From: Valeri Crespo
To: Council, City
Subject: SummerHill Homes letter of approval from Jett McCandless
Date: Monday, June 20, 2022 10:48:20 AM
Attachments: City Council 6-20-2022.pdf

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June 20, 2022

Honorable Mayor Pat Burt  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

Dear Mayor Burt and Members of the City Council:

I am writing to urge your support and approval of the SummerHill Homes proposed residential project at 2850 West Bayshore Road.

My family has owned property in Palo Alto for decades and it is generally our investment strategy to retain ownership.

The property at 2850 West Bayshore has been in our family since 1977 and we have turned down many offers to purchase the land over the years. However, as Palo Alto property owners we are motivated to sell this time because the conversion of an office building to much-needed new housing for young families in Palo Alto is essential.

Palo Alto can do without another one-story office building, but the idea that this land owned by our family will become 48 townhomes for a new generation of families right next to Greer Park is the type of legacy that few people have the chance to realize.

SummerHill has been a respectful and responsible partner throughout this process and I am very proud of the final project they will present to you on June 20 for your consideration. I strongly believe this is exactly the type of housing proposed in an ideal location that will add to the vibrancy of Palo Alto without impacting existing residents.

Thank you for your consideration of these comments and for your service to the City of Palo Alto.

Sincerely,

Jett McCandless
Honorable City Council,

I am writing to voice my support for the proposed 48 residential units (including 7 BMR units) 2850 West Bayshore. My reasons for support are many, and include the following:

- The project will replace an inefficient, parking-centric, low-density, outdated office building with much-needed housing.
- The project is all-electric.
- It includes bicycle and pedestrian safety measures (which will facilitate access to area employers, including those accessible via the new freeway overcrossing).
- The City will receive over $2 million for much-needed park improvements.
- It is a short 10- to 15-minute bike ride to California Avenues businesses, transit, and area employers.
- Additional housing will slow the scary trend of decreasing enrollment that threatens to close neighborhood schools and undermine property values.

While I personally would support a project triple this size on this particular lot, I cannot let the opportunity to support even medium-density housing in our City. Please zone for higher density throughout Palo Alto (and in particular near transit stations/centers) to increase housing variety for seniors, for those who do not want a single-family home for sustainability reasons, and for local workers who pollute our air and clog roadways due to long commutes.

Thank you for all your efforts to make Palo Alto an even better place to live and work!

Amie Ashton
Dear City Council Members,

The proposed housing at 2850 West Bayshore Road is on landfill. I hope that the City ensures that this project’s developers are aware of the risks of flooding via sea level and groundwater level rise, sinking and liquefaction at this site and that the developers are required to account for and mitigate these risks for the safety of our future neighbors.

San Francisco’s Mission Bay neighborhood is a cautionary tale of these risks. In this case, the developers did build to bedrock but the City’s infrastructure is failing and the residents are suing. ‘Unsafe’ and ‘unsightly’: Residents of this S.F. neighborhood sue city over sinking streets and sidewalks.

Thank you for your service to our community,

Esther Nigenda
Dear Mayor Burt and Councilmembers,

I write in support of Summerhill Homes’ development proposal at 2850 West Bayshore Road. Both the staff and PTC have brought this housing proposal to you with their support.

The construction of 48 townhouses on this site is consistent with the Palo Alto Comprehensive Plan, Zoning Ordinance and the current work of the Housing Element Update.

In addition, the development proposal meets two important city objectives with respect to new housing projects:

The planned townhomes will be three and four bedrooms, so the seven BMR units will provide affordable housing alternatives for larger families.

The proposed project replaces office uses with housing. Rejection of this project will raise doubts about the viability of the many commercial sites planned for housing in the site inventory.

The proposal is now one year old and has gone through numerous reviews and public hearings. The City has a goal to expedite and simplify the review project. A good first step would be approving this project tonight.

Stephen Levy

Center for Continuing Study of the California Economy

50+ year resident of Palo Alto
6/21/2022

Palo Alto City Council
250 Hamilton Ave
Palo Alto, CA 94301

city.council@cityofpaloalto.org
Via Email

Re: 2850 W Bayshore Road
21PLN- 00177

Dear Palo Alto City Council,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

The project will create 48 three-story townhomes in eight six-unit buildings, with seven units designated as affordable.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality’s zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,
Hi,

Attached is a letter in support of the project at 2850 W Bayshore Road.

Thanks,

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Reed Schwartz
YIMBY Law Intern
Wesleyan University '24
Hello!

Attached is a letter of support from Palo Alto Forward on the 2850 West Bayshore Project.

Thank you!
June 15, 2022

Re: 2850 West Bayshore Road, Palo Alto

Dear Mayor Burt and Councilmembers,

We write in strong support of Summerhill Homes’ development proposal of 48 townhouses (seven of which are Below Market Rate units) at 2850 West Bayshore Road being considered at tonight’s meeting. We encourage the Council to approve the staff’s recommendations in support of the proposed project.

In addition to helping meet our housing goals, the construction of 48 townhouses on this site is consistent with the Palo Alto Comprehensive Plan, Zoning Ordinance and the current work of the Housing Element Update. In addition, the development proposal meets two important city objectives with respect to new housing projects:

1) The planned townhomes will be three and four bedrooms, so the seven BMR units will provide affordable housing alternatives for large families.
2) The proposed project replaces office uses with housing. Rejection of this project will raise doubts about the viability of the many commercial sites planned for housing in the site inventory.

We would like to point out that the original application for this project was submitted on June 20, and 21, 2021, now one year ago. It has taken far too long for the project to weave its way through the Palo Alto entitlement and approval process. As recommended in the Santa Clara County Grand Jury Report on Housing from December 16, 2021, the city must streamline and expedite the review process for all new housing projects that include Below Market Rate (BMR) units (Recommendations 9a, 9b, 10a, 14).

Please allow this project to move forward and allow our city to demonstrate our commitment to creating housing as a priority.

Sincerely,

Katie Causey Community Engagement Manager of Palo Alto Forward on behalf of the Board of Palo Alto Forward