

**From:** [Thomas Agramonte](#)  
**To:** [Council, City](#)  
**Subject:** Agenda Item #8 March 4th meeting  
**Date:** Sunday, March 3, 2024 11:01:48 PM

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Hello Palo Alto City Council,

On behalf of the Agramonte Family, a four-generation Palo Alto family and landowners of 2951 El Camino Real (ECR) and 470 Olive Avenue. We are writing regarding Agenda Item 8 of the March 4th City Council Meeting. We ask the City Council to extend the Housing Focus Area to the East Side of ECR and to collaboratively work with landowners, developers, the planning department and the community to find a balance for the City of Palo Alto that respects the desperate need for housing by making guidelines that support economically viable multifamily residential development. I am 30 years old and grew up in this community playing sports and I do not have a single friend or teammate that still lives here. We need more housing to allow to the people who work in this community, grow up in this community, provide for this community a place to live in this community.

Below are points we would like to convey to the City Council and ask that you make decisions for the betterment of our community.

1. We request the City of Palo Alto implement a Housing Focus Area on the East side of El Camino to promote high-density multifamily development, which would include 2905 El Camino, 2951 El Camino, 2999 El Camio, and 470 Olive (the "Project"). Implementing this Focus Area supports the City of Palo Alto's Housing Element objectives, including high-density multifamily housing located along transit corridors, within ½ mile of Caltrain, and on underutilized sites.
2. We request the City mirror the East Side Focus Area's zoning standards, including a maximum height of 85' and Floor Area Ratio of 4.0. However, a 35' height transition zone must be no greater than 75'. A transition zone of greater than 75' would render this and other projects unfeasible. Of note, Palo Alto City Planning Staff and expert consultants supported a 75' transition zone for the Housing Focus Areas, due to similar feasibility concerns.
3. The proposed Project would provide affordable housing units at 50% of AMI, allowing local teachers, first responders and city staff who serve in the community, to live in community.
4. We strongly recommend the City of Palo Alto implement a Housing Focus Area for the East side of El Camino, including this Project, in support of the Housing Element objectives to create over 6000 new housing units by 2031.

Thank you!

Best,

Thomas Agramonte

**From:** [Kristi Bascom](#)  
**To:** [Clerk, City](#); [Council, City](#)  
**Cc:** [a\\_m\\_mason@yahoo.com](mailto:a_m_mason@yahoo.com); [Sharlene Carlson](#); [Julie Baskind](#)  
**Subject:** Request/comment on Agenda Item #8, PACC mtg on 3/14/2024  
**Date:** Sunday, March 3, 2024 7:57:44 PM  
**Attachments:** [image001.png](#)  
[PAR Proposed Amendments to PAMC Section 18.16.040.b.docx](#)  
[PAR Proposed Amendments to PAMC Sec 18.16.060 Dev Stds.docx](#)

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Honorable City Councilmembers,

This correspondence is related to Agenda Item #8 on the 3/4/2024 City Council agenda and is provided on behalf of the Palo Alto Redwoods Homeowner's Association. PAR is requesting that the City Council direct Staff to consider the zoning amendments suggested by PAR, and supported by the City Council at the November 13, 2023 meeting, during the upcoming fiscal year.

At the City Council meeting on November 13, 2023, the City Council unanimously supported a request from PAR to consider specific amendments to the City's Zoning Ordinance, and directed Staff to review the amendments that PAR proposed. The proposed amendments were written to ensure that higher density housing constructed on properties zoned for commercial uses are buffered from impacts created by commercial neighbors such as noise, reduction in access to daylight, and impacts to privacy. These are the protections that are provided to residentially-zoned properties throughout the City. In a letter to the City Council dated November 7, 2023, I outlined PAR's request and provided the specific text amendments proposed for PAMC Sections 18.16.040(b) and 18.16.060 (attached to this email for reference).

Earlier this month, we inquired of the Planning Director when PAR's proposed amendments were going to be reviewed by Staff and moved forward for consideration, as supported by the City Council. Mr. Lait responded that "Based on available long range planning staff resources and competing Council priorities, I do not anticipate this item being recommended for the upcoming year." Mr. Lait suggested that if PAR would like to see the proposed amendments completed in the next fiscal year, that we should ask the City Council to direct this be included in the FY 24-25 Planning and Development Department work plan.

PAR's proposed zoning ordinance amendments are minor in nature, are already drafted, and can simply be included in one of the Zoning Ordinance amendments already identified as a Council priority to be undertaken in the next fiscal year. PAR isn't asking for a separate, additional Council priority to be identified or a special action to be taken. We hope that this can be simple and straightforward and folded into another housing-related amendment being processed by the Planning Department. PAR is asking for the Council's support to direct that this be done.

We are happy to discuss PAR's request further or provide any additional explanation as to why this is important. I plan to attend the City Council meeting and make this request during public comment on this agenda item. As always, PAR greatly appreciates the Council's ongoing support and consideration.

Kind regards,  
Kristi Bascom

On behalf of the PAR HOA  
Board Members Julie Baskind, Anne Mason, and Sharlene Carlson



Kristi Bascom, AICP  
Urban Planner  
Shute, Mihaly & Weinberger LLP  
396 Hayes Street  
San Francisco, CA 94102-4421  
office: 415/552-7272 x 202 | direct: 925/872-6327  
[www.smwlaw.com](http://www.smwlaw.com) | A San Francisco Green Business

**From:** [Palo Alto Forward](#)  
**To:** [Council, City](#)  
**Subject:** Council Priorities - Agenda Item #8 on 3/4  
**Date:** Sunday, March 3, 2024 6:32:48 PM  
**Attachments:** [Housing Priorities Support Ltr \(03.03.24\).pdf](#)

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Please find our letter to Council (related to agenda item #8 on the 3/4) attached.

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Amie Ashton  
Executive Director, Palo Alto Forward  
650-793-1585



March 3, 2024

**SUBJECT: Agenda Item #8 - Council Priorities, El Camino Housing Focus Area**

Honorable Mayor Stone and City Council,

Thank you for prioritizing policies that will result in additional housing units being built in Palo Alto. In particular, **expansion of the Housing Focus Area on El Camino Real could prove critically powerful in moving housing projects forward.** We know the regulations being considered will lead to economically viable projects in areas near jobs, transit, schools, and local retail. Many of the projects submitted under Builder's Remedy provisions (we are now at 2,000+ units) have heights and floor area ratios (FARs) that are close to those being considered as part of the Housing Focus Area; thus, proving economic viability.

With regard to the Housing Focus Area regulations, **we urge you to also adopt the 3-story height transition zone of 75 feet (as a maximum) from R-1 neighborhoods, as originally recommended by the Planning Department.** The 100-foot transition zone being contemplated (the equivalent of two single-family lots) is incredibly onerous given the generally limited width of many lots facing El Camino Real. If the goal of the El Camino Housing Focus Area is to build housing, then we need to remove barriers to construction and adopt the 75-foot setback, as originally recommended by the Planning Department.

In support of other priorities being considered, housing can be a solution and help make them happen. From meeting our climate goals to prioritizing park and infrastructure improvements to securing the economic future of our fragile local retail centers. **Housing near transit, jobs, and services can help us meet our goals with reduced vehicle miles traveled (VMT); millions of dollars for parks, roads, and utility upgrades; and thousands of new customers.**

Please move forward as quickly as possible with the Housing Focus Area expansion. Allow our city to demonstrate its commitment to facilitating housing in advance of the 3rd draft of the Housing Element being submitted to the State Department of Housing and Community Development.

Sincerely,

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

**From:** [Kathleen Curran](#)  
**To:** [Council, City](#)  
**Subject:** Allocation of Grant to AbilityPath  
**Date:** Friday, March 1, 2024 7:02:10 PM

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Dear Honorable Mayor, Vice Mayor, and Council Members,  
I am writing to express wholehearted support for a grant to AbilityPath from the City of Palo Alto to offer programs and services for people with developmental disabilities and the Palo Alto community at large on the ground level of **Mitchell Park Place**, an exciting project to provide much-needed inclusive programs to our community. As we collectively strive for progress, this initiative stands out as a testament to your commitment to uplifting the lives of community members of all abilities. The services offered by **AbilityPath** within Mitchell Park Place are all transformative. Here's why they matter:

1. **Exercise, Mindfulness, and Wellness Programs:**
  - Nurturing physical and mental well-being, these programs empower participants to lead healthier lives.
2. **Career Development Services:**
  - Equipping individuals with skills, confidence, and opportunities to thrive in the workforce.
3. **Independent Living Skills Services:**
  - Empowering individuals with the practical skills needed for independent living. From daily routines to self-advocacy, these services foster autonomy and confidence.
4. **Education Initiatives:**
  - Lifelong learning is essential. These initiatives foster growth, curiosity, and a sense of achievement.
5. **Financial Literacy Workshops:**
  - Empowering financial independence and responsible decision-making.
6. **Art Classes and Music Classes:**
  - Creative expression knows no bounds. These classes unlock hidden talents, provide joy, and help individuals communicate their thoughts and feelings.
7. **Computer Training:**
  - Digital literacy opens doors to communication, education, and independence.
8. **Services for Stroke and Brain Injury Clients:**
  - Compassionate care for those navigating unique

challenges.

9. **Office Space for Social Services:**

- A hub where individuals can access vital resources, connect with others, and receive personalized support.

By supporting AbilityPath's work at Mitchell Park Place, you are investing in a future where everyone has a seat at the table. Our community thrives when we embrace diversity, celebrate abilities, and create spaces that uplift everyone.

Thank you for championing this cause. Together, we will build a stronger, more inclusive Palo Alto.

Sincerely,

Kathleen (Cassy) Curran  
185 Union Avenue #53  
Campbell, CA 95008

Kathleen (Cassy) Curran  
(she/her/hers) [Learn more about pronouns.](#)  
Case Manager  
Cell: 650-509-2455 | Office: 650-259-0157  
350 Twin Dolphin Dr., Suite 123, Redwood Shores, CA 94065  
[abilitypath.org](http://abilitypath.org)



*Via Services is now affiliated with AbilityPath, thriving together to provide a lifetime of opportunities for individuals with developmental disabilities. Learn more at [abilitypath.org/affiliationFAQ](http://abilitypath.org/affiliationFAQ).*



**From:** [Nancy Parker](#)  
**To:** [Council, City](#)  
**Subject:** Grant Proposal to AbilityPath  
**Date:** Thursday, February 29, 2024 7:17:22 PM

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February 29, 2024

Dear Honorable Mayor, Vice Mayor, and Council Members,

I am writing to express wholehearted support for a grant to AbilityPath from the City of Palo Alto to offer programs and services for people with developmental disabilities and the Palo Alto community at large on the ground level of **Mitchell Park Place**, an exciting project to provide much-needed inclusive programs to our community. As we collectively strive for progress, this initiative stands out as a testament to your commitment to uplifting the lives of community members of all abilities.

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Thank you for championing this cause. Together, we will build a stronger, more inclusive Palo Alto.

Sincerely,  
Nancy Cutter Parker  
Former Board President of Abilities United

**From:** [Ellen Turbow](#)  
**To:** [Council, City](#)  
**Subject:** AbilityPath  
**Date:** Thursday, February 29, 2024 2:32:17 PM

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Dear Honorable Mayor, Vice Mayor, and Council Members,  
I am writing to express wholehearted support for a grant to AbilityPath from the City of Palo Alto to offer programs and services for people with developmental disabilities and the Palo Alto community at large on the ground level of **Mitchell Park Place**, an exciting project to provide much-needed inclusive programs to our community. As we collectively strive for progress, this initiative stands out as a testament to your commitment to uplifting the lives of community members of all abilities.

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By supporting AbilityPath's work at Mitchell Park Place, you are investing in a future where everyone has a seat at the table. Our community thrives when we embrace diversity, celebrate abilities, and create spaces that uplift everyone.

Thank you for championing this cause. Together, we will build a stronger, more inclusive Palo Alto.

Sincerely,

Ellen Turbow

1870 Hamilton Ave., Palo Alto 94303

P.S. Although this letter is a boilerplate, I want you to know that I have personally experienced the important contribution that this organization continues to provide to our community,

**From:** [Per Maresca](#)  
**To:** [Council, City](#)  
**Subject:** AbilityPath Grant Proposal  
**Date:** Wednesday, February 28, 2024 4:50:44 PM

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Dear City Council Members,

I hope that you will do all you can to support the grant proposal to help AbilityPath build offices at Mitchell Park Place.

That place would be so valuable for ID/DD people like me to access services, even if we are not residents.

Thank you,  
Per Maresca  
Palo Alto

**From:** [Linnea WICKSTROM](#)  
**To:** [Council, City](#)  
**Cc:** [Linnea WICKSTROM](#)  
**Subject:** March 4, Item 8: Support for AbilityPath Grant Proposal  
**Date:** Wednesday, February 28, 2024 4:39:48 PM

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Mayor Stone, Vice-Mayor Lauing, Council Members

As you discuss the 2024 City Council Priority Objectives and Finance Committee and Policy & Services Committee Workplans, and as the Finance Committee does its work, I hope all will support Council Member Kou's grant proposal for AbilityPath.

That proposal, to support AbilityPath in creating and sustaining a Palo Alto headquarters in the new Mitchell Park Place apartments being built by Eden Housing will be a great benefit to our community.

AbilityPath provides so many services to intellectually and developmentally disabled people such as my son. This proposal will help build a local AbilityPath HQ so residents of Palo Alto, residents of Mitchell Park Place, and AbilityPath clients can access services easily.

Thank you for your support for Council Member Kou's grant proposal as it winds its way through the planning process,

Linnea Wickstrom  
Monroe Drive  
Palo Alto

**From:** [Judith Richardson](#)  
**To:** [Council, City](#)  
**Subject:** Letter to PA Council on Ability Path.  
**Date:** Tuesday, February 27, 2024 9:44:10 PM

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Dear Honorable Mayor, Vice Mayor, and Council Members, I am writing you to encourage your support for a Grant to Honor one of our outstanding local service nonprofits, Ability Path and their recent development of a Community Center as part of the new Mitchel Park Place affordable housing complex. See my endorsement letter enclosed in the pdf below.

Sincerely, Judith F. Richardson

Sent from my iPad Judy Richardson  
650 906-4773  
jfdyrm4@gmail.com

**From:** [susan and hartzell](#)  
**To:** [Council, City](#)  
**Cc:** [Soheila Mozayan](#)  
**Subject:** Support new building 525 East Charleston by Abilitypath  
**Date:** Tuesday, February 27, 2024 8:02:28 PM

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I have been involved with services for the handicapped for 20 years with CAR, AbilityUnited and now Abilitypath. These services are so important to our citizens with the challenge of caring for a handicapped child. This need falls to the local community because there is very little support from the State or Federal program. We are fortunate to have an effective community agency committed to providing these services with local Board of Directors and effective fund raising. I ask that you recognize the value of this project providing services AND housing for handicapped clients.

Sincerely, Harry Hartzell MD.

Susan and Harry Hartzell  
850 Webster Street Apt 430  
Palo Alto, CA 94301



**From:** [Jenn Wagstaff Hinton](#)  
**To:** [Council, City](#)  
**Cc:** [Jennifer Wagstaff Hinton](#); [jhinton](#)  
**Subject:** City of PA Grant for Mitchell Park Place - please support!  
**Date:** Tuesday, February 27, 2024 11:30:16 AM

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Dear Honorable Mayor, Vice Mayor, and Council Members,

I am writing to you as a Palo Alto native resident and special needs parent served by AbilityPath to express my wholehearted support for a grant to AbilityPath from the City of Palo Alto to offer programs and services for people with developmental disabilities and the Palo Alto community at large on the ground level of **Mitchell Park Place**, an exciting project to provide much-needed inclusive programs to our community. As we collectively strive for progress, this initiative stands out as a testament to your commitment to uplifting the lives of community members of all abilities. Having participated in City Council and ARB project hearings for decades, I found that the unanimous support for this landmark mixed-use project at 525 E. Charleston Road has been extraordinarily positive! The services offered by **AbilityPath** within Mitchell Park Place are all transformative. Here's why they matter:

**1. Exercise, Mindfulness, and Wellness Programs:**

- Nurturing physical and mental well-being, these programs empower participants to lead healthier lives.

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Thank you for championing this cause. Together, we will build a stronger, more inclusive Palo Alto!

Sincerely,

Jennifer Wagstaff Hinton

3838 La Selva Drive, Palo Alto, CA 94306

Special needs parent and AbilityPath Board Director

