

Baumb, Nelly

From: Auros Harman <rmharman@auros.org>
Sent: Thursday, June 18, 2020 10:35 PM
To: Council, City
Subject: comment for special meeting June 22, item 2

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Dear Palo Alto Councilmembers,

I am a homeowner in San Bruno, but I have a history in Palo Alto. I lived for several years on Cambridge Avenue, just off of El Camino, and was a poll worker for the combined College Terrace precincts, at the University Lutheran Church, for several elections. I work in Palo Alto, at the Tesla office on Deer Creek Road. My first long-term job after leaving grad school at Cal was at a Motorola office on Porter Drive.

To be clear, the single most important reason I do not live in Palo Alto is that housing is too expensive. And the reason housing is too expensive is that the city has made it nearly impossible to build adequate supply. A dear friend who is a skilled nurse moved away to Salt Lake a year or so ago, because she couldn't see *ever* affording a home here. My spouse and I were finally able to buy a home in one of the relatively-less-expensive peninsula towns, because we are both well-paid engineers, with no expenses from kids, and we saved everything we could for two decades. Unless our communities rethink the policies that have made it impossible to build, the next generation will be completely unable to live here.

Rents have dipped a bit recently, but the Covid crisis is going to end -- maybe in a year or two, at most -- we should be using the time we've bought to finally arrest the skyrocketing growth of housing costs. The project under consideration here will not by itself end the housing shortage, but every marginal unit helps. These units will be within bike or walk range of hundreds to thousands of great jobs; and even more via CalTrain and the VTA on El Camino. The residents will be new customers for the wonderful restaurants and other small businesses on California Avenue.

I hope you will approve the project.

Regards,
Auros Harman

Baumb, Nelly

From: jjh <jjh2000@gmail.com> on behalf of Jim Holmlund <jjhstuff@gmail.com>
Sent: Monday, June 22, 2020 2:22 PM
To: Council, City
Subject: 3300 El Camino Project

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Please vote no.

I have lived in Palo Alto since 1987. A lot has changed. But I don't see how my life has improved. Stuff is more expensive, traffic is really bad (not to mention the air traffic, about which NOTHING has been done that I know of). So, can one of you tell me how allowing more and more housing and commercial development help people like me? I just don't it. Ok, my house price has gone up a lot, but that doesn't matter unless I decide to sell it.

Thanks
Jim Holmlund

Baumb, Nelly

From: Mitch Mankin <mitch@siliconvalleyathome.org>
Sent: Monday, June 22, 2020 2:19 PM
To: Council, City
Cc: Clerk, City; Shikada, Ed; Lait, Jonathan; Tanner, Rachael; David Meyer
Subject: Re: Item 2. 3300 El Camino Real: Prescreening for PHZ
Attachments: SV@Home 3300 El Camino Prescreening Letter.pdf

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

Dear Mayor Fine, Vice Mayor DuBois, and Councilmembers Cormack, Filseth, Kniss, Kou, and Tanaka,

Please see our attached letter on the proposed mixed use development at 3300 El Camino Real that will come before the council for prescreening tonight. The plain text of the letter is included below as well.

Best,
Mitch Mankin
Policy and Advocacy Associate
Pronouns: he/him

Redacted
mitch@siliconvalleyathome.org

Re: Item 2. 3300 El Camino Real: Prescreening for PHZ

SV@Home is very excited by the possibility of 187 new homes coming to Palo Alto at 3300 El Camino Real. This proposal is evidence that the City Council's creation of the PHZ designation is beginning to bear fruit. The conversion of land that would otherwise be zoned for offices to mixed-use would set a forward-looking precedent for the city.

While this is only a preliminary prescreening, we are hopeful that the Council will be receptive to the proposal and consider what steps it can take to enable housing to move forward at this site. To that end, we encourage the Council to be flexible with respect to zoning standards, in accordance with the PHZ process's stated goal of housing as the community benefit provided by PHZ projects.

We hope that this proposal spurs further creative thinking about housing opportunities in Palo Alto, including the Council's careful consideration of the most recent consultant analyses that have demonstrated that changes to height restrictions and parking requirements would increase the feasibility of housing development and inclusionary zoning requirements.

This Council has stated that housing is its highest priority and we believe that this is an opportunity to advance that goal. This is only the first step of a process. Let's make it a positive beginning, one that can be built on in future applications and make the PHZ process a stable pipeline of housing to meet Palo Alto's needs.

Sincerely,



David Meyer
Director of Strategic Initiatives

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The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAILJune 22nd, 2020

Mayor Fine and City Councilmembers
City of Palo Alto
250 Hamilton St
Palo Alto, CA 94301

Dear Mayor Fine, Vice Mayor DuBois, and Councilmembers Cormack, Filseth, Kniss, Kou, and Tanaka,

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David Meyer
Director of Strategic Initiatives
SV@Home



Act with us. [Become a member](#) today and join us in making home a reality for all. For all COVID-19 related housing updates & resources [click here](#)

[Website](#) | [Facebook](#) | [Twitter](#) | [Newsletter](#) | [LinkedIn](#) | [Become a Member!](#)

Baumb, Nelly

From: Kevin Burke <kevin@burke.dev>
Sent: Monday, June 22, 2020 12:38 PM
To: Council, City
Cc: angiebevans@gmail.com
Subject: Support apartment conversion at 3300 ECR

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

Hi,
Palo Alto currently has a jobs/housing imbalance of over 3:1, which worsens traffic, lowers air quality and increases rents. It is a no brainer to allow a developer who wants to convert office space to housing to do so. I hope you will approve the proposal.

Thanks,
Kevin

Baumb, Nelly

From: Palo Alto Forward <palo.alto.fwd@gmail.com>
Sent: Monday, June 22, 2020 9:29 AM
To: Council, City; Fine, Adrian
Subject: Supporting 3300 El Camino Real
Attachments: 3300 El Camino Real.pdf

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

Dear Mayor Fine and Palo Alto City Council Members,

Thank you for your dedicated service during this difficult time. Palo Alto Forward (PAF) is a resident-led, nonprofit organization that envisions a more affordable, sustainable city with improved housing and transportation options for our diverse, multi-generational residents.

Our current health crisis has illuminated the ways in which housing is foundational to health and safety. Housing scarcity has pushed residents into overcrowded, unstable, and substandard living conditions throughout Santa Clara County and the region. Creating more housing choices is vital to ensuring universal access to housing for residents of all income levels.

Despite the Comp Plan goal of building 343 homes per year, few proposals have come before the council in recent years. We have consistently failed to meet our RHNA quota, even at the “above market” levels. Meeting our community’s housing needs will require more creative planning solutions, including converting underutilized commercial land to mixed-use, inclusive, walkable neighborhoods. If the City of Palo Alto intends to keep housing as a priority in 2020, we must move proposals forward that generate new homes.

We strongly support the proposal to build 187 new homes at 3300 El Camino Real. In addition to providing new housing choices for community members, this proposal would help Palo Alto meet state-mandated requirements for the construction of homes at all income levels. If coupled with a thoughtful inclusionary zoning policy, this proposal could also help to generate below-market-rate (BMR) options. Please consider a flexible inclusionary approach that encourages the construction of new affordable homes, land dedication and non-profit partnerships, or increased BMR funds.

Thank you for your thoughtful evaluation of this project.

Sincerely,
Palo Alto Forward Board of Directors

PALO ALTO FORWARD

June 21, 2020

To: Palo Alto City Council

Re: Support for 3300 El Camino Real

Dear Mayor Fine and Palo Alto City Council Members,

Thank you for your dedicated service during this difficult time. Palo Alto Forward (PAF) is a resident-led, nonprofit organization that envisions a more affordable, sustainable city with improved housing and transportation options for our diverse, multi-generational residents.

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Thank you for your thoughtful evaluation of this project.

Sincerely,
Palo Alto Forward Board of Directors

Baumb, Nelly

From: Bob Moss <bmos33@att.net>
Sent: Friday, June 19, 2020 2:28 PM
To: Council, City
Subject: 3300 El Camino Development Study

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

Mayor Fine and Council members;

June 19, 2020

Agenda Item 2, 3300 El Camino Study

Since this is a discussion item I was not planning to comment originally, but the staff report has so many omissions it is necessary to bring them to your attention so that this site can be reviewed more effectively.

Potential toxic contamination at the site is not mentioned. The site is adjacent to the COE (California Olive Emerson) superfund site, and must be evaluated for possible presence of soil and groundwater contamination, especially TCE that is particularly hazardous to children and pregnant women. Development of over 180 residential units will almost certainly house these types of residents. HP and Varian are responsible for contamination in this area and probably can be required to pay to test for contamination at the site. Nearby known contamination includes TCE under Lambert near Ash and at Palo Alto Square at levels known to be toxic in indoor air.

The El Camino Design Guidelines are not mentioned in the report. They must be required conditions for development at 3300 El Camino. For example, the Guidelines require adequate landscaping at the front of properties on El Camino, including street trees. Development along Hansen also must comply with these landscaping and design guidelines. The study ignores landscaping. Building size and design also must be compliant, for example rooflines must be flat and FAR may not be exceeded. There also must be adequate side and rear setbacks and landscaping. Building design must be consistent with nearby buildings, but the proposed mass and size of this project is totally incompatible with nearby buildings on both sides of El Camino. Traffic and parking impacts are ignored, but this site is near El Camino and Page Mill, the most congested intersection in Palo Alto. It also ignores the inevitable increases in traffic from the projects at El Camino and Oregon and El Camino and Portage that were approved and in the case of the Portage site are under construction.

Suggested building height of 67 feet violates the citywide height limit of 50 feet, and the El Camino height design guidelines of 35 feet near residential sites.

The offices and retail will generate 280 to 300 jobs, far more than the 183 housing units, worsening the jobs-housing imbalance. This imbalance also is ignored in the report. Note that the 48,000 sq. ft. of offices consumes almost the entire annual office limit of 50,000 sq. ft.

Please take these concerns and omissions into consideration when the proposed project is discussed and require that they be properly addressed.

Yours sincerely,

Bob Moss

Baumb, Nelly

From: Mircea V <mircea27v@gmail.com>
Sent: Sunday, June 21, 2020 12:19 PM
To: Filseth, Eric (Internal); Kniss, Liz (internal); Fine, Adrian; Kou, Lydia; Cormack, Alison; DuBois, Tom; Tanaka, Greg
Cc: Council, City; Raybould, Claire
Subject: 3000 ECR Development Palo Alto Study Session
Attachments: 572_Chimalus_Dr_VS_3000ECR Development.jpg; 607HansenWay.jpg

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

Dear Honorable City Council Members, My name is Mircea Voskerician and I am residing at 572 Chimalus Dr. Palo Alto which is the only house that borders CreekSide Inn and 3000ECR/607 Hansen Way properties. I am also a real estate developer that believes that we have to preserve the character of Palo Alto while not forgetting our state is demanding more housing and we need your help to figure out the balance between the two. See attached map that shows my property location versus the future development location highlighted.

I have reviewed the proposed plans proposed for this study session and I am in full support of the project:

1. I agree with the proposal on having a 5 story residential building at this location. PHZ makes total sense. ECR is one of the few places cities along ECR can place high density residential developments since there is not much land left.
2. I would suggest that the city of Palo Alto to eliminate or drastically consider reducing the requirement for Retail Replacement on ECR, those retail places will be empty with Amazon and other online retailers there is no need anymore and no tenants will want them nor want to pay \$6-7/SF for retail on this location. In the new covid world Mix Use Retail Residential developments will not be attractive for future residents. If possible, I would recommend no retail on this site. We have plenty already.
3. I really like the 187 unit mix proposed/size, we need housing and this parking area is an ideal space. Parking is very considerate and addresses the need.
4. It would be great if the proposed two story office would also be considered to be 100% residential, it is bordering CreekSideInn restaurant parking area height can be maintained with appropriate side back requirements.
5. I hope that 607 Hansen Way will be developed soon too as a residential condo development as soon as CPI plating shop is gone, no extensions.

I am in full support of the developer adding to the much needed housing inventory stock in Palo Alto.

I am also asking City Council to review the retail replacement city zoning policies on ECR so all the many depapeted buildings (i.e. Matadero Ave - Arastradero areas) on ECR are either renovated or torn down and replaced with housing.

If Palo Alto City Council would like to make a difference into the much needed housing inventory an FAR of 2.0, 5 story buildings, 50-90DU/AC on ECR and drastically reduce the demanded retail on ECR would help. Rezone ECR like MView did Low density, Medium Density/60DU/AC, and HighDensity/90DU/AC based on lot location.

As an example, Los Altos has no FAR limit on ECR, 5 story permitted and a base density of 38DU/AC across all ECR lots but when you add state density bonus you can get to 70DU/AC on ECR and about 20%BMR in line with PHZ. Los Altos does not have ECR retail replacement either.

Respectfully,
Mircea



Hansen Way

El Camino Real
82

Stanford Motor
Inn Palo Alto

Corner Bakery Cafe
Takeout • Delivery

El Camino Real
82

Cibo Resta
Temporarily

Creekside Inn

572 Chimalus Drive
21 min drive - home

Tesla Destination Charge



MAINWAY BLVD

TOTAL COVERED
AREA OF SUBJECT
PROPERTY
157,876 ACRES

PARKING ONE

PARKING TWO

AL OBIEDDIN BLVD

UNITED ARAB EMIRATES
TRADING COMPANY



PARKING THREE