
RE: Proposed Changes to Stream Corridor Protection

From Daniel Hansen [REDACTED]
Date Mon 1/6/2025 7:16 PM
To Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar [REDACTED]; Kevin Lewis [REDACTED]
Cc Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED]; James and Cathy Sun [REDACTED]; [REDACTED]
[REDACTED] Ben Ball <[REDACTED]> Liza Edelman
[REDACTED]; DeAnna Hansen [REDACTED]; [REDACTED]; Michael Brand <[REDACTED]>; Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Ms. Cha,

Happy New Year. Do you have a target date for when the City Council will consider adoption of the "Bird-friendly Ordinance"? Your message from November 4, 2024 (below) said "likely January/February 2025." Given it's January, we are looking for an update.

Please be sure to include everyone copied on this message in the "interested parties" list for this ordinance and send us the draft ordinance and materials as soon as they are available. Thank you.

Best regards,

Daniel Hansen

From: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>
Sent: Monday, November 4, 2024 10:47 AM
To: Daniel Hansen <dhanzen@mh-llp.com>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar [REDACTED]; Kevin Lewis [REDACTED]
Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED]; James and Cathy Sun [REDACTED]; [REDACTED]
[REDACTED] Ben Ball <[REDACTED]> Liza Edelman
[REDACTED] DeAnna Hansen [REDACTED] Michael Brand
[REDACTED] Planning Commission
<Planning.Commission@cityofpaloalto.org>
Subject: Re: Proposed Changes to Stream Corridor Protection

Dear Mr. Hansen,

Thank you for your comments.

On October 30, 2024, the Planning and Transportation Commission (PTC) considered a draft of the Bird-Friendly Ordinance and recommended several modifications, including a recommendation that the Bird Sensitive Area be expanded to include a 300-foot buffer from natural creeks. Because of this, and other recommended changes, staff will now develop a revised ordinance. When City Council considers adoption of the Bird-Friendly Ordinance (likely in January/February 2025), they will have the option to include or omit this additional area. We invite you to take look at the draft ordinance to see the multiple options for making windows bird-friendly, most of which can be used without making the affected windows opaque. You can review the staff report, draft Bird-Friendly Design ordinance, and other attachments here: <https://cityofpaloalto.primegov.com/Portal/Meeting?meetingTemplateId=13744> (Agenda Item #2).

Regarding the Stream Corridor Protection Ordinance, staff is preparing for a community meeting in response to PTC direction for more community engagement. To avoid conflicts with the holiday season, and ensure ample opportunity for community input, the meeting will be held in late January. Staff will provide more information about the meeting as details are finalized. You will receive an email announcement about this community meeting, as you are included on the interested parties list for the project.

Please let me know if you have any questions or require further clarification.

Thank you,



Kelly Cha (she/her)
Senior Planner
Planning and Development Services
(650) 329-2155 | kelly.cha@cityofpaloalto.org
www.cityofpaloalto.org

From: Daniel Hansen <dhansen@mh-llp.com>

Sent: Thursday, October 31, 2024 3:25 PM

To: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar [REDACTED]; Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED]; James and Cathy Sun [REDACTED]; [REDACTED]

[REDACTED] Ben Ball <Ben.Ball@ChurchofJesusChrist.org>; Liza Edelman [REDACTED]

[REDACTED] DeAnna Hansen [REDACTED]; Michael Brand [REDACTED]; Planning Commission <Planning.Commission@cityofpaloalto.org>

Subject: RE: Proposed Changes to Stream Corridor Protection

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

Dear Ms. Cha and Mayor Stone,

We just learned that the city is trying **again** to force a creek ordinance through the Planning and Transportation Commission that impacts the value and security of our homes on Edgewood Drive **without residential input or community outreach**.

We understand that last night city staff recommended the PTC approve a new zoning ordinance (18.40.280) that would require properties within 300 feet of a creek have opaque windows and doors to be “bird friendly.” It appears the city (again) solicited the Audubon Society and Sierra Club in drafting this ordinance and is relying on their purported “expertise.” Obviously, these environmental groups have their own agenda and no concern for the residents’ financial interest or security. Meanwhile, the city staff kept the residents impacted by the ordinance in the dark. There was no outreach, not even a 5x7 card. This is particularly offensive because city staff knows that everyone on this email is an interested party on the similar “corridor” creek ordinance.

Requiring opaque windows of any amount along Edgewood Drive will materially degrade the security and value of our properties. We need to be able to see out of our homes. Two days ago, a homeless man from the creek encampment jumped our back fence and tried to steal a 5-gallon container of fuel. Fortunately, we saw him through our ***transparent*** windows and confronted him. He left the container and went down Edgewood where he was intercepted by Palo Alto Police. Like with the “corridor” creek ordinance, Edgewood Drive should be excluded from this ordinance due to our unique circumstances and location on the border of EPA, where there are no barriers to access the creek, no meaningful enforcement and ongoing criminal and pollutive activity.

Obstructing views from inside residential properties runs the risk of all kinds of unintended consequences, from not seeing dangerous animals or people to children drowning in swimming pools. We note the draft ordinance would exclude retail store fronts, but inexplicably not home fronts. Why not? Is retail space more valuable than homes? Also, the “trigger” events for the ordinance requirements would appear to include replacement of a single window or door of 25 square feet or more. Did the commission consider the incentive that creates for an environmental activist (or someone living in the creek) to break windows?

The city needs to explain why the burden of this ordinance applies only to urban properties within 300 feet of creeks, not to all of Palo Alto. Last time we checked, birds fly all over the city, including in parks, schools, neighborhoods and around (and likely into) large commercial buildings, including the city’s own building.

We request that city and PTC place the “bird-friendly” creek ordinance on hold until, like with the “corridor” creek ordinance, the impacted residents are engaged in meetings with city staff and commissioners, and homeowner input, along with the impact on security, trespass and pollution and alternatives, are considered.

Please confirm this will be done. Thank you.

Best regards,

Daniel Hansen

From: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>

Sent: Friday, October 18, 2024 1:24 PM

To: Daniel Hansen [REDACTED]; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar [REDACTED]; Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED]; James and Cathy Sun [REDACTED]; Ben Ball <[REDACTED]>; Liza Edelman [REDACTED]; DeAnna Hansen [REDACTED]; Michael Brand [REDACTED]

[REDACTED]
Subject: Re: Proposed Changes to Stream Corridor Protection

Dear Mr. Hanson,

Thank you for your email and comments on the Edgewood properties in relation to the ordinance update. I apologize for the delay in my response.

We acknowledge that the ordinance update lacked sufficient public outreach and community engagement. We are committed to improving this process and are currently planning further community engagement opportunities to provide more information on the project and receive additional feedback.

I have added your email address, as well as those cc'd in your email, to the project's interested parties list. Everyone on this list will receive announcements about future project updates, including information on the upcoming community engagement activities and hearing schedule.

To submit written comments to the Planning and Transportation Commission (PTC), please email Planning.Commission@CityofPaloAlto.org. All comments, even those not related to agendized items, will be forwarded to the entire Commission.

Please do not hesitate to contact me if you have any further questions.

Sincerely,



Kelly Cha (she/her)
Senior Planner
Planning and Development Services
(650) 329-2155 | kelly.cha@cityofpaloalto.org
www.cityofpaloalto.org

From: Daniel Hansen <dhansen@mh-llp.com>

Sent: Friday, October 18, 2024 12:43 PM

To: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar

[REDACTED] Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>;

Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer

[REDACTED] James and Cathy Sun [REDACTED]

[REDACTED]; Ben Ball <[REDACTED]>; Liza Edelman

[REDACTED] DeAnna Hansen [REDACTED] Michael Brand

Subject: RE: Proposed Changes to Stream Corridor Protection

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Dear Ms. Cha,

I did not receive a reply to my email below. Please confirm you received it and will add my name and those cc'd to the interested parties list.

Additionally, please identify where we submit our letters so that the PTC commissioners and staff will receive and consider them.

Best regards,

Daniel Hansen

From: Daniel Hansen

Sent: Wednesday, October 16, 2024 11:28 AM

To: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; greer.stone@cityofpaloalto.org; Lenin Melgar

[REDACTED] Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>;

Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer

[REDACTED] James and Cathy Sun [REDACTED]

[REDACTED] Ben Ball [REDACTED]; Liza Edelman

[REDACTED] DeAnna Hansen [REDACTED]; Michael Brand

[REDACTED]
Subject: RE: Proposed Changes to Stream Corridor Protection

Kelly,

Thanks. Yes, please add my email to the "interested" parties list along with the others copied on this email.

We are **utterly shocked** at the lack of outreach by the city on the proposed creek ordinance. We received a single 5x7 card a few days before the PTC meeting with no copy of the proposed ordinance and no advanced warning at the extensiveness of the changes or that the ordinance would materially and adversely affect the value of our property. It feels like the city is trying to ramrod this through.

Also surprising to see environmental groups, like the Sierra Club (who has no skin in this), apparently received advanced copies of the ordinance such that their views could be presented at the PTC meeting.

The properties along Edgewood Drive are unique in that on the other side of the creek is East Palo Alto, a city with no meaningful regulation and limited resources. As Mayor Stone can attest, we and our neighbors have been dealing with numerous encroachments and public nuisances to our properties due to encampments and other illegal activities from the EPA side, including trespass, human waste, garbage, stolen property and fires in the creek. The last thing we need, or will tolerate, is a one-sided "riparian" ordinance that prevents us from keeping fences up along our property boundaries or that creates a "free zone" on our property for encampments and trespass. There is a reason the PA fence code allows 10-foot fences on Edgewood. Edgewood properties should be excluded from the proposed ordinance until a similar ordinance and meaningful enforcement can occur on the EPA side.

In any event, we, along with our Edgewood neighbors, will be responding to the proposed ordinance and lack of transparency soon and expect our views, and those of our lawyers, to be thoughtfully considered.

Where exactly do we submit our letters so that the PTC commissioners will receive and consider them?
Thank you for your help.

Best regards,

Daniel Hansen

From: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>

Sent: Tuesday, October 15, 2024 8:20 AM

To: Daniel Hansen [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>;
Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>

Subject: Re: Proposed Changes to Stream Corridor Protection

To Daniel Hanson,

Thanks for your inquiry. You can access the agenda and staff report for the PTC hearing on October 9, 2024 from here: <https://cityofpaloalto.primegov.com/Portal/Meeting?meetingTemplateId=13737>. The agenda page linked here includes a recorded video of the hearing as well.

The PTC discussed the proposed update to the stream corridor protection ordinance, but they requested that staff return with a revised ordinance for their recommendation to the City Council. Staff will incorporate PTC and public feedback into the revised ordinance and present it in the near future. If you don't mind, I will add your email address to the project's interested parties list so you can receive updates, including future hearing schedule announcements.

Thanks,



Kelly Cha (she/her)

Senior Planner

Planning and Development Services

(650) 329-2155 | kelly.cha@cityofpaloalto.org

www.cityofpaloalto.org

From: Daniel Hansen [REDACTED]
Sent: Monday, October 14, 2024 4:48 PM
To: Planning Commission <Planning.Commission@cityofpaloalto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>
Subject: Proposed Changes to Stream Corridor Protection

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Hi,

We live on Edgewood Drive along the San Francisquito Creek and understand the Planning Commission is recommending changes to PA ordinance (18.40.140 - Stream Corridor Protection) or perhaps other recommendations relating to the creek.

Please send me a copy of those recommendations or let me know when and where they will be published. Thanks.

Best regards,

Daniel Hansen

This email has been scanned for spam and viruses. Click [here](#) to report this email as spam.

RE: Proposed Changes to Stream Corridor Protection

From Daniel Hansen [REDACTED]
Date Mon 1/6/2025 7:22 PM
To Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>
Cc Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis [REDACTED]; Lenin Melgar [REDACTED]; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer <keikowei@pacbell.net>; James and Cathy Sun [REDACTED]; [REDACTED] Ben Ball [REDACTED] Liza Edelman [REDACTED] DeAnna Hansen [REDACTED]; Michael Brand <[REDACTED]> [REDACTED] Planning Commission <Planning.Commission@cityofpaloalto.org>

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Dear Mr. Frick,

I see from Kelly Cha's autoreply that she is out of the office until Jan 21 and that we should contact you on this ordinance. Can you please respond to my email below? Thank you.

Best regards,

Daniel Hansen

From: Daniel Hansen
Sent: Monday, January 6, 2025 7:16 PM
To: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar <lmelgar@cityofepa.org>; Kevin Lewis <klewis@cityofepa.org>
Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED] James and Cathy Sun [REDACTED] Ben Ball [REDACTED] Liza Edelman [REDACTED] DeAnna Hansen [REDACTED] Michael Brand [REDACTED] Planning Commission <Planning.Commission@cityofpaloalto.org>
Subject: RE: Proposed Changes to Stream Corridor Protection

Dear Ms. Cha,

Happy New Year. Do you have a target date for when the City Council will consider adoption of the "Bird-friendly Ordinance"? Your message from November 4, 2024 (below) said "likely January/February 2025." Given it's January, we are looking for an update.

RE: Proposed Changes to Stream Corridor Protection

From Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>

Date Tue 1/7/2025 2:35 PM

To Daniel Hansen [REDACTED]

Cc Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis [REDACTED]; Lenin Melgar [REDACTED] Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED] James and Cathy Sun [REDACTED]
[REDACTED]
[REDACTED] Ben Ball [REDACTED] Liza Edelman
[REDACTED] DeAnna Hansen [REDACTED] Michael Brand [REDACTED]

Good afternoon Mr. Hansen,

Thank you for your inquiry. The City Council date for the bird friendly ordinance has not been finalized, but it will not occur this month. The item will most likely go to Council in March to allow time for additional analysis. Kelly Cha should be able to provide a tentative date in early February.

Note that I moved Councilmember Stone and the Planning Commission general email address to BCC.

Best,

Coleman



Coleman Frick
Long Range Planning Manager
Planning and Development Department
(650) 838-2821 | coleman.frick@cityofpaloalto.org
www.cityofpaloalto.org

Provide feedback on Planning Development and
Administration services

From: Daniel Hansen [REDACTED]

Sent: Monday, January 6, 2025 7:22 PM

To: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>

Cc: Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis [REDACTED] Lenin Melgar [REDACTED]; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED] James and Cathy Sun [REDACTED]

[REDACTED] Ben Ball

[REDACTED] Liza Edelman [REDACTED]

[REDACTED] DeAnna Hansen

[REDACTED] Michael Brand [REDACTED]

[REDACTED] Planning Commission <Planning.Commission@cityofpaloalto.org>

Subject: RE: Proposed Changes to Stream Corridor Protection

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Daniel Hansen

From: Daniel Hansen

Sent: Monday, January 6, 2025 7:16 PM

To: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar

[REDACTED] Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>;

Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer

[REDACTED] James and Cathy Sun [REDACTED]

[REDACTED] Ben Ball [REDACTED] Liza Edelman

[REDACTED] DeAnna Hansen [REDACTED]

[REDACTED] Michael Brand

[REDACTED] Planning Commission

<Planning.Commission@cityofpaloalto.org>

Subject: RE: Proposed Changes to Stream Corridor Protection

Dear Ms. Cha,

Happy New Year. Do you have a target date for when the City Council will consider adoption of the "Bird-friendly Ordinance"? Your message from November 4, 2024 (below) said "likely January/February 2025." Given it's January, we are looking for an update.

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Best regards,

Daniel Hansen

From: Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>

Sent: Monday, November 4, 2024 10:47 AM

To: Daniel Hansen [REDACTED] Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Lenin Melgar

[REDACTED] Kevin Lewis [REDACTED]

Cc: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>;

Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED] Keiko Meyer

[REDACTED] James and Cathy Sun [REDACTED]

[REDACTED] Ben Ball [REDACTED] Liza Edelman

[REDACTED] DeAnna Hansen [REDACTED]

[REDACTED]; Michael Brand

[REDACTED] Planning Commission

<Planning.Commission@cityofpaloalto.org>

Subject: Re: Proposed Changes to Stream Corridor Protection

RE: Proposed Changes to Stream Corridor Protection

From Daniel Hansen [REDACTED]
Date Tue 1/7/2025 5:21 PM
To Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Planning Commission <Planning.Commission@cityofpaloalto.org>
Cc Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis [REDACTED]; Lenin Melgar [REDACTED]; Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Armer, Jennifer <Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED]; Keiko Meyer [REDACTED]; James and Cathy Sun [REDACTED]; [REDACTED]; [REDACTED]; Ben Ball [REDACTED]; Liza Edelman [REDACTED]; DeAnna Hansen [REDACTED]; Michael Brand [REDACTED]

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

Dear Mr. Frick,

Thank you for the reply. As you reconsider the bird-friendly ordinance, please consider the following:

- Look closely at why Sunnyvale's PTC unanimously rejected the same ordinance for lack of scientific basis:

"On January 13, 2014, the Planning Commission considered the item at a noticed public hearing, and **voted unanimously to recommend that the City Council not pursue bird-safe guidelines or requirements until more scientific information is available about the real impact buildings in Sunnyvale have on bird populations.**"

<https://sunnyvaleca.legistar.com/LegislationDetail.aspx?ID=1638114&GUID=5CAC105A-E0AB-44C2-B97E-32F020282CFE&FullText=1>

There are **NO** scientific studies on birds in Palo Alto or in the bay area showing collisions are more likely with homes near waterways. The 300-foot buffer zone that the Audubon Society relies on originates from a 2017 Yale study of four birds, two from farmland and two from forests. Waterways are not even mentioned. Here is the study: <https://link.springer.com/article/10.1007/s10666-017-9575-1>

- Look closely at why San Francisco's bird-safe ordinance excludes residential homes less than 45 feet tall and with walls of less than 50% glass.
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-18643. Alameda's code likewise only applies to buildings over 35 feet high and with a wall of 50% or more glass and to the replacement of large glass panels. <https://alameda.legistar.com/LegislationDetail.aspx?ID=3756063&GUID=2E8203B6-7841-42FC-A8B8-552FA7D9D246&Options=&Search=&FullText=1>
- Finally, be sure to consider the environmental impact of homes having plastic decals and films over their windows. These decals and films are made of polyvinyl chloride or polyethylene

terephthalate, which are nasty chemicals to make and degrade into microplastics. These decals and films will sit on the outside of windows and have a relatively short life span and thus will shed plastics into the environment and landfill. Apart from the CEQA issues, the city should be looking for ways to reduce plastic consumption, not increase it.

We and the rest of the Edgewood Neighborhood Alliance (along with our lawyers from Rutan & Tucker) will be ready in March, assuming the proposed ordinance advances. Please keep us informed of timing and content.

Thank you,

Daniel Hansen

From: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>

Sent: Tuesday, January 7, 2025 2:35 PM

To: Daniel Hansen [REDACTED]

Cc: Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis [REDACTED] Lenin Melgar

[REDACTED] Cha, Kelly <Kelly.Cha@CityofPaloAlto.org>; Armer, Jennifer

<Jennifer.Armer@CityofPaloAlto.org>; Michael J. Meyer [REDACTED] Keiko Meyer

[REDACTED] James and Cathy Sun [REDACTED]

[REDACTED] Ben Ball [REDACTED] Liza Edelman

[REDACTED] DeAnna Hansen [REDACTED] Michael Brand

[REDACTED]
Subject: RE: Proposed Changes to Stream Corridor Protection

Good afternoon Mr. Hansen,

Thank you for your inquiry. The City Council date for the bird friendly ordinance has not been finalized, but it will not occur this month. The item will most likely go to Council in March to allow time for additional analysis. Kelly Cha should be able to provide a tentative date in early February.

Note that I moved Councilmember Stone and the Planning Commission general email address to BCC.

Best,

Coleman



Coleman Frick

Long Range Planning Manager

Planning and Development Department

(650) 838-2821 | coleman.frick@cityofpaloalto.org

www.cityofpaloalto.org

Provide feedback on Planning Development and
Administration services

From: Daniel Hansen [REDACTED]

Sent: Monday, January 6, 2025 7:22 PM

To: Frick, Coleman <Coleman.Frick@CityofPaloAlto.org>

Cc: Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Kevin Lewis <[REDACTED]> Lenin Melgar

support for The Academy

From Neir Eshel [REDACTED]

Date Wed 1/8/2025 5:12 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

I'm writing to express my support, as a parent of two young children who will soon enter the Palo Alto public schools, for the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service.

-Neir Eshel
[REDACTED]

Housing for Teachers Needed

From Erica Byrne [REDACTED]

Date Wed 1/8/2025 5:14 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Planning Commission,

Please approve the proposal to build new housing for Palo Alto teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of housing creates a hardship for teachers who wish to serve our community.

In addition, please expedite new high-density housing near Stanford University's Children's Hospital. There is plenty of space to build high-rise apartments in the Stanford Shopping Center empty parking lot, close to Stanford's Hospitals and across the street from the Vi Senior Housing Community. This would reduce excess traffic coming into the area every morning, and would provide more foot traffic for the Stanford Shopping Center.

Sincerely,
Erica Byrne
Stanford West
Palo Alto

Please approve The Academy @ 3265 El Camino Real

From Felipe Jornada <[REDACTED]>
Date Wed 1/8/2025 5:28 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto Planning Commission,

I am writing to ask you to please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real").

Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community. We should support them by building them an affordable place to live.

As a parent and a Palo Alto resident, I find passing such a project to be of the highest importance.

Thank you for your service.

Sincerely,
Felipe

—
Felipe H. da Jornada
Assistant Professor
Department of Materials Science and Engineering

131 Durand Building
Stanford, CA 94305
Stanford University
<https://jornada.stanford.edu/>

Pronouns: he/him/his

Please contact the group admin, Alice Jung [REDACTED] if you have urgent requests and I'm unavailable.

Palo Alto needs housing for teachers

From Deborah Cohler [REDACTED]

Date Wed 1/8/2025 5:36 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). This project will help Palo Alto recruit and retain top teachers, and so maintain our city's reputation for outstanding public schools.

Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live. Teachers teach best when they are not commuting 2-3 hours each way, when they are integrated into the community they serve, and when they can afford to remain in the profession.

Remember: teacher's living and working conditions are students' learning conditions.

Thank you for your service

--

Deb Cohler

Palo Alto resident

the 3265 ECR proposal for teacher housing

From Rob Schreiber [REDACTED]

Date Wed 1/8/2025 5:54 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>; Council, City
<city.council@cityofpaloalto.org>

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

Dear commissioners and councilors,

I support the project. It will be good for the teachers, good for the neighborhood to have them there, good for the tax base, good for the streetscape, good for the schools, the parents, the kids, good for the age and income distribution of the city, good for the Cal Ave merchants. Good for Palo Alto. A lot of good.

The 22/44 cars-to-apartments ratio is something worth trying. Teachers who need to have a car will be none the worse for this project going forward. And yes, there may be some additional cars parked on the neighborhood streets. Bad. But only a little bad. The good outweighs it.

With best regards,

Rob Schreiber

Housing for PAUSD teachers

From L H [REDACTED]
Date Wed 1/8/2025 6:44 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live. We have two young children and without their teachers, we would truly be at a loss. This is a priority for our community.

Thank you for your service.

Liem Chistol
Parent of PAUSD

The Academy @ 3265 El Camino Real

From Otis Chodosh [REDACTED]

Date Wed 1/8/2025 6:49 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

I am writing in strong support of the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is a major challenge for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service,
Otis Chodosh, College Terrace Resident

support for The Academy @ 3265 El Camino Real

From Hayden Kantor [REDACTED]

Date Wed 1/8/2025 7:12 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

Cc Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>

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

Dear Planning Commissioners,

I am writing to express my strong support for The Academy @ 3265 El Camino Real.

I am a Palo Alto resident and a parent of two children, the oldest of whom will become a PAUSD student this year. This project provides infill on a vacant lot, is located on transit that runs close to many schools, and provides housing for our teachers at a price they can afford.

I read in the newspaper that the owner of a neighboring lot objected to this project. That is utterly without basis, to my mind. If the owner wants to control the future of this lot, he should buy and develop it himself. Through that logic, no one would live near anyone else. This is a reasonable project that will enhance a blighted corridor and provide access for teachers who educate our community. This project is as close to a win-win-win as we can get.

When my children attend school or are sick at the hospital, the staff and administrators frequently lament the long commutes and how difficult it is to retain talented teachers and nurses. Staff turnover is a major challenge here due to housing costs. Making it so difficult to build housing harms Palo Alto and our local institutions. This project will eliminate long commutes, reducing emissions. As a teacher myself, I know that a long commute saps your energy and ultimately reduces involvement in the school. It isn't sustainable for the environment, the institution, or the teacher.

We also need the Planning and Transportation Commission to approve market-rate housing that will add to our tax base, provide customers for local businesses, add enrollment for our schools, and boost our community. The long development timeline and onerous hurdles amount to costly foot-dragging that is harming our community.

Please approve The Academy @ 3265 El Camino Real without further modification or delay!

Best,
Hayden Kantor
Palo Alto, CA

Housing for teachers please!!

From Jessica Beeli Schroeder [REDACTED]
Date Wed 1/8/2025 7:48 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ [3265 El Camino Real](#)"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live. This community so desperately needs to make itself more inclusive to young people, working class people. This is a great easy way to help people out.

Thank you for your service.

Thanks!

Housing for PAUSD teachers

From Clark Barrett [REDACTED]
Date Thu 1/9/2025 6:24 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service,

Clark Barrett
Palo Alto resident and parent

Support for The Academy @ 3265 El Camino Real

From Alison Law [REDACTED]

Date Thu 1/9/2025 8:14 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

I am writing in strong support of the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is a major challenge for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service,
Alison Law, College Terrace Resident

Please approve housing project for PAUSD teachers

From MaryAnne Kochenderfer [REDACTED]
Date Thu 1/9/2025 9:01 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Approving this project will make it easier for our district to attract and retain highly qualified teachers.

Students also benefit from teachers who live in and understand their communities.

Thank you for your service.

Mary Anne Kochenderfer
[REDACTED] Palo Alto, CA 94304

HOUSING FOR TEACHERS

From Be'eri Moalem [REDACTED]

Date Thu 1/9/2025 9:04 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

"Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service."

Housing for Teachers

From Bill Fitch [REDACTED]

Date Thu 1/9/2025 9:19 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live. Nothing is more important to Palo Alto than Education.

Bill Fitch
[REDACTED]

Please Approve The Academy @ 3265 El Camino Real

From Annie Twitty [REDACTED]

Date Thu 1/9/2025 11:05 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

I write in support of the proposal for The Academy @ 3265 El Camino Real. Palo Alto housing costs are far too high, and we need teachers who are able to live in our community!

Thank you,

Anne Twitty
Palo Alto Resident
[REDACTED]

Palo Alto, CA 94304

New teacher housing - FOR

From Nina Wouk [REDACTED]
Date Thu 1/9/2025 6:13 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

You don't often get email from nwouk@ix.netcom.com. [Learn why this is important](#)

Hi, Commissioners

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Nina Wouk

teacher housing

From Marian Scheuer Sofaer [REDACTED]
Date Fri 1/10/2025 8:44 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Teacher housing is an important priority for Palo Alto. Please support it.
-Marian Scheuer Sofaer

teacher housing

From Annette Isaacson [REDACTED]

Date Fri 1/10/2025 9:09 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Planning Commission,

As a retired PAUSD teacher, I support the 55-unit affordable teacher housing project at 3265 El Camino Real. I was lucky enough to be able to live and work in Palo Alto for the last 25 years of my teaching career. Most of the younger teachers I taught with could not afford to live in Palo Alto, some having to commute from Santa Cruz or San Jose every day.

If a teacher lives close to school, he/she has a very different attitude towards attending a student's sports game or religious event or staying after school to give extra help to a child. The students and parents really appreciate it if a teacher can show a personal interest in the students they teach. If the teacher lives far away, they can't really demonstrate their personal interest in the child. They have to keep their eye on the clock so they can leave school before traffic gets bad.

I hope you will support the affordable teacher housing project.

Sincerely,

Annette Isaacson

[REDACTED]

Palo Alto, CA 94301

Jan. 15 PTC meeting, action item 3

From LWV of Palo Alto [REDACTED]

Date Fri 1/10/2025 10:23 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

The League of Women Voters of Palo Alto urges the PTC to recommend approval of The Academy, a 100% affordable development for teachers. Our letter is below.

City of Palo Alto
Planning and Transportation Commission

January 10, 2025

Re: PTC Meeting January 15, 2025, 3265 ECR "The Academy"; Action Item 3

The League of Women Voters of Palo Alto in 2023 urged the City to work with the developer to approve an affordable housing development on 3265 El Camino Real ("The Academy") which would create 44 low- and moderate-income units for teachers in Palo Alto.

Responding to comments that the project rents would not be affordable to many teachers, the developer reworked the project to lower the income level to 70% AMI (down from 80%) and increased the number of units from 44 to 55. Our board believes it is an even better project now that teachers making 70% of AMI will be eligible.

Our comments are based on our League's local housing position which supports actions by the City that improve the diversity of housing opportunities for all economic levels, ages, and ethnicities and which ensure that all housing is open to everyone without discrimination, and on the state and national League policy [Meeting Basic Human Needs](#).

Our city suffers from an extreme shortage of housing available for low- and moderate-income households, as high land prices, construction costs, the absence of adequate and/or available public or private financing, and land use policies force developers to focus on luxury homes.

This private developer proposes to help alleviate the shortage of housing affordable to teachers by constructing studio and one-bedroom units in an area well-served by public transportation, bicycle routes, and retail. Significantly, without precedent for 100% below market units, no outright public subsidies are being requested (other than a relaxation of land use regulations). We urge the PTC to recommend approval of the revised application to Council.

The benefits of this project are many. Teachers' unions support this proposal. Local housing for teachers will eliminate hours-long commutes, help reduce greenhouse gas emissions and help restore the city's economic diversity. It will also improve the quality of life in our community by having our essential teachers live where they work.

Thank you for your consideration of the League's point of view.

Respectfully,
Karen Kalinsky and Lisa Ratner
Co-Presidents

League of Women Voters of Palo Alto

3921 E. Bayshore Road

Palo Alto, CA 94303

Phone: (650) 903-0600

Web: www.lwvpaloalto.org

Facebook: www.facebook.com/PaloAltoLeague/

Twitter: www.twitter.com/lwvpaloalto

Support for teacher housing

From Susan Setterholm [REDACTED]

Date Fri 1/10/2025 10:24 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Commissioners,

Please approve teacher housing in Palo Alto.

I'm a teacher in another area. I hear your schools are the best.

Please help your excellent teachers live in the community they serve.

Sincerely,

Susan Setterholm
San Francisco

Please approve proposal New Housing for Teachers

From Ruth Robertson [REDACTED]

Date Sat 1/11/2025 4:57 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

I am a 30 year resident of Palo Alto and raised two children here who attended PAUSD elementary, middle and high schools.

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service.

Ruth Robertson

support for PAUSD teacher housing

From Barb V [REDACTED]
Date Sat 1/11/2025 7:41 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service.

--

Barb Voss - [REDACTED]

Teacher housing project 3265 El Camino Real

From Ellen Smith [REDACTED]

Date Sat 1/11/2025 11:59 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

I strongly support this project as just one small step in increasing the supply of housing in Palo Alto. Please endorse this project!

Ellen Smith
[REDACTED]

support housing for PAUSD teachers

From Alistair Boettiger [REDACTED]
Date Sat 1/11/2025 2:18 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service,

Alistair
[REDACTED] Palo Alto, CA 94304

--
Alistair Boettiger
[REDACTED]

Support for The Academy @ 3265 El Camino Real

From Rowan Dorin [REDACTED]
Date Sat 1/11/2025 2:23 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>
Cc Neir Eshel [REDACTED]

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

Dear Members of the Palo Alto Planning and Transportation Commission ,
Although we can't attend the City Council meeting this upcoming Wednesday (since our two toddlers aren't amenable to early-evening outings), we wanted to express our support for The Academy @ 3265 El Camino Real. It would make a real difference in efforts to recruit and retain quality teachers for Palo Alto schools, which is something very important to us given our growing family. We hope you will approve this thoughtfully-designed and much-needed development.
With thanks for all that you do to keep our city vibrant,
Rowan Dorin & Neir Eshel
[REDACTED] Palo Alto 94304

Please support the teacher housing project

From Jean Pressey [REDACTED]

Date Sat 1/11/2025 4:03 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

We need more affordable housing, and this project has waited too long.
Please move it ahead. I already know someone who has applied for an apartment.

Sincerely,
Jean Pressey
[REDACTED]


Palo Alto

Agenda Item #3 - 3265 ECR Teacher Housing

From Palo Alto Forward [REDACTED]

Date Sat 1/11/2025 4:52 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

 1 attachment (112 KB)

3265 ECR Support Ltr (01.11.25).pdf;

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

Honorable Planning Commissioners,

Please find our attached letter of support for the housing project at 3265 El Camino Real, Item #3 on the January 15, 2025 agenda.

--

Amie Ashton
Executive Director
[Palo Alto Forward](#)
[REDACTED]



January 11, 2025

SUBJECT: Agenda Item #3 - 3265 El Camino Real Teacher Housing

Dear Chair Chang and Commissioners,

We write in strong support of the proposed 55-unit affordable housing development on a vacant lot at 3265 El Camino Real. The project has been under review for over two years as part of a Planned Home Zoning (PHZ) process. It is time to move this forward to Council with a recommendation for approval.

In addition to helping meet our Regional Housing Needs Allocation numbers, **construction of 55 affordable units for local teachers with ZERO public funding or subsidies is a win for our city**. Students benefit when their teachers live in the community and can dedicate their intellectual and emotional energy to teaching, without having to endure long and expensive commutes each day. Districts can attract and retain the best employees when affordable housing like this is available.

The project site is the perfect location for housing with its proximity to California Avenue retail and services, area transit and bikeways, and local schools. This type of housing directly helps our environment (with lowered vehicle miles traveled), economy (more residents to shop locally consistent with recommendation #10 from the City's Economic Development Strategy), and equity (housing at all income levels makes for a stronger community where people thrive).

We also fully support the necessary zoning and design deviations being requested by the project - especially given its location near major transit stops, Caltrain, local schools, services, and retail.

Please move the project forward and allow our city to demonstrate its commitment to creating housing (especially affordable housing for our teachers) a priority.

Thank you,

Amie Ashton

Executive Director, and on behalf of the Board of Palo Alto Forward

Support for Teacher Housing

From Hillary Thagard [REDACTED]

Date Sun 1/12/2025 8:15 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Planning & Transportation Commission Members,

I am writing to support the proposed 55-unit affordable housing development for teachers on the vacant lot at 3265 El Camino Real.

Our city of Palo Alto has a well-documented shortage of housing for those who serve the city's residents.

It is important that people who serve our community are able to live in our community. Approving a 100% affordable housing development for Palo Alto teachers is a step in the right direction.

I visited the proposed site today and believe this is an excellent chance to build affordable housing ideally situated near transit, local retail and services, and schools.

I look forward to the commission's approval of this deserving project.

Thank you,
Hillary Thagard
Palo Alto resident

Support for Teacher Housing

From Tim Persyn [REDACTED]
Date Sun 1/12/2025 8:20 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>
Cc Angie Evans, Palo Alto Forward [REDACTED]

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

Dear Planning & Transportation Commission Members,

I write to support the proposed 55-unit affordable housing development for teachers on the vacant lot at 3265 El Camino Real.

It is said by some that those who serve our community deserve to live in our community, and there is no group more deserving of that opportunity than our local teachers.

Our city of Palo Alto has a well-documented shortage of housing for those who serve the city's residents. Approval of this project will be another important step toward building a welcoming community that is able to include everyone.

I visited the proposed site today and believe this is an excellent chance to build affordable housing ideally situated near transit, local retail and services, and schools.

I look forward to the commission's approval of this deserving project.

Thank you,

Tim Persyn

Palo Alto resident

help for teachers

From Millie Das [REDACTED]

Date Sun 1/12/2025 9:46 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear Palo Alto planning commission,

Please approve the proposal to build new housing for PAUSD teachers ("The Academy @ 3265 El Camino Real"). Palo Alto's high cost of living is one of the biggest challenges for teachers who come to serve our community, and we should support them by building them an affordable place to live.

Thank you for your service.

Best,
Millie Das

PTC discussion of the 3265 ECR teacher housing project 1/15

From [REDACTED]
Date Sun 1/12/2025 11:36 AM
To Planning Commission <Planning.Commission@cityofpaloalto.org>; Council, City <city.council@cityofpaloalto.org>
Cc Sauls, Garrett <Garrett.Sauls@CityofPaloAlto.org>; Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>

 1 attachment (13 KB)

Time and Direct Costs of Commuting.xlsx;

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

Dear Commissioners and staff,

I write in support of the staff recommendation to approve this application and move it to council.

I look forward to hearing your comments.

As the staff report lays out, staff and the applicant have worked to revise the original proposal to increase affordability levels at your request.

They have done so while maintaining financial viability by adding units and reducing rent thresholds.

I want to discuss the time and money savings and associated environmental and other benefits if reducing commute times.

Former Supervisor Simitian, former mayor Kniss, I and others had several listening meetings with teachers before the pandemic and heard their

stories and pleas to be able to live closer to their jobs. they were losing family time and also time to spend with students and parents as a result of the long

commutes necessitated by high housing costs, costs that have only increased since then.

To illustrate potential time and money savings from reducing commute time, I created a file in late 2023, which I have attached.

It shows illustrative time and money savings from various commutes based on data at that time. I will update the file for the council meeting.

The savings to residents now able to live in this project can be very substantial.

Some teachers and staff commute by public transit, not by car. I did not calculate time and fare cost savings but it could be done if needed.

In addition and relevant to meeting our and the regional environmental goals is the reduction in car travel and the related pollution, energy use and GHG emissions.

This project and projects like this bring benefits to the community as well as to those now able to live closer to their jobs.

I created this file to show a rough estimate of time and money savings from avoiding a long commute that can allow people to pay extra in rent and still come out better off financially
My example is relevant to the teacher housing project but also to infill housing generally on the peninsula that allow some people to avoid long commutes

My example is for a 50 Mile Commute Taking an Hour Each Way
Note that actual travel times for 50 mile commutes are usually longer at peak hours

| | |
|---|---|
| Commute Costs | |
| Miles each way | 50 |
| Time each way (minutes) | 60 |
| IRS Mileage Allowance | 0.655 |
| estimate of total costs per mile (\$) | https://www.irs.gov/newsroom/irs-issues-standard-mileage-rates-for-2023-business-use-increases-3-cents-per-mile#:~:text=Beginning%20on%20January%201%2C%202023,the%20second%20half%20of%202022 |
| 65.5 c is probably low for Bay Area as our gas prices are far above the national average | |
| Gasoline cost (\$per gallon) | 5 |
| Miles per gallon | 20 |
| Tolls per day (\$) | 7 |
| Commute days per month | 17 |
| Most months have 21 or 22 weekdays and I used 17 days as a rough estimate to account for holidays and personal time | |
| IRS estimate of driving costs per month | \$1,113.50 |
| Gasoline costs per month | \$425 |
| Toll costs per month | \$119 |

travel time in minutes today to Palo Alto starting today Sept 18 at with no accidents showing
today (Sept 19) at 6:30 the time from Gilroy was 97 minutes as there was an accident on Hwy 101

| Example trips | Miles | 6:30am | 7:00 AM |
|----------------|-------|--------|---------|
| Walnut Creek | 50 | 79 | 88 |
| Gilroy | 50 | 77 | 81 |
| San Ramon | 40 | 67 | 75 |
| South San Jose | 32 | 45 | 53 |
| Livermore | 40 | 71 | 93 |
| Tracy | 64 | 110 | |
| Hollister | 64 | 105 | |
| Antioch | 70 | 132 | |

Time Costs

Many workers are willing to trade money for less commuting

for example

<https://www.businessinsider.com/us-remote-workers-would-take-pay-cut-to-keep-wfh-2023-5>
<https://www.businessnewsdaily.com/15004-survey-toll-of-commute.html>
<https://www.fool.com/the-ascent/banks/articles/cheaper-home-or-shorter-commute-heres-how-to-decide>

Part of this is saving on car costs as described above
and part is valuing the time saved that can be used for personal or family time

Some sources (like the last link above) say to use 100% of the wage rate for the value of travel time saved

The U.S. and CA departments of transportation use 100% for business travel and 50% for personal travel
I used 50% and used a wage/salary rate of \$40/hour roughly equivalent to \$80,000 a year
So that equals \$20 an hour of time saved

<https://www.transportation.gov/sites/dot.gov/files/docs/USDOT%20VOT%20Guidance%202014.pdf>
page 15
<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/data-analytics-services/transportation-economics/cal-bc/2022-cal-bc/guides/cal-bc-81-parameter-guide-v1-a11y.pdf>

| | |
|----------------------------------|-------|
| Hourly wage | 40 |
| % counted as value of time saved | 0.5 |
| Commute hours | 2 |
| Commute days | 17 |
| Value of time saved per month | \$680 |

So if you save 2 hours a day for 17 days a month this comes to \$680 a month

Adding commute cost savings and time value savings results in substantial savings to an individual who no longer needs to commute 50 miles a day each way

Please support the teacher housing project

From hglann@gmail.com [REDACTED]
Date Mon 1/13/2025 7:21 PM
To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Dear PTC: I urge you to support the Teacher Housing Project that you will be evaluating on Wednesday. Many of our teachers commute long distances to work in Palo Alto which costs them time and money, plus contributes to pollution in the Bay Area. Supporting this project shows that we affirmatively support the teachers in our community and benefits both teachers and students, as well as helping us meet our S/CAP goals.

Thank you!

Hilary Glann

A Palo Alto resident supports teacher housing

From Baq Haidri [REDACTED]

Date Mon 1/13/2025 9:10 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Hello Planning Commission,

I'm a 10 year Palo Alto resident and homeowner and I'm strongly pro-growth and support affordable housing for teachers and other civil workers in our town. Please consider this email my vote of support for the housing project at 3265 El Camino Real.

Thanks,
Baq Haidri

Support for project at 3265 El Camino Real

From Alexandra Konings [REDACTED]

Date Tue 1/14/2025 1:31 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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Dear Palo Alto Planning Commission,

As a Palo Alto (College Terrace) resident, I am writing to urge you to approve the proposal to build new housing from The Academy @ 3265 El Camino Real. The fact that this project would prioritize teachers is an enormous benefit. One of the things that makes Palo Alto great is its exceptional public schools. This great feature is in peril because of the high cost of living in Palo Alto, which teachers simply cannot afford. Palo Alto will not be able to retain or attract the exceptional teachers that are necessary for high quality schools if teachers cannot afford reasonable commute - right now, teachers have commutes as much as 3 hours long. Even if a few individuals could be convinced to do this, it surely does not help their ability to be good teachers or to help our students if they have to worry about their commute and cost of living so much! We need more housing that is affordable to teachers ASAP.

There are lots of other major advantages to this project - it would be great to fill this empty and unused lot, and, because it is so close to Cal Ave, it would be a boon to the businesses there to have more customers living nearby (given that much of their normal office employee traffic has been removed by the rise of remote work since COVID). The location is an easy bike ride or bus ride away from many local businesses and from many local schools, so traffic impacts should be smaller than those of other housing projects, and teachers that don't have to commute so far will emit far less pollution. The amount of unused space in the area suggests that rezoning one lot to residential use would still leave plenty of space for commercial development in the area. Please support this project.

All the best,
Alexandra Konings

Please support the teacher housing project at 3265 El Camino Real

From Pat Kinney [REDACTED]

Date Tue 1/14/2025 1:51 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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I regret that I cannot attend your meeting and speak to this, but I think that is very important that we reduce people's commutes, and especially those of our teachers who spend time before and after school helping our children.

Patricia Kinney
[REDACTED]

Palo Alto

Support for affordable teacher housing project at 3265 El Camino Real

From Sven Thesen [REDACTED]

Date Tue 1/14/2025 2:24 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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Sven Thesen, at 314 Stanford Ave, not far from 3265 El Camino Real Palo Alto writing in support of the proposed affordable teacher housing project for that address..

We need more housing - lets keep our teachers local plus reduce sprawl and traffic congestion.

thanks

Sven

--

Sven Thesen, [REDACTED]

EV Consultant & Founder, ProjectGreenHome.org and BeniSolSolar.com; Wonder Junkie

[How California Is Keeping Electric Vehicles Out Of Reach For Apartment-Dwellers](#)

Support 3265 El Camino

From Linnea WICKSTROM [REDACTED]

Date Tue 1/14/2025 5:18 PM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Members of the Planning and Transportation Council,

I urge you to lend you full support to the plan for teacher housing at 3265 El Camino.

We all know that housing is in extremely short supply here in Palo Alto and that we need to expand all housing options. Projects to allow teachers who work in our schools to live in the community are vital to our schools and our community.

Say YES to 3265 El Camino.

Thank you,
Linnea Wickstrom
Monroe Drive
Palo Alto

Item #3, 3255 El Camino Real

From Rob Nielsen [REDACTED]

Date Wed 1/15/2025 11:25 AM

To Planning Commission <Planning.Commission@cityofpaloalto.org>

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

Chair Chang and other PTC Commissioners:

My name is Rob Nielsen, and I am a resident of Palo Alto.

I am writing you in support of the staff recommendation to approve the project at 3255 El Camino Real, Item #3 on tonight's agenda, for the benefits it brings to Palo Alto. First and foremost, it will provide affordable units for 55 teachers who work in our schools, and thus help maintain these schools' well-deserved reputation. On top of that, the applicant has taken considerable steps to meet objections about affordability raised at the last PTC meeting, and even increased the number of affordable units from 40 to 55 as a result.

Secondly, the height and scale are appropriate for this location, given the several nearby projects in progress at the 80-foot height range.

Finally, as a project on El Camino Real and near the California Ave. Caltrain station, this project comes with a higher than normal set of transit benefits. In particular, I would like to point out the VTA bus service on its 522 and 22 routes. With daytime headways of 12–20 minutes, and a composite headway of under 10 minutes, this is likely the only bus in the system you can catch with having to check the schedule before heading out the door. Locating projects on ECR will thus make better use of this service and our sales taxes that support it.

Please approve this project as is and pass it along for consideration to the City Council.