

From: [Michael Ekwall](#)
To: [Council, City](#)
Subject: Permanent Parklets
Date: Monday, May 9, 2022 11:43:38 AM
Attachments: [image.png](#)

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Hello Mayor and City Council Members.

Please accept my apology for the last minute submission...

I am writing to ask you to postpone your decision on Permanent Parklets and give the city staff more time for feedback from interested parties. Last week, the Architectural Review Board had several questions about the Permanent Parklet proposal as it is currently written and has requested more time to study the proposal.

The street closures on California and University Avenues helped keep many businesses, including ours, open and viable during the darkest days of the pandemic. We are thankful to the City Manager and Council for supporting us all during the shutdowns.

Finally, as the peak of the pandemic has passed, it is time to move on from the tent village that currently occupies California Avenue. Many believe Parklets are the best way to proceed and I agree this is the best path forward. After reading the draft proposal for the Permanent Parklet Program, it is clear more time is needed to craft a workable plan.

The city staff has provided a thoughtful preliminary study, however, there are several outstanding issues that need to be addressed. Below are just a few:

1. Banning of propane is not realistic. This is really the only source of heat for many of us. Providing electric heat is a huge challenge as most older buildings on Cal Ave and the downtown commercial district cannot support the electrical requirements for radiant heaters. A single quality electric heater might require at least 20 amps...a single space parklet would probably need 3 heaters. That is 60 amps of power just for heating a one space parklet.

Our neighbor here on California Avenue is currently installing a new electric panel which was damaged when a third party destroyed their electric meters. They are upgrading their service from 200 to 400 amps. According to them, the process of permits has taken months (more than 6) of red tape at the city and will cost more than \$50,000 for the panel and electrical upgrades.

2. The Parklet Permit program should have two or three **pre approved and pre engineered** structural plans for rapid permitting and installation. Most of us cannot afford thousands of dollars in permit fees and engineering fees to build a parklet.

3. Some form of sidewalls and weather protection are a must for comfortable parklet dining...otherwise we lose so many diners to weather-just ask any one of your favorite restaurants!

4. Low cost permitting and use fees. Our local businesses already contribute the bulk of sales tax revenues and parklets will be an added benefit to those businesses as well as increasing local tax revenues...think of a low annual permit renewal and imagine that every seat in a parklet might contribute \$3000-4000 annually in sales tax revenues. For a one space parklet multiply that by 12-20 seats...This is a win for business and city. Please do not disincentivize parklets with high permit fees and rental fees paid to the city.

5. Please carefully consider giving a neighboring business or property owner the ability to blackball a parklet permit.

6. The requirement for planters and planting is not realistic for several reasons. No offense, but the city has a difficult time taking care of the plants on Cal Ave and not everyone has a green thumb. In addition, the planters or wine barrels will also take up valuable seating space on the parklet.

These are just a few thoughts.

Thank you for your time and consideration.

Michael and Lara Ekwall



La Bodeguita del Medio

463 S California Avenue

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www.labodeguita.com

From: [Cafe Venetia](#)
To: [Council, City](#); [DuBois, Tom](#); [Kou, Lydia](#); [Shikada, Ed](#); [Kleinberg, Judy](#); [Stone, Greer](#); [Burt, Patrick](#); [Cormack, Alison](#); [Filseth, Eric \(Internal\)](#); [Aidan Pasamonte from Palo Alto City Councilmember Tanaka's Office](#); [Tanaka, Greg](#); [Apple, Kara](#)
Subject: Letter to City Council - Parklet Program
Date: Sunday, May 8, 2022 3:21:56 PM

Some people who received this message don't often get email from cafevenetia@gmail.com. [Learn why this is important](#)

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Café Venetia
417 University Ave
Palo Alto, California 94301
www.cafevenetia.com

Mayor Patrick Burt & City Council Members, City of Palo Alto
250 Hamilton Ave
Palo Alto, CA 94301

May 7, 2022

Mayor Burt, and honorable members of the Palo Alto City Council:

In the wake of another COVID wave and another discussion on parklets, we continue to urge you to make decisions regarding this matter that benefit the majority of the Palo Alto community and not just restaurants and landlords.

As a restaurant, we can reiterate the benefits it has on our bottom line and to the health of our employees –but you all are very aware of those. From our perspective, however, it doesn't seem as though the City is considering the input and the will of our residents. Instead, the landlords continue getting undue influence over what is a public benefit of our public spaces.

You have received innumerable letters and 6000+ signatures in a petition that appeals for pedestrian- and bike-friendly streets.

Please don't forget that you represent the whole Palo Alto community!

Regards,

CAFE VENETIA, INC

From: [John Erving](#)
To: [Council, City](#)
Subject: Ramona St. closure
Date: Sunday, May 8, 2022 1:01:46 PM

[Some people who received this message don't often get email from jserving@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

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I strongly support permanent closure to allow for parklets. John Erving resident @ 842 Wavrley St. Palo Alto

Sent from my iPhone

From: [herb](#)
To: [Council, City](#); [Clerk, City](#)
Subject: May 9, 2022, Council Meeting, Item #10: Permanent Parklet Program
Date: Saturday, May 7, 2022 5:36:02 PM

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Herb Borock
P. O. Box 632
Palo Alto, Ca 94302

May 7, 2022

Palo Alto City Council
250 Hamilton Avenue
Palo Alto, CA 94302

**MAY 9, 2022 CITY COUNCIL MEETING, AGENDA ITEM #10
PERMANENT PARKLET PROGRAM**

Dear City Council:

The parklet program was started to provide restaurants a way to serve customers who could not be served inside a restaurant due to the pandemic.

Now that indoor seating is possible, some restaurants are serving customers indoors, on the sidewalk, and in a parklets.

Somebody is going to capture the rent per square foot from the additional dining space.

If the City of Palo Alto does not charge the going rent per square foot per month for the added space, the property owner will capture the incremental rent the next time a lease is signed.

In addition to the rent per square foot for the parklet, somebody needs to pay for the parking spaces occupied by the parklet.

The in-lieu parking fee in the City's Municipal Fee Schedule is the correct amount, because the parking spaces removed to create the parklet cannot be replaced by another street parking space, but must be replaced by a parking space in a parking structure.

Restaurants that have parklets are encroaching on the sidewalk multiple times by making a round trip across the sidewalk to serve each customer by taking orders, delivering each course of a meal, clearing tables after each course, delivering the bill, and accepting payment.

The public generally is inconvenience by this repeated encroachment of the sidewalk that is needed to connect the parklet with the indoor space where food is prepared.

Allowing both parklets and the use of the sidewalk for customer seating is too much of an encroachment.

If a restaurant has a parklet, it should be prohibited from having tables and chairs on the sidewalk.

The Zoning Code in Palo Alto Municipal Code Chapter 18.70 includes language for continuing and maintaining nonconforming uses and noncomplying facilities.

Any ordinance for parklets should be clear that the parklet can exist only as long as the enabling ordinance for parklets exists.

Otherwise, restaurants that build parklets will argue that they are entitled to continue using parklets for a long time because they spent so much money to create the parklets.

No environmental analysis has been done to show the effect that closing streets has on traffic and circulation.

The City should have pre-pandemic traffic volumes for streets in the Downtown and California Avenue business districts that indicate how much traffic at specific times of day for different days of the week would have to be rerouted due to any closed streets used for parklets.

Traffic volume data is available from citywide traffic studies, business district traffic studies, and traffic studies for specific proposed projects in the business districts.

The customers of parklets include those who travel by automobile to get to the parklet. Where do those customers park, and which residential neighborhoods do they travel through to be able to eat and drink outside in a parklet that has replaced parking spaces and is located on a street that is closed to traffic?

Thank you for your consideration of these comments.

Sincerely,

Herb Borock

From: [herb](#)
To: [Council, City](#); [Clerk, City](#)
Subject: May 9, 2022, Council Meeting, Item #10: Permanent Parklet Program
Date: Saturday, May 7, 2022 5:36:02 PM

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P. O. Box 632
Palo Alto, Ca 94302

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250 Hamilton Avenue
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The customers of parklets include those who travel by automobile to get to the parklet. Where do those customers park, and which residential neighborhoods do they travel through to be able to eat and drink outside in a parklet that has replaced parking spaces and is located on a street that is closed to traffic?

Thank you for your consideration of these comments.

Sincerely,

Herb Borock

From: pennyellson12@gmail.com
To: [Council, City](#)
Subject: Item 10 : Permanent Parklet Program Discussion and Direction
Date: Saturday, May 7, 2022 4:26:43 PM

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Honorable City Council,

Re: Item 10: Permanent Parklet Program Discussion and Direction -- Review and provide feedback on the proposed permanent parklet standards and program policies; and adopt an interim ordinance and resolution to continue the pilot parklet program until December 31, 2022

Rather than only disallowing the addition of parklets to create impacts on bike parking and bike facilities, please consider strengthening the language to require increasing the volume of bicycle parking to meet increased bike parking demand that will be created by these changes -- reduction of auto parking and addition of seating capacity for restaurants (which, really, is adding square footage to the restaurant).

I am also wondering if it might be useful to consider more specific requirements for Cal Ave and downtown that speak to existing facilities in those areas of the city. For instance, incorporate language about how to make use of alleyways and medians (where they exist) and how to integrate wayfinding signage.

The city might consider more clear restrictions for parklet coverings to ensure that nearby storefront display windows and signs are not hidden from view.

I'm guessing staff may be thinking they will address some of these things in the next phases of this planning process for a future ordinance to replace the interim ordinance, but I thought I would mention it, as interim changes have a way of becoming permanent. And we don't want our local restauranteurs to have to build a parklet twice because we didn't give this enough thought up front.

With gratitude for all you do, including considering these comments.

Sincerely,

Penny Ellson
(speaking as an individual)



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From: [Elizabeth Wong](#)
To: [Council, City](#); [Shikada, Ed](#); [Stump, Molly](#); [Eggleston, Brad](#); [Chun, Pamela](#); [Hoyt, George](#)
Subject: CLOSURE OF RAMONA STREET AND CALIFORNIA AVE
Date: Thursday, May 5, 2022 6:13:16 PM
Attachments: [20220505_180010.PDF](#)

Some people who received this message don't often get email from
elizabethwong2009@gmail.com. [Learn why this is important](#)

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Please see attached excerpts of emails I received regarding street closures and parklets.

The purpose of this email is to show the addresses that there are many of us that oppose street closures and parklets, including restaurant owners.

There is a vociferous group of usually small restaurant owners that want something free or cheap from the City without regard for the general well being of the City. Add to this group is the weekend stroller to the downtowns at University Ave and California Street.

Closing the streets and providing low cost parklets will irreparably kill parking and diminish the value of the downtowns.

Thanks for listening.

Elizabeth Wong

Re: California Avenue and Ramona Street Closure Extension

1 message

Judy Ohki <judy@lpetal.com>

Wed, May 4, 2022 at 8:14 AM

To: Lisa Robins <lisa@vinvinowine.com>

Cc: Abraham <kanzeman@sbcglobal.net>, Alex Tao <umetea888@gmail.com>, Andy Nguyen <nguyentoanandy@gmail.com>, "Apple, Kara" <kara.apple@cityofpaloalto.org>, Brad Ehikian <brad.ehikian@prprop.com>, Brandon <brandon0605@gmail.com>, CHop Keenan <chopkeenana@yahoo.com>, California Barber Shop <awalkinguniverse@yahoo.com>, Carolina Hahn <carolina@blossombirthandfamily.org>, Cathy Norge <240norge@gmail.com>, Chan Nguyen <nguyenchan@gmail.com>, Charlie King <ckingiii@ckam.com>, Charlie Weidanz <charlie@paloaltochamber.com>, Christopher Gaines <chris@performancegaines.com>, Cindy Nguyen kim <cindynkim0916@icloud.com>, Dennis Kelly <denniskellyms@gmail.com>, Don Lundell <dc@zombierunner.com>, Don Yarkin <don@yarkinrealty.com>, Elizabeth Wong <elizabethwong2009@gmail.com>, "Gillian@zombierunner.com" <gillian@zombierunner.com>, Giuseppe Carrubba <carrubba@gmail.com>, Italico Restaurant <info@italicorestaurant.com>, Izzy's Brooklyn Bagels <izzysbb@gmail.com>, "Jamie S. Jarvis" <jjarvis@stanford.edu>, Jennifer Allen <jennifer@pippaloalto.com>, Jess <jessicasadee@gmail.com>, Joanies Cafe <joaniescafe@paloalto@gmail.com>, Joe Martignetti <jmartignetti@ventanaps.com>, John Felt <johnrfelt@hotmail.com>, John McNellis <john@mcnellis.com>, John Shenk <john@thoitsbros.com>, Jon Goldman <jon.goldman@prprop.com>, Juan Lorenzo <pizzachicago@yahoo.com>, "Kou, Lydia" <lydia.kou@cityofpaloalto.org>, Lara Ekwall <lara@labodeguita.com>, Leland Wiesner <lwiesner@gmail.com>, Lori <loriromero@comcast.net>, Lucas Grzeszczuk <lucas.grzeszczuk@bankofthewest.com>, Maico Campilongo <maico.campilongo@gmail.com>, Margot Goldberg <mag221@comcast.net>, Maricar Horton at Esq Properties <maricarhorton@gmail.com>, Michael Ekwall <michael@labodeguita.com>, Mike Meffert / Alhouse Deaton <mmeffert@alhousesdeaton.com>, Mike Stone <mike.mollie@gmail.com>, MyLan Biermann <opusarcade@gmail.com>, Nancy Coupal <nancy@coupacafe.com>, Peking Duck <linda.cenlan@gmail.com>, Phyllis Munsey <pmuns@thegrid.net>, Pilates V <hello@pilatesv.com>, Port of Peri Peri <bfbusinessllc@gmail.com>, Rejuvenate Dental <nidhi@rejuvenatedental.com>, Renata Lance <renata.lance@clubpilates.com>, Roxy Rapp <roxy@roxyrapp.com>, "Ryankhalil91@gmail.com" <ryankhalil91@gmail.com>, Scott Otte <scott@countrysun.com>, Steven Dahl <sdahl5@optusnet.com.au>, Summit Bicycles <paloalto@summitbicycles.com>, Terry Shuchat <terry@kspro.net>, "alecia@vinvinowine.com" <alecia@vinvinowine.com>, "bistrobirchst@gmail.com" <bistrobirchst@gmail.com>, "brandon@legends-pizza.com" <brandon@legends-pizza.com>, "cafebrioche@gmail.com" <cafebrioche@gmail.com>, "cafeprobonorestaurant@gmail.com" <cafeprobonorestaurant@gmail.com>, "cv@kaligreekkitchen.com" <cv@kaligreekkitchen.com>, "dnishimoto@molliestones.com"

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Hello,

Thank you Don and Gillian for the brilliant idea. A Facebook group sounds ideal and truly appreciate your efforts in moderating. I would be happy to join and participate.

As for the street closure, I was initially resistant but then realized it was a necessity for us. I believe it has helped us make it to this point because we are surrounded by businesses that have also survived thus far, although I realize some have not. Survival and profitable are not the same, but we are still in business making our way. Key to our future is for our fellow businesses to thrive.

It seems imperative to open the street to traffic to many of our neighbors. I'm torn on what is best for us. You have the support of Leaf & Petal. Hopefully "strength in number" applies to Cal Ave.

Very grateful for your commitment and hard work.

Warmly
Judy

On Wed, May 4, 2022 at 1:08 AM Lisa Robins <lisa@vinvinowine.com> wrote:

Hello All,

Don and Gillian, yes please on a Facebook group for the neighborhood. I think we have consensus that it will be a great place for collaboration on whatever we need to face going forward, and we would all appreciate you moderating. I'm happy to help if you want to add me as admin. Franco and Maico, thank you so much for your support for reopening the street. It is so great to have you on the side of all of the businesses that haven't benefitted as much from the closure as you have. I'd love to hear from people that have not spoken up yet, but it seems like there is some real interest in reopening the street to traffic while Palo Alto studies the options.

At the start of the pandemic, I know that we panicked and didn't know how we would manage. We ALL went through that. We all adapted however we could. Many of us supported the emergency street closure because we wanted our neighbors to survive even if it was not to our immediate benefit. The situation has shifted yet again. Many of the businesses on California Avenue have left. Many more might not make it through an extended closure. Maybe many would prefer the street be closed indefinitely. Whatever your

individual situation, we all will benefit from a thoughtful look at what is really best for the district going forward.

The Council seems to be leaning towards closing the street indefinitely. They are hearing from their constituents that they LOVE the park-like atmosphere of California Avenue on a Saturday evening. When I talk to my customers, they are typically excited about having an outdoor park until they hear that we are doing zero business midday and mid-week. They would definitely rather have us survive than have an outdoor promenade on Saturday night. If we want to persuade the Council to keep California Ave. open while they study options they need to hear from our customers, too. You all can help by asking your customers to reach out to council directly.

The Council was presented with a pretty sexy example of State St. in Santa Barbara, and it's hard to argue with how gorgeous that transformation was. However, State Street in Santa Barbara ends in a BEACH with tourist hotels. California Avenue ends in a commuter train station. We know who we are. We are a lovely business district with everything a resident might need for a walkable or drivable life. We stand out for having a nail salon, dry cleaner, bike shop, grocery store (2!), wine shop, optometrist, hardware store, coffee shop, many restaurants and other businesses that cater to our neighbors. I'm pretty convinced that keeping the street closed forever will jeopardize this mix of businesses.

Let's keep talking to each other

Thanks all!

Best,
Lisa

Lisa Robins
Owner - Wine Buyer
Vin Vino Wine
main (650) 324-4903
cell (415) 609-9938
www.vinvinowine.com

On Monday, May 2, 2022, 12:58:48 PM PDT, Italico Restaurant <info@italicorestaurant.com> wrote:

Dear friends

We remember in 2012, to be always able to park our car (even on a Friday evening) in front of the just leased location of what it would have become Terun at 448 California Ave.

Since then everything started to change and year by year the Avenue became busier and busier. Rents became higher and city rules made it progressively harder to lease spaces, especially for some specific business categories and small chains (parking related most of the time). Now parking seems not to be an issue anymore.

We (Terun & Italico) are among the lucky that have been thriving thanks to the capacity to adapt and the support from this amazing community.

No one of us though ever experienced a Pandemic during our lifetime.

Every business has its own needs and sometimes even the one that can adapt might fail.

We had to keep Italico closed for a few months in 2020 with a net loss of about 400k, but at the end we were able to come back .

Terun is up 30% from the best year of 2019 while Italico is still down 10% due to the LACK OF BUSINESS from the OFFICE spaces (see VISA, CLOUDERA, VERTEX ecc.) . Also Stanford still only allows 2 days per week of in office work. There is just less people around. We also remember the City Manager saying that during Covid there were about 100k less people around due to remote work. This has changed now but by not much.

We NEVER relied on foot traffic cause we think California Ave has always been a destination place but we strongly believe that creating a well planned CAR FREE environment would be a great opportunity for the City of Palo Alto and the whole business district.

We really dislike those ugly tents but we believe that in order to improve things we always have to make sacrifices just like when we reduced the width of the Avenue in favor of a wider sidewalk area. Unfortunately the pandemic changed the way of doing business for many. For some it will never be the same. Retail is the one hit the most.

Many (including our families) tend to shop on line. Amazon, good eggs, uber eats, doordash etc...

Whatever decision will be taken we feel blessed to be part of the California Ave business district and we will always contribute to make it better and more attractive for visitors.

For us having the street closure helped immensely but DEFINITELY NOT VITAL FOR OUR SURVIVAL at this time anymore.

PS : We like the idea of a Facebook group.

We love social media as for us is one of the most effective ways to advertise and get more people through our doors. (We spend about 8k per month between instagram/Facebook, Google, live music and Local newspapers).

Sorry for the long email and the grammar:)

Peace and Love

Franco & Maico Campilongo

Proud owners of

Terun and iTalico

On Mon, May 2, 2022 at 11:16 AM Don Lundell <dc@zombierunner.com> wrote:

Anything but an email list. Visually clunky, no way to add and remove members, etc.

If almost everyone has a Facebook account, that should be the forum (easy for non/FB people to add an account). Unless there's something as ubiquitous.

It should be something that supports topic, so I don't think a messenger or chat client is appropriate.

Also, this is a group for California Ave business owners list I'm talking about. Useful for the street closure as well as other local topics.

Don

--

ZombieRunner Coffee

<http://www.zombierunner.com>

650-325-2048

> On May 2, 2022, at 11:00 AM, Elizabeth Wong <elizabethwong2009@gmail.com> wrote:

> Christopher

--

iTalico Restaurant

341 South California Ave

Palo Alto Ca, 94306

--

Judy

Leaf & Petal

Franco & Maico Campilongo

Terún pizzeria
448 California ave
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&
Italico Restaurant & wine bar
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Info@italicorestaurant.com
www.italicorestaurant.com
Tel 6504739616

On May 4, 2022, at 9:08 AM, Jennifer Allen <jennifer@pippaloalto.com> wrote:

What is imperative over any discussion of street closure, is how to draw office workers back to the offices. They then shop in the retail stores and eat lunch in the restaurants creating a vibrant area (although then we have a parking issue - nothing is easy!). Not sure how to get people back in their offices since many companies have adopted a permanent hybrid or remote work culture.

Santa Barbara pre-covid did have a thriving downtown (State St), but visiting there three months ago, it was a ghost town with about a third of the stores vacant and boarded up with people sleeping in the empty doorways. Their previous success with a closed street had a completely different makeup of people who frequented their area (tourists) than what CalAve draws.

Our area was successful before COVID with the street open, and the closure was necessary during COVID to accommodate CDC guidelines for the restaurants. Now that restaurants can use their indoor spaces, I think it's wise to look at what is best for the whole area. I don't have the answer for that, and know it will take time to rebuild if we can keep hanging in there. I'm glad to see the discussion taking place and hope that the city council will listen to all sides.

Jennifer Allen, Owner
M-F 8-5 | Store 650 323 8388 | Cell 650 224 5276
PIP Marketing • Signs • Print | PipPaloAlto.com
2233 El Camino Real | Palo Alto, CA 94306
Promotional Products Here | Banners/Trade Show Displays Here.

Re: California Avenue and Ramona Street Closure Extension

1 message

CHop Keenan <chopkeenan@yahoo.com>

Mon, May 2, 2022

To: mahmood saljooqi <moods.winebar@yahoo.com>

Cc: Jess <jessicasadee@gmail.com>, Leland Wiesner <lwiesner@gmail.com>, Izzy's Brooklyn Bagels <izzysbb@gmail.com>, Lori <loriromero@comcast.net>, Terry Shuchat <terry@kspro.net>, Dennis Kelly <denniskellyms@gmail.com>, Lara Ekwall <lara@labodeguita.c>, Kara <kara.apple@cityofpaloalto.org>, alecia@vinvinowine.com, "Alex Tao (umetea888@gmail.com)" <umetea888@gmail.com>, "Andy Ng (nguyentoanandy@gmail.com)" <nguyentoanandy@gmail.com>, bistrobirchst@gmail.com, "Brandon (brandon0605@gmail.com)" <brandon0605@gmail.com>, brandon@legends-pizza.com, cafebrioche@gmail.com, cafebrobonorerestaurant@gmail.com, "California Barber (awalkinguniverse@yahoo.com)" <awalkinguniverse@yahoo.com>, Carolina Hahn <carolina@blossombirthandfamily.org>, Cathy Norge <240norge@gmail.com>, "Chan Nguyen (nguyenchan@gmail.com)" <nguyenchan@gmail.com>, "Chris Gaines (chris@performancegaines.com)" <chris@performancegaines.com>, Cindy Nguyen kim <cindynkim0916@icloud.com>, cv@kaligreekkitchen.com, dnishimoto@molliestones.c>, eramos0622@gmail.com, Gillian@zombierunner.com, "Giuseppe Carrubba (carrubba@gmail.com)" <carrubba@gmail.com>, info@baumerrestaurant.com, info@italicorestaurant.com, ismetsylm@gmail.com, "Jamie S. Jarvis" <jjarvis@stanford.edu>, Jennifer Allen <jennifer@pippaloalto.com>, jinsho454calave@gmail.com, Joanies Cafe <joaniescafe@paloalto@gmail.com>, "Juan Lorenzo (pizzachicago@yahoo.com)" <pizzachicago@yahoo.com>, "Judy Ohki (judy@lpetal.com)" <judy@lpetal.com>, Abraham <kanzeman@sbcglobal.net>, labohemepaloalto@lisa@vinvinowine.com, lotusthaibistro@gmail.com, "Lucas Grzeszczuk (Lucas.Grzeszczuk@bankofthewest.com)" <Lucas.Grzeszczuk@bankofthewest.com>, Margot Goldberg <mag221@comcast.net>, Maico Campilongo <maico.campilongo@gmail.com>, Ekwall <michael@labodeguita.com>, Mike Meffert / Alhouse Deaton <mmeffert@alhousesdeaton.com>, "Mike Stone (mike.mollie@gmail.com)" <mike.mollie@gmail.com>, "MyLan Biermann (opusarcade@gmail.com)" <opusarcade@gmail.com>, paloalto@legends-pizza.com, paloalto@vitalitybowls.com, pastispaloalto@gmail.com, Peking Duck <linda.cenlan@gmail.com>, "Pilates V (hello@pilatesv.com)" <hello@p>, Port of Peri Peri <bfbusinessllc@gmail.com>, "Rejuvenate Dental (nidhi@rejuvenatedental.com)" <nidhi@rejuvenatedental.com>, "Renata L (renata.lance@clubpilates.com)" <renata.lance@clubpilates.com>, Ryankhalil91@gmail.com, savannah.pham@yahoo.com, "Scott Otte (scott@countysun.com)" <scott@countysun.com>, "Summit Bicycles (paloalto@summitbicycles.com)" <paloalto@summitbicycles.com>, zareensrestaurant@gmail.com, "Charlie Weidanz (charlie@paloaltochamber.com)" <charlie@paloaltochamber.com>, "Kou, Lydia" <Lydia.Kou@cityofpaloalto.org>, "Brad Ehikian (brad.ehikian@prprop.com)" <brad.ehikian@prprop.com>, "Charlie King (ckingiii@ckam.com)" <ckingiii@ckam.com>, Don Yarkin <don@yarkinrealty.com>, "Elizabeth Wong (elizabethwong2009@gmail.com)" <elizabethwong2009@gmail.com>, jim@ellispartners.com, "Joe Martignetti (Jmartignetti@ventanaps.com)" <Jmartignetti@ventanaps.com>, "John Felt (johnfelt@hotmail.com)" <johnfelt@hotmail.com>, "John McNellis (john@mcnellis.com)" <john@mcnellis.com>, "John Sherk (john@thoitsbros.com)" <john@thoitsb>, "Jon Goldman (jon.goldman@prprop.com)" <jon.goldman@prprop.com>, Maricar Horton at Esq Properties <maricarhorton@gmail.com>, Pt <pmuns@thegrid.net>, "Roxy Rapp (roxy@roxyrapp.com)" <roxy@roxyrapp.com>, "Steven Dahl (sdahl5@optusnet.com.au)" <sdahl5@optusnet.com.au>, Nancy Coupal <nancy@coupacafe.com>

Carmel has zero parklets and more restaurants . Looks great , clean, police presence, and lots of people. C

On May 2, 2022, at 10:55 AM, mahmood saljooqi <moods.winebar@yahoo.com> wrote:

In my opinions Cal Ave looks untidy since the closure. Garbage, leaves throughout the streets and flower beds. Right now all restrictio have been lifted so why keep the street closed and hurt retail and other non restaurant businesses. When restaurant owners like my s opened up had certain amount of indoor dining that we worked with. I don't think this closure is fair. Everyone says it's so Europe like \ the closure but I disagree. It looks unorganized and all the different size tents block the view of other businesses.

Sent from my iPhone

On May 1, 2022, at 7:21 PM, Jess <jessicasadee@gmail.com> wrote:

I have been vocal about reopening Calif. Ave for the last year. Every time I do so I receive pushback from the residential community and many of the restaurants. Staff has been given direction from city Council to move forward because of the huge outcry from the community and if we don't address that I fear council may side with the residence and restaurants. I feel reopening the street while they do the feasibility study and allow the new economic developer to come in and help fill the 20-ish empty retail spots and 100 plus empty office spaces is the only fair way to proceed at this time. As well as might be the on way to convince the opposition (pro closure) to open the street during the study. I also hope that the city Will have outreach to stakeholders in the California Avenue business district regarding possible plans for the street. Staff has come up with a plan that don't believe anyone in the business community had part in. I am torn, I look forward to change from our current situation and understand trying new things is the best way to find out ideal balance. I don't however think their new proposal is ideal. I am happ we are headed back to our open sidewalks but a closed street is far from normal access to my store. By attending the last few years meetings regarding closure I fear street is eminent for Calif. Ave. If we don't educate the residents on the long term impact the closure will have. So many of them enjoy the 6-8 vibe, but don't understand that a Downtown can't survive on just a few hour a day of vibrancy. There was a time we needed to find temporary fixes however we no longer are there.

-Jessica Roth
The Cobblery

Sent from my iPhone

On May 1, 2022, at 4:13 PM, Leland Wiesner <lwiesner@gmail.com> wrote:

It seems elementary that a vibrant downtown depends on an incalculable and irreplaceable symbiosis between retail, office, hotel, services and restaurant. Perhaps the Council knows this magic formula but for the most part, the exact nature of this balance is organic and takes years of painful trial and error.

Indeed, while some eateries and drinking establishments of yesteryear, like Antonio's and The Old Pro, may have attracted guests solely on their food and atmosphere, the majority of eating establishments rely on a healthy amount of foot traffic from the captive audiences occupying nearby offices and others shopping retail. I can only hope when the remaining restaurants realize that a majority of their dining business fundamentally relates back these factors, they will petition to end the closed streets, the intrusive parklets, and save the true source of their income.

On 5/1/2022 3:41 PM, CHop Keenan wrote:

Keep beating the drum. The council is hell bent on their current direction. Connect the dots: No office workers begets no retail, which begets no hotel revenue. C

On May 1, 2022, at 2:29 PM, Leland Wiesner <lwiesner@gmail.com> wrote:

Agreed Lori.

We are going on 2 years of vacancies in our buildings in spaces previously occupied continuously for as long as 50 years.

I do not think City Council really grasps what is going on and how making these changes may benefit some restaurants and businesses but otherwise killing office (what's left of it), retail and other businesses. Now is not the time to be experimenting on closing streets, making permanent parklets or other tactics. Before further experimentation, council should *first* try to bring back the normal use of the streets and other areas so that *everyone* has an opportunity to bring their businesses back to life, and *then* experiment once everyone has returned to some bit of normalcy.

The results of this experiment are lopsided and not representing the needs of everyone, just the needs of a few.

Perhaps they should walk Calif Ave and University Ave and count the vacancies or the rapid turnover in spaces as the policies being implemented are having an overall negative impact.

Leland Wiesner

On 4/30/2022 5:01 PM, Izzy's Brooklyn Bagels wrote:

Hello All,

FYI: We are just finishing an electrical panel matter with the city and it took 8 months and cost SO SO SO much \$\$\$\$\$\$\$\$\$\$. Please keep this in mind if you plan to ban outdoor gas heaters.

Thank you,
Maria Arzate

On Tue, Apr 19, 2022 at 7:57 PM Lori <loriromero@comcast.net> wrote:
Lara,

Thank you for the vital info from a business owners perspective. Tuesdays are difficult for me to attend these meetings. Sounds like the city leaders are not really listening to what is needed for this community. We need ease of business not added difficult and

more red tape. At this stage hearing from our new business partner at the hardware store, Dennis and Terry with much difficulty. WHY???

Where do we go from here? I would be happy to help organize a meeting for us as business owners and property owners to collaborate what is needed for sustainable practices and growth.

Thank you,
Lori Romero Villarreal

On Apr 19, 2022, at 7:31 PM, Terry Shuchat <terry@kspro.net> wrote:

Dennis Kelly is correct. City of Palo Alto regulations allow only limited types of businesses to locate on California Ave. Zoning regulations make it very difficult to fill space. I currently have three empty buildings and one has been vacant for over two years. I had a tenant ready to sign a lease, but they gave up after two months into the conditional use permit process. Any help from the City would be appreciated.

Terry Shuchat

On Apr 19, 2022, at 7:20 PM, Dennis Kelly
<denniskellyms@gmail.com> wrote:

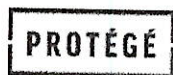
Thank you for sharing Lara.

We contacted a commercial real estate company about leasing a vacant space on Cal Ave. for a restaurant concept, but we were told the space was zoned for retail/office and could not be rezoned due to additional parking requirements.

Unless that policy is changed, I don't believe the vacancy situation will improve significantly on Cal Ave.

DENNIS KELLY, MS
Master Sommelier | Owner
M 707.291.1607

250 S. California Avenue
Palo Alto, California 94306



MICHELIN
2019

On Apr 19, 2022, at 5:16 PM, Lara Ekwall
<lara@labodeguita.com> wrote:

Cal Ave & City people, Thanks for the meeting today...

I had a couple of follow up questions (and thought they might be of interest for those of you who did not attend).

The proposed "green/red super bike highway" down the middle of Cal Ave appears to extend into the 3rd block? Are the business owners/renters/offices

<nancy@coupacafe.com>

Subject: Re: California Avenue and Ramona Street Closure Extension

I have been vocal about reopening Calif. Ave for the last year. Every time I do so I receive pushback from the residential community and many of the restaurants. Staff has been given direction from city Council to move forward because of the huge outcry from the community and if we don't address that I fear council may side with the residence and restaurants.

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-Jessica Roth

The Cobblery

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Time is precious. We require 24 hours notice if you wish to cancel an appointment.

Re: California Avenue and Ramona Street Closure Extension

1 message

Mike Stone <mike.mollie@gmail.com>

Sun, May 1, 2022 at 3:58 PM

To: CHop Keenan <chopkeen@yaho.com>

Cc: Leland Wiesner <lwiesner@gmail.com>, Izzy's Brooklyn Bagels <izzysbb@gmail.com>, Lori <loriromero@comcast.net>, Terry Shuchat <terry@kspro.net>, Dennis Kelly <denniskellyms@gmail.com>, Lara Ekwall <lara@labodeguita.com>, "Apple, Kara" <kara.apple@cityofpaloalto.org>, alecia@vinvinowine.com, "Alex Tao (umetea888@gmail.com)" <umetea888@gmail.com>, "Andy Nguyen (nguyentoanandy@gmail.com)" <nguyentoanandy@gmail.com>, bistrobirchst@gmail.com, "Brandon (brandon0605@gmail.com)" <brandon0605@gmail.com>, brandon@legends-pizza.com, cafebrioche@gmail.com, cafepronorestaurant@gmail.com, "California Barber Shop (awalkinguniverse@yahoo.com)" <awalkinguniverse@yahoo.com>, Carolina Hahn <carolina@blossombirthandfamily.org>, Cathy Norge <240norge@gmail.com>, "Chan Nguyen (nguyenchan@gmail.com)" <nguyenchan@gmail.com>, "Chris Gaines (chris@performancegaines.com)" <chris@performancegaines.com>, Cindy Nguyen kim <cindynkim0916@icloud.com>, cv@kaligreekkitchen.com, dnishimoto@molliestones.com, eramos0622@gmail.com, Gillian@zombierunner.com, "Giuseppe Carrubba (carrubba@gmail.com)" <carrubba@gmail.com>, info@baumerestaurant.com, info@italicorestaurant.com, ismetsylm@gmail.com, "Jamie S. Jarvis" <jjarvis@stanford.edu>, Jennifer Allen <jennifer@pippaloalto.com>, "Jessica Roth (jessicasadee@gmail.com)" <jessicasadee@gmail.com>, jinsho454calave@gmail.com, Joanies Cafe <joaniescafepaloalto@gmail.com>, "Juan Lorenzo (pizzachicago@yahoo.com)" <pizzachicago@yahoo.com>, "Judy Ohki (judy@lpetal.com)" <judy@lpetal.com>, Abraham <kanzeman@sbcglobal.net>, labohemepaloalto@gmail.com, lisa@vinvinowine.com, lotusthaibistro@gmail.com, "Lucas Grzeszczuk (Lucas.Grzeszczuk@bankofthewest.com)" <Lucas.Grzeszczuk@bankofthewest.com>, Margot Goldberg <mag221@comcast.net>, Maico Campilongo <maico.campilongo@gmail.com>, Michael Ekwall <michael@labodeguita.com>, Mike Meffert / Alhouse Deaton <mmeffert@alhousesdeaton.com>, moods.winebar@yahoo.com, "MyLan Biermann (opusarcade@gmail.com)" <opusarcade@gmail.com>, paloalto@legends-pizza.com, paloalto@vitalitybowls.com, pastispaloalto@gmail.com, Peking Duck <linda.cenlan@gmail.com>, "Pilates V (hello@pilatesv.com)" <hello@pilatesv.com>, Port of Peri Peri <bfbusinessllc@gmail.com>, "Rejuvenate Dental (nidhi@rejuvenatedental.com)" <nidhi@rejuvenatedental.com>, "Renata Lance (renata.lance@clubpilates.com)" <renata.lance@clubpilates.com>, Ryankhalil91@gmail.com, savannah.pham@yahoo.com, "Scott Otte (scott@countrysun.com)" <scott@countrysun.com>, "Summit Bicycles (paloalto@summitbicycles.com)" <paloalto@summitbicycles.com>, zareensrestaurant@gmail.com, "Charlie Weidanz (charlie@paloaltochamber.com)" <charlie@paloaltochamber.com>, "Kou, Lydia" <Lydia.Kou@cityofpaloalto.org>, "Brad Ehikian (brad.ehikian@prprop.com)" <brad.ehikian@prprop.com>, "Charlie King (ckingiii@ckam.com)" <ckingiii@ckam.com>, Don Yarkin <don@yarkinrealty.com>, "Elizabeth Wong (elizabethwong2009@gmail.com)" <elizabethwong2009@gmail.com>, jim@ellispartners.com, "Joe Martignetti (Jmartignetti@ventanaps.com)" <Jmartignetti@ventanaps.com>, "John Felt (johnrfelt@hotmail.com)" <johnrfelt@hotmail.com>, "John McNellis (john@mcnellis.com)" <john@mcnellis.com>, "John Shank (john@thoitsbros.com)" <john@thoitsbros.com>, "Jon Goldman (jon.goldman@prprop.com)" <jon.goldman@prprop.com>, Maricar Horton at Esq Properties <maricarhorton@gmail.com>, Phyllis Munsey <pmuns@thegrid.net>, "Roxy Rapp (roxy@roxyrapp.com)" <roxy@roxyrapp.com>, "Steven Dahl (sdahl5@optusnet.com.au)" <sdahl5@optusnet.com.au>, Nancy Coupal <nancy@coupacafe.com>

I couldn't agree more! The closure of the street is Not in the best interest of the majority of businesses!
By keeping the main artery of the street closed, will cause the heart to die!
The city needs to open the street now!

Mike Stone

On May 1, 2022, at 3:41 PM, CHop Keenan <chopkeen@yaho.com> wrote:

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From: [Ann Nguyen](#)
To: [Council, City](#)
Subject: Ramona Ave and University Ave
Date: Wednesday, May 4, 2022 11:54:25 AM

Some people who received this message don't often get email from drnguyen@berkeley.edu.
[Learn why this is important](#)

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

To whom it may concern:

One of the benefits that has come from the pandemic is the discovery of how pleasant University Ave and Ramona Ave can be with al fresco dining. It takes advantage of the mild California weather and adds to the curb appeal of this particular area. Making these streets more pedestrian friendly and free from traffic has been a welcomed change. It offers a space for respite from the constant high-level stress we have all been living with. And simultaneously offers relief for our business owners who continue to maintain in this challenging period.

As the pandemic phases into endemic and as we are feeling more comfortable dining out amongst others, let us adapt and pivot holistically to address economic interests, health concerns (especially for our more vulnerable neighbors who cannot be as care-free with their health) and mental health.

I advocate for Ramona Ave remaining traffic free.

Thank you for your attention.

Best,
Ann Nguyen