrible mistake! traffic, more jobs: housing imbalance; exactly what is not needed.

An even more crowded El Camino, Oregon Expressway and San Antonio. More congestion with in the Ventura area which, has for years, been, IMO, undeserved. And the historical Cannery must be saved and converted.

Seems like a lot of time and money have been wasted on the North Ventura Plan as the property owner was not consulted? How can housing be made a priority?

Thank you.

Baumb, Nelly

From: John Guislin <jguislin@gmail.com>
Sent: Sunday, June 13, 2021 11:20 AM
To: Council, City
Subject: No to Office Development in Ventura

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

Council:

Given our decades old and record-setting imbalance of jobs/housing, if the City considers adding more office space in the Venture neighborhood it will again be turning a deaf ear to residents' voices. While the need for more affordable housing is generally accepted, the City is struggling to make it a reality. Please do not fall back on the traditional developer give-aways in the false hope that somehow all the traffic and liveability issues of new commercial development will somehow disappear.

Developers have become experts at boxing city leadership into a corner and getting the new development rights they desire. It is past time to stand up to development interests and make housing and residential quality of life the true priorities for new construction.

Please do not repeat the mistakes of the past.

John Guislin

Baumb, Nelly

From: CeCi Kettendorf <cecihome@gmail.com>
Sent: Saturday, June 12, 2021 8:41 PM
To: Council, City
Subject: north Ventura neighborhood

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

Dear Council Members,

Please listen to the Ventura neighborhood. Please build homes, retail, a park, a community center in the north Ventura neighborhood. Build for Palo Alto families; build for those of us who call Palo Alto home.

Why on earth are we building MORE offices?!

CeCi Kettendorf

3719 Grove Avenue

Palo Alto, 94303

Baumb, Nelly

From: Richard Placone <rcplacone@sbcglobal.net>
Sent: Saturday, June 12, 2021 4:19 PM
To: Council, City
Subject: Fw: Express: City ponders future of prominent Ventura site

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

Council Members,

I am sending this article from the Palo Alto Express in case some of you have not read it. Please pay attention to the letters in support of converting the Ventura site to a housing park with the emphasis on low cost to moderate housing. For once, please do all in your extensive power, including Eminent Domain. The Sobrato group is very wealthy, and evidently will stop at nothing to increase their wealth. It is time for our council to take serious note of the fact that the State seems certain to be able to force cities to increase low cost housing. You must use this as part of your arguments for taking whatever action you must take to make Ventura the housing neighborhood it has long intended to become.

Thank you.

Richard Placone
Chimalus Drive
Barron Park/Palo Alto (Since 1962 FYI)

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

From: Palo Alto Online <express@paloaltoonline.com>
To: "express@paloaltoonline.com" <express@paloaltoonline.com>
Sent: Friday, June 11, 2021, 10:19:26 AM PDT
Subject: Express: City ponders future of prominent Ventura site | Bridge installation work back on this weekend | Answers to questions around state reopening



10 AM Friday, June 11, 2021
[Support Local Journalism](#)



Top Stories

from the Palo Alto Online staff



[Departure of Fry's Electronics leaves city with a zoning dilemma](#)

BY GENNADY SHEYNER

The City Council has a rare opportunity to exercise some power over the future of 340 Portage Ave. site for potential housing after 15 years of helplessly watching commercial uses occupy it and leave.

[Read More »](#)



[Freeway closure back on again to install new bridge over U.S. Highway 101](#)

BY PALO ALTO WEEKLY STAFF

The new bridge over U.S. Highway 101 in Palo Alto is scheduled to go up this weekend, which will require a segment of the freeway to gradually close down from Saturday night through Sunday morning.

[Read More »](#)



[California's big reopening: What changes " and what doesn't " on June 15?](#)

BY BEN CHRISTOPHER

Gov. Gavin Newsom promised business as usual, but there could be exceptions to everyday life returning to normal. Here are questions and answers to clear up confusion.

[Read More »](#)



[VTA investigation of gunman reveals no indication of violent behavior](#)

BY JANA KADAH

VTA staff and local leaders are investigating Sam Cassidy's personnel history as a VTA employee after the May 26 shooting in which he killed nine of his co-workers before turning the gun on himself.

[Read More »](#)



[Six rescued, two arrested in human trafficking investigation that included Palo Alto brothel](#)

BY BAY CITY NEWS SERVICE

Police have arrested a couple on suspicion of pimping and pandering in connection with brothels in Milpitas, Palo Alto and San Jose.

[Read More »](#)



ARTS

Out of this world: Pace makes space for painter's cosmic landscapes

BY SHERYL NONNENBERG

Damian Loeb's work is informed by photography, cinematography and the appropriation of images found in such far-flung places.

[Read More »](#)



PHOTOGRAPHY

Exhibit offers insights into Upward Scholars members

BY HEATHER ZIMMERMAN

"Spring Upward" at Art Ventures Gallery highlights members of the program that aids immigrants in education and career development.

[Read More »](#)

For more top stories, go to the [Palo Alto Online Home Page »](#)

Hot Picks

Must-see events recommended by our A&E editors

TODAY'S EVENTS (JUNE 11)

Lesson: Wildlife Tracking Basics

Peninsula Open Space Trust, Midpeninsula Regional Open Space District and the Santa Clara Valley Open Space Authority host a two-part webinar on local wildlife tracking. Event starts at noon. Go to openspacetrust.org.

Talk: Black American History

The Palo Alto Art Center hosts an online talk with Bridget R. Cooks, curator of "The Black Index" exhibit, which offers an overview of art by Black American artists from the 19th to 21st centuries. Event starts at 5 p.m. Go to cityofpaloalto.org.

TOMORROW'S EVENTS (JUNE 12)

Concert: Ragazzi Continuo

Ragazzi Continuo choir celebrates its 10th year with the virtual concert "All Will Shine." Event starts at 5 p.m. Go to ragazzicontinuo.org.

Theater: 'The Mercy Seat'

Los Altos Stage Company presents a virtual production of "The Mercy Seat," which follows a man and a woman as they face the world following the Sept. 11 attacks. Streaming live on Fridays and Saturdays at 7 p.m. and Sundays at 2 p.m. through June 20. Go to losaltosstage.org.

For more hot picks, go to the [Community Calendar »](#)



Local Sports

from the Palo Alto Online staff



Menlo boys can look ahead to a brighter basketball future

BY RICK EYMER

Chris Cook and Hunter Riley had already graduated when they took to the court on Thursday for Menlo School boys basketball, which finished its season losing to The King's Academy.

[Read More »](#)



Former Cardinal Press makes U.S. women's soccer history

BY RICK EYMER

Former Stanford All-American Christen Press became the 14th player in U.S. women's national soccer team history to record 100 points Thursday, assisting on the goal of a 1-0 win over Portugal.

[Read More »](#)



Sacred Heart Prep boys reach title game of CCS Division IV basketball

BY GLENN REEVES

Aidan Braccia scored a career-high 34 points in helping Sacred Heart Prep beat Scotts Valley 90-48 in the semifinals of the Central Coast Section Division IV boys basketball playoffs Thursday.

[Read More »](#)

SPORTS SCORES

Boys Basketball: Pinewood 71, Crystal Springs Uplands 53

Girls Lacrosse: Sacred Heart Prep 16, Willow Glen 2

Boys Basketball: Sacred Heart Prep 90, Scotts Valley 48

Boys Basketball: The King's Academy 67, Menlo 53

Girls Lacrosse: Mitty 13, Gunn 9

[More scores](#)

SPORTS CALENDAR

Boys Lacrosse: Los Gatos at Sacred Heart Prep, 3:30 p.m. today

Girls Basketball: Pinewood at Mitty, 4 p.m. today

Boys Track & field: Locals at CCS Semifinals, 10 a.m. Saturday

Girls Track & field: Locals at CCS Semifinals, 10 a.m. Saturday

For more sports, go to the [PASportsOnline.com Home Page »](#)

Town Square

Palo Alto's online gathering place

[City nixes plan for medical offices at Town & Country Village](#)

After flirting with the idea of allowing medical businesses at the Town & Country Village shopping center, the Palo Alto City Council abruptly dropped the idea on Monday night.

[Read More »](#)

[Keeping an eye on drought, Palo Alto approves water management plan](#)

As Palo Alto approved on Monday a plan for water management, some residents and City Council members suggested that the proposed drought measures might be too stringent and unrealistic.

[Read More »](#)

For more conversation, go to [TownSquare Home Page »](#)



In memory



This week, read the obituaries for [Delos "Dee" Circle](#), 82, a former Palo Alto resident; and [Richard Arthur Greene](#), a pediatrician at the Palo Alto Medical Foundation for 48 years. You can find them on our [Lasting Memories page](#).

Read today's Weekly online!



This week's edition of the Palo Alto Weekly features a cover story on this year's Peninsula Photo Contest winners, whose work reflects on life's ever-changing moments. There are also stories on Palo Alto's new water management plan, a contract that would expand the police auditor's reach and what to expect when the state fully reopens this Tuesday. These articles plus letters to the editor, a list of police calls, food and entertainment features and more can be found in our [PDF edition](#).

Was this email forwarded to you? Sign up to receive Express [here](#).

[View as a Web Page](#)

Express is published by Palo Alto Online and the Palo Alto Weekly. You received Express because you signed up for it or it is included in your membership subscription.

We respect your privacy by never sharing, selling or renting our subscriber email addresses.

We welcome your [story tips, questions or comments](#).

For advertising information, contact our [digital media sales manager](#).

[Subscribe, unsubscribe or change your e-mail address/preferences](#)

Copyright 2021 Embarcadero Media
450 Cambridge Ave., Palo Alto CA 94306



Baumb, Nelly

From: Marilyn mayo <marilynmayo@yahoo.com>
Sent: Saturday, June 12, 2021 10:19 AM
To: Council, City
Subject: Ventura Site

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

Dear Mayor & Council Members:

There is general agreement of the long-term goals of developing the Ventura Site. However, how to pay for them is more problematic. Adding more commercial development should not be part of the solution.

Palo Alto is known for it's talent, ingenuity, and expertise. If we need affordable housing and open space amenities vote to do so. There must be alternative sources of funding besides adding more offices.

Thank you for time & concern,

Marilyn Mayo 404 Oxford Ave, Palo Alto
Evergreen Park

Baumb, Nelly

From: Jennifer Fisher-Siddeek <jensiddeek@yahoo.com>
Sent: Thursday, June 10, 2021 2:06 PM
To: Council, City
Subject: North Ventura development

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

Dear City Council Members,

I'm writing today as a resident of Palo Alto, a mother of 4 school-age children, a PTA volunteer, and a renter.

We desperately need more housing in Palo Alto and the North Ventura parcel presents a wonderful opportunity to show that the city values diversity in socioeconomic status- that this city is not only for wealthy homeowners. It offers the opportunity to demonstrate commitment to city development that recognizes the challenges of climate change. And the city has the chance to build, almost from scratch, an entirely new community on 60 acres of land. What an amazing moment to showcase the possibilities of the future and "put your money where your mouth is" on so many fronts- particularly equity.

I'm writing to ask that you support Alternative 3B. It's our chance to make the most of a parcel of land by developing a diverse, equitable and inclusive neighborhood that is close to transit as well as the California Avenue commercial district. My husband and I lived on College Ave years ago and I loved being able to walk just a couple of blocks and take care of most of my errands. These are the kinds of developments we need to accomplish independence from cars and to support our local businesses.

To meet this moment, we must adjust building height limitations and parking requirements.

Speaking from experience- I parked my car and didn't use it for days at a time. So, it is not necessary to have the typical parking requirements for housing built at the Ventura site. People can use VTA, bikes, Caltrain, walking, and ride share services. Individual vehicles are not a necessity for this development so close to transit and the commercial district. If there are other policies of the city that make this project economically unfeasible for developers, those policies need to be scrutinized and adjusted responsibly.

Without affordable housing, without housing density, without housing built near transit to facilitate independence from personal vehicles, our city will wither. Already enrollment in schools is down. Already we have a serious problem with diversity and equity. Already we have a serious lack of housing compared to the number of jobs in this city. Already we are facing challenges because of climate change. If schools close and only millionaires can afford to live here- what kind of city will this be? Who will work at the fire department? Who will work at the mechanic? Who will work at the bakery? Who will teach in the schools? Who will work in the pharmacy?

Now is your chance to realize a vision for what Palo Alto can be going forward. Do not continue the status quo. Be bold. Do the right thing.

Best regards,
Jennifer Siddeek

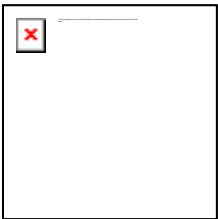
Baumb, Nelly

From: Steve Pierce <pierce@zanemac.com>
Sent: Wednesday, June 9, 2021 6:27 PM
To: Council, City
Subject: Ventura

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

Palo Alto needs more housing opportunities at all price levels. Ventura offers a rare opportunity, and the plan that provides the most housing is what I support.

S



STEVE PIERCE
BSCE & M City Planning

ZANE MACGREGOR
Real Estate Advisors & Brokers 621 High Street Palo Alto CA 94301
cell 650 533 7006 main 650 324 9900 fax 650 323 5431 zanemac.com

Baumb, Nelly

From: Magic <magic@ecomagic.org>
Sent: Monday, June 14, 2021 9:19 AM
To: Council, City
Subject: Fry's

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

Dear Councilmembers,

The first rule for getting out of a hole is to stop digging. The staff proposal to allow >125,000 ft2 of office space to be built on the Fry's site is digging with a vengeance.

Please reject this proposal and support your constituents' request for an extension of their existing neighborhood, one that includes housing affordable to those in our community with lower money incomes and that provides amenities like open space in quantities that conform to our stated planning objectives.

The Ponzi scheme of growing non-residential tax base, only to chase it with externally mandated housing construction, is a race to the bottom. The sooner we stop, the better our chances of achieving a community balanced within, and with its global surroundings.

Thank you for considering these views.

David Schrom

***** Magic, 1979-2021: forty-two years of valuescience leadership *****

Magic demonstrates how people can address individual, social, and environmental ills nearer their roots by applying science to discern value more accurately and realize it more fully.

Enjoy the satisfaction of furthering Magic's work by making one-time or recurring [gifts](#). Magic is a 501(c)(3) public charity. Contributions are tax-deductible to the full extent permitted by law.

THANK YOU!

www.ecomagic.org ----- (650) 323-7333----- Magic, Box 15894, Stanford, CA 94309

**

Baumb, Nelly

From: Jo Ann Mandinach <joann@needtoknow.com>
Sent: Sunday, June 13, 2021 12:07 AM
To: Council, City
Subject: The Fry's Site is supposed to have HOUSING, NOT MORE OFFICES

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

Dear Mayor, Vice Mayor and City Council.

Yet again the developers and biased city staff are advocating for MORE offices at a time when they should be concentrating on writing their appeal of the silly ABAG/MTC guidelines that ridiculously equate housing targets to offices and jobs, disadvantaging Palo Alto while letting other communities off the hook because they were smart enough to rein in office growth and worsening our already horrendous jobs/housing imbalance.

Please say no to more offices and commuters that will further inflate ABAG targets and make traffic worse. Oregon Expressway is already congested for most of the day -- and has been for years! Why make traffic worse with MORE commuters? Add much-needed housing instead!

With so much uncertainty facing Palo Alto and California, it's inconceivable that you're pushing OFFICES instead of housing for the Fry's site. OFFICES increase traffic and competition for housing, thus pushing up the price of housing and, of course, accelerating the ABAG/MTC housing target speed cycle.

Are you unaware that we're in a historic **drought** where farmers aren't farming because of the water shortage, where food prices are soaring because of their inability to irrigate and feed stock, and where salmon are being TRUCKED to available bodies of water to survive because the water table is at historic lows?

Are you unaware that the drought increases the risk of **fires** and that we're already being warned to reduce power use to avoid outages and rolling

blackouts because we're too populated **NOW** to provide sufficient electricity for the **EXISTING** population in hot weather?

You know the current 2,000,000 Santa Clara residents face mandatory water restrictions yet you're being encouraged to approve more offices that outnumber housing by a huge and growing margin and that Palo Altans have historically conserved more than required to do more than our share.

"Water Use Per Person Falls" (PA Daily Post 6/2/21 article on the Drought)

"Even though water use per person has fallen in Palo Alto, the city expects water usage to increase over the next two decades **due to increases in the number of businesses and residents."**

But how much more must **existing** residents sacrifice so the developers can keep adding **NEW** and more profitable offices to further skew the jobs/housing imbalance which in turn feeds the ABAG targets.

Build housing, not offices. Build parks, not offices. Build retail to generate sales tax revenue, not offices.

End the Rinse-Lather-Repeat cycle of office growth. We're out of water!

Most sincerely,
Jo Ann Mandinach

Baumb, Nelly

From: Tirumala Ranganath <ranguranganath@gmail.com>
Sent: Monday, June 14, 2021 3:43 PM
To: Council, City
Cc: ranguranganath
Subject: Voting on NVCAP (Fry's site development) proposals - 3B should be a resounding NO

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

Dear City Council Members,

As a long time resident of the greater Ventura neighborhood, I would like to express my strong objection to the proposal 3B, that is being recommended by the city staff.

First off, I'd like to start with a tongue in cheek observation about the oft repeated phrase that developers say that a particular proposal doesn't " pencil out " ! I would like to suggest that perhaps the " developers " who are having trouble with the pencilling part should look for some good pencils ! In the absence of finding the right pencils in this town, maybe they should look elsewhere, perhaps in other towns around the bay area and maybe even outside the area ! It's neither a responsibility nor an obligation for the city and its residents to help these " developers " grant exceptions and rule changes to have their pencilling exercises work out to their satisfaction.

Roughly three years ago, in 2018 with the help of PASZ, over 3000 signatures were collected in the allotted time (30 days) to put a ballot measure that would limit yearly office building in the city to $\leq 50,000$ sq.ft. With the surprising help of the then councilman Cory Walbach, the City Council voted to adopt the petition without putting it on the ballot that November. Now, the city staff is recommending a project proposal with 126,000 sq.ft of office space in addition to whatever else, in terms of housing, to the city council for their yes vote. I am not sure what has

changed in the intervening time period to warrant this course of action? Covid-19 lock down and the resulting slow down might have alleviated the problem with traffic congestion, etc. However, there has not been an explosion in the availability of necessary housing, especially at the BMR and low cost brackets to warrant the recommendation from the city staff. The real need for the city is for the BMR and Low cost housing, not market rate nor luxury apartments ! As for the Sobrato organization being not interested in developing the Fry's site in the manner in which the NVCAP group had recommended, it is certainly within their rights as property owners. HOWEVER, THE EXPECTATION OF THE SOBRATO GROUP TO HAVE AN INDEFINITE EXTENSION TO THE EXCEPTIONS THAT WERE GRANTED TO FRY'S, IS DEFINITELY NOT IN THE INTEREST OF THE CITY AND IT'S RESIDENTS ! ADDING INSULT TO INJURY, THE CITY STAFF RECOMMENDING THE 126000 SQ.FT OFFICE ADDITION IS DOUBLY INSULTING. One is tempted to ask " In whose interest is the city staff working ", certainly not the city's residents ?

There is no benefit to the project when a measly 15% at best accommodation for BMR/Low cost housing is all that is usually proposed, when the need is much greater (the real need of BMR/Low Cost housing becomes a political football and a joke. At this rate, Palo Alto will never have sufficient numbers of BMR/Low cost housing units to help with the service workers needs. The oft repeated phrase " Helping accommodate our service workers housing needs, without long commutes ", turns into a cruel joke !

Knowing all these issues, I request the City Council to really reject this absurd proposal 3B that is being pushed by the city staff. It's the wrong request for our city, one that should not even be on the table for consideration. Please, please reject this developer giveaway and avoid

setting a really bad precedent. Anything less would be a disaster for our beloved city.

Thank you for hearing me out,

Sincerely, Ranganath

Ranganath