

From: [Shaw Tachavirat](#)
To: [Sauls, Garrett](#)
Subject: 3265 El Camino Real
Date: Wednesday, April 10, 2024 3:09:06 PM

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Dear Mr. Sauls,

I am writing on behalf of Cambert Holdco LLC and my business partners, Lykieng Tachavirat and Sam Tachavirat. Cambert Holdco LLC owns the commercial property in Palo Alto at 3295 El Camino Real, operated by Indo Restaurant.

We have become aware of the rezoning proposed by our recent neighbor, Half Dome Capital LLC, to potentially develop 44 apartment units at 3265 El Camino Real, the 7,500 sf parcel to our southwest, at more than 5.8 times the allowed density.

We are opposed to this project as proposed. With zero setback from two of our parcels, Half Dome's current design would be impossible to construct or maintain without entering our land or requiring an easement which we will not grant. Therefore, we ask that the plans be revised accordingly. We also note that we have not reviewed the proposed plans in detail and may have further future comments should this project move forward.

More generally, we ask that the City consider honoring the Minimum Open Space and Maximum Site Coverage requirements to the extent possible, as we believe ignoring these important features is not the answer to increasing housing supply.

Respectfully submitted,
Shaw Tachavirat, Manager
Cambert Holdco LLC

September 8th, 2023

Dear Honorable Mayor Kou and councilmembers,

The League of Women Voters of Palo Alto strongly recommends that the City encourage the applicant's proposal to develop 100% rent-restricted housing for teachers at 3265 El Camino Real.

Our comments are based on our League's local housing position which supports actions by the City of Palo Alto 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 state and national League policies:

- [Housing and Homelessness](#)
- [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 that 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 and near bicycle routes. 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 City to act so that this project remains economically feasible.

The benefits of encouraging 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,

Nancy Shephard and Judy Kleinberg
Co-Presidents, League of Women Voters of Palo Alto

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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

SUBJECT: PAUSD Housing Proposal at 3265 El Camino Real

Dear Honorable Mayor Kou and Council Members:

We write in support of the project at 3265 El Camino Real that is prioritized for union member employees of the Palo Alto Unified School District (PAUSD). We, Jennifer DiBrienza and Jesse Lodomirak, serve as the President and Vice President of the PAUSD Board of Education, respectively.

We speak as Palo Alto residents who strongly support this new housing development. Mr. Matlof worked directly with PAUSD's bargaining units throughout the process. I trust our union leadership when they tell us these units are desired by their membership and can be filled at the designated rents.

Our entire school district benefits when we reduce stress on our staff. Living closer to our schools will help educators support PAUSD students in a variety of ways. More significantly, it will improve their quality of life by reducing their commutes and giving them more time with their families.

This generous project is an outstanding opportunity to make a small dent in the thousands of housing units Palo Alto must add. It is housing for some of the hardest workers in Palo Alto, near transit, jobs, and services - which will reduce cars on the road and greenhouse gas emissions. It's a win for all of us. Please fast track this and make it happen!

With Regards,

Jennifer DiBrienza
Jesse Lodomirak

Subject: Affordable Housing Project for PAEA Members at 3265 El Camino Real

Dear Mayor Kou and Council Members,

The Palo Alto Educators Association (PAEA) would like to express our strong support for the affordable housing project located at 3265 El Camino Real, which will prioritize vacancies for members of the PAUSD employee unions (PAEA and CSEA). Educator housing has been something I have been passionate about since I moved to California to work at for the school district 23 years ago and I could not afford to live close. The PAEA has partnered with Mr. Matlof and Half Dome Capital on this project, and we are so excited about the potential housing that it will bring to our members.

Our Executive Board has heard from many of our 850 teachers about the need for affordable housing in this area. The vast majority of our teachers **cannot** live in the community we serve. As median income earners, we earn too much to qualify for low-income housing, but not enough to afford market-rate rents, let alone payments on a purchase. Even with newly constructed apartment complexes adding to the housing supply in the area, typical rent can exceed half of the monthly take-home salary of an experienced teacher.

Palo Alto is known for its excellent schools and education, but the fear is that we are going to lose great teachers and struggle to recruit new ones because teachers can't afford to live in this area. We have teachers who commute from Gilroy, Morgan Hill, Aptos, and Dublin (to name just a few places). This long commute takes a toll on our teachers' quality of life and decreases the value of their salaries. It also adds to traffic and pollution problems in the county.

When teachers live in or near their school communities, students also benefit. We want to be part of the community we teach in. We want to organize or attend after-school events and support and encourage our students. When a teacher has a commute that can exceed an hour each way, such participation in the life of a school community is much more difficult.

The Palo Alto Educators Association strongly supports this teacher housing project, and we urge your approval.

Sincerely,

Teri Baldwin

Teri Baldwin, President
Palo Alto Educators Association



September 10, 2023

SUBJECT: Agenda Item #2 - 3265 El Camino Real, Palo Alto

Dear Mayor Kou and Honorable Council Members,

We write in strong support of the proposed 44-unit affordable housing development on a vacant lot at 3265 El Camino Real, including the reasonable exceptions to the Zoning Ordinance and design standards being requested through the Planned Home Zoning (PHZ) process.

In addition to helping meet our Regional Housing Needs Allocation numbers, **construction of 44 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 reasonable zoning and design deviations being requested by the project as part of this PHZ process. Consistent with the City's Economic Development Strategy, the City is over-retailed already and more retail at this location does not make sense at the site. The parking that will be provided is adequate to meet the project needs given its location near major transit stops, Caltrain, local schools, services, and retail.

Please allow for this project to move forward and allow our city to demonstrate our commitment to creating housing (and especially affordable housing for our teachers) a priority. As recommended in the Santa Clara County Grand Jury Report on Housing from December 16, 2021, we urge you to expedite the review process for housing projects that include Below Market Rate units (Recommendations 9a, 9b, 10a, 14) - such as the proposed project.

Sincerely,

Palo Alto Forward

**The Academy
Affordable Housing Project for CSEA Members
3265 El Camino Real**

December 11th, 2023

Mayor Kou and Distinguished Members of the City Council,

My name is Meb Steiner and I am the President of the California School Employees Association, Palo Alto Chapter #301, a 20-year employee of the Palo Alto Unified School District (PAUSD), and a 50+ year resident of Palo Alto. I am writing to you in support of the proposed affordable housing project prioritized for PAUSD employee union members that is located at 3265 El Camino Real.

I support this proposal because the ***need for affordable housing close to work is real***. We all understand this. I was proud to be part of the phenomenal public/non-profit/private partnership that created the successful multi-district employee housing project at 231 Grant Avenue. I want to congratulate Mr. Matlof and Half Dome Capital for recognizing the need and bringing forward this standalone, for-profit affordable housing project proposal for members of our school district employees.

CSEA represents all staff at our school districts ***other than*** our teachers and administrators. Classified employees and their roles are critical to the District's mission and vital to supporting our students. Often times, our members work multiple jobs and many commute from long distances. The opportunity to find affordable housing proximate to their PAUSD jobs would be a huge benefit.

I would ask you to please support this affordable housing project proposal. Please contact me with any questions or for further information.

Respectfully,

Meb

Meb Steiner

President

California School Employees Association, Palo Alto Chapter #301

mpvsteiner@yahoo.com