



**COMPREHENSIVE PLAN UPDATE  
CITIZENS ADVISORY COMMITTEE  
AT PLACES MEMO  
Tuesday, December 15, 2015**

The following documents are attached for your review and information:

1. Letter from CAC Member Annette Glanckopf
2. Email from CAC Member Elaine Uang
3. Email from CAC Member Hamilton Hitchings
4. Email from CAC Member Len Filppu
5. Letter from CAC member Stephen Levy
6. Table of new housing in City since 1997 from Elaine Meyer
7. List of CAC Land Use Subcommittee Members

Annette Glanckopf  
2747 Bryant Street  
650-321-1280

December 14, 2015

Re the Draft Land Use Element:

This letter is in response to the staff memo asking us to highlight topics of importance from the Land Use Element. My top land use picks are:

1. Preserve R1 (Residential Neighborhoods) with:
  - SSO
  - Individual Review
  - New definition/zoning for conservation districts (per Mayor Holman and Councilmember Burt's direction)
  - New rules/zoning (Architectural Review) for Commercial Development next to Residential
  - Improved streetscapes (eliminate urban blight by limiting signage even on street floors)
  - Second Units – Special zoning needs to be created. I concur with the recommendations made by Arthur Keller in a previous letter. Concern over these smaller spaces used as AirBNB and the resulting consequences of more traffic, more cars on street, more noise, less safety with people coming & going.
2. Preserve 50 foot high limit (and reduce height allowed for A/C, etc.)
3. Preservation of neighborhood centers
  - Concern with the recent redefinition of permitted uses. I do not think any medical or educational teaching uses should be allowed in neighborhood commercial centers. By the way, Alma Plaza needs to be removed as a neighborhood center, as it has minimal retail.
  - Consider a new neighborhood center along El Camino – horizontal rather than square.
  - Stricter enforcement to remove business placards (sandwich boards) – perhaps require montage with list of retail vendors.
4. Commercial development
  - City wide cap – not just selected (monitored) areas.
  - Regulate home offices – the ones where clients come and go increasing traffic and decreasing neighborhood safety.
  - HSR – Grade separations are vital, even if HSR gets eliminated.
  - Concern with California Ave/Midtown about restaurants and nail salons taking over with loss of retail.
5. Consider elimination of TDRs.
6. Code enforcement with serious penalties.
7. Trees: more flexibility with zoning – tree placement, tree types (Urban Tree Forest Master Plan)



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**From:** Elaine Uang  
**Sent:** Monday, December 14, 2015 2:13 PM  
**To:** Dennis, Jeremy; Lee, Elena  
**Subject:** Re: CAC Land Use Resources

Oops, here's a better Austin Community Character manual link:

[ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community\\_Character\\_Manual/ALDC\\_CCManual\\_Ch6\\_NRAs\\_Details.pdf](ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/ALDC_CCManual_Ch6_NRAs_Details.pdf)

On Mon, Dec 14, 2015 at 1:47 PM, Elaine Uang wrote: Jeremy and Elena,

It just came to my attention that the League of Conservation Voters has an excellent guide for Environmental Sustainability Principles for Local Government. I think it dovetails nicely with our Land Use discussion tomorrow. Is this something you could forward to the group or print?

[http://www.scclev.org/images/documents/scclev\\_principals.pdf](http://www.scclev.org/images/documents/scclev_principals.pdf)

Also want to back up Don McDougall's suggestion asking CAC members to bring in photos of our neighborhoods that we all like. Recommend that for the January session. Austin did a really awesome Community Character Manual through their Code Next process (defining new zoning code)

Community Character Manual:

[ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community\\_Character\\_Manual/ALDC\\_CCManual\\_Ch4\\_AustinPlaces.pdf](ftp://ftp.ci.austin.tx.us/GIS-Data/planning/CodeNext/Community_Character_Manual/ALDC_CCManual_Ch4_AustinPlaces.pdf)

Full set of neighborhood images they solicited through the Code Next Process:

<https://www.flickr.com/photos/119725136@N06/sets>

Video describing importance relationship of Land Development and Code Next:

<http://www.austintexas.gov/department/codenext-resources>

Elaine

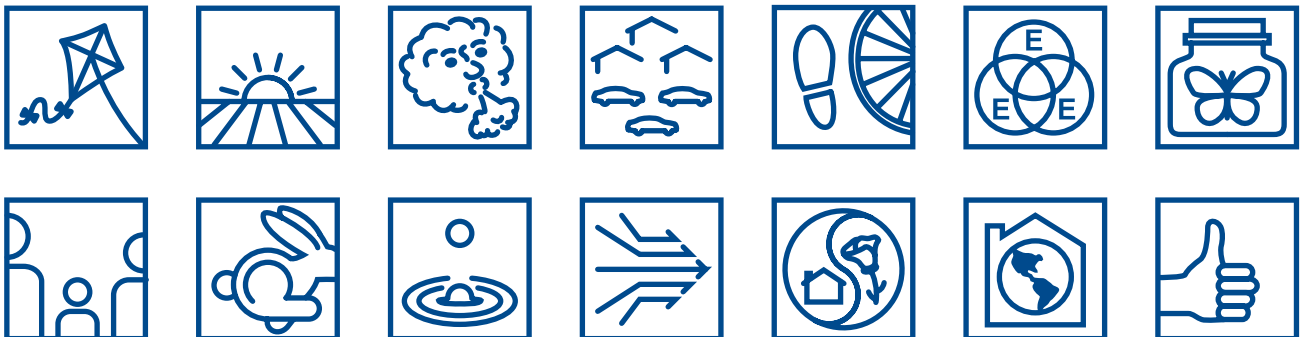
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League of Conservation Voters  
Santa Clara County



# ENVIRONMENTAL SUSTAINABILITY PRINCIPLES for LOCAL GOVERNMENTS

Version 1.0  
Earth Day 2009



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## League of Conservation Voters



Santa Clara County

April 22, 2009 – Earth Day

To: Local Government Officials, Commissioners, and Staff  
From: Terry Trumbull, Acting Chair, Santa Clara County League of Conservation Voters  
Re: **ENVIRONMENTAL SUSTAINABILITY PRINCIPLES  
FOR LOCAL GOVERNMENTS**

As we celebrate Earth Day 2009, our planet and our local environments face very serious challenges – perhaps the greatest in our lifetimes.

How well we meet these challenges will affect our environmental, economic, and social well-being, both in the short term and for generations to come.

It is important therefore that we take these challenges seriously and do all that we can to address them responsibly.

Local governments – through the actions and decisions of their elected and appointed leaders and staff – can play important roles in meeting these challenges.

These “Environmental Sustainability Principles for Local Governments” were prepared by the Santa Clara County League of Conservation Voters (SCCLCV) to provide general guidance to local governments in thinking about, preparing for, and taking effective actions to meet the significant challenges that are rapidly beginning to affect our environment and our lives.

Recognizing how very busy you are, we have kept the Environmental Sustainability Principles intentionally brief, in the hope that it would increase the likelihood that you will find the time to read and think about them.

If you would like to have an SCCLCV board member make a presentation regarding these principles, please contact me at (650) 328-9081.

The Environmental Sustainability Principles document can be downloaded from our website at [www.scclev.org](http://www.scclev.org).

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**TABLE OF CONTENTS AND  
SUMMARY OF ENVIRONMENTAL SUSTAINABILITY PRINCIPLES**

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**INTRODUCTION . . . . . 1**

**ENVIRONMENTAL SUSTAINABILITY PRINCIPLES . . . . . 2**

**1.0 THINK GLOBALLY AND REGIONALLY, ACT LOCALLY**

    1.01 Local Actions Can Have Larger Consequences . . . . . 2

**2.0 ACT RESPONSIBLY FOR A BETTER FUTURE . . . . . 2**

    2.01 The Present is Borrowed from the Future. . . . . 2

    2.02 Positive, Long Term Visions Mark the Path to a Better Future . . . . . 2

**3.0 ENHANCE AND PROTECT OUR NATURAL AND BUILT ENVIRONMENTS. . . . . 3**

    3.01 The Fate of Natural and Built Environments are Inseparable. . . . . 3

    3.02 Sustainability Involves The Environment, The Economy, and Social Equity. . . . . 3

    3.03 Maintaining the Status Quo is Not an Option . . . . . 3

    3.04 Planning Responsibly for Growth is Essential . . . . . 3

    3.05 Housing is an Important Environmental Issue . . . . . 4

    3.06 Need for More Alternatives to the Automobile. . . . . 4

    3.07 Land Use Determines Mobility Options. . . . . 4

    3.08 Preservation is Not Enough . . . . . 4

    3.09 Sustainability Requires Efficient and Responsible Resource Use . . . . . 5

    3.10 Lasting Community Support is Critical . . . . . 5

    3.11 A Responsible Sense of Urgency is Needed . . . . . 5

    3.12 Bold Visions and Collaborative Leadership Will Be Required. . . . . 5

## **INTRODUCTION**

### **The Environmental Importance of Local Government Decisions**

The importance of local government decisions to protecting and enhancing our environment cannot be overemphasized.

Local governments impact our environment – for better or for worse – in a multitude of ways through their plans, policies, decisions, programs, projects, ordinances and regulations, services, facilities, fees, purchases, etc.

Local governments also impact the environment through the decisions their representatives make while serving on regional and subregional agencies or organizations, and through the state and federal legislation they sometimes choose to support or oppose.

### **Environmental Principles to Guide Local Government Decision Making**

Recognizing the many important roles that local governments can play in protecting and enhancing our environment, the Santa Clara County League of Conservation Voters (SCCLCV) was officially created in 1995 with the goal of promoting environmentally-responsible local government decisions, primarily by endorsing and supporting candidates for local government office who have demonstrated a commitment to the environment.

Although considerable progress has been made over the years since SCCLCV was created, our environment today faces new, and potentially more serious, challenges that demand greater attention and bolder, more innovative action by local governments.

Consequently, the Santa Clara County League of Conservation Voters has prepared these “Environmental Sustainability Principles” as an additional means of promoting environmentally-responsible decisions by local governments in Santa Clara County.

It is our hope that they will stimulate thought, dialogue and – most importantly – actions that will simultaneously contribute to the preservation and enhancement of our quality of life, our social well being, the vitality of our economy, and the health of our environment in Santa Clara County now and in the future.

### **Why General Principles?**

This document does not propose specific policies for dealing with specific issues within specific jurisdictions.

Given the many different kinds of decisions that local governments make that affect the environment, the number of local governments in Santa Clara County, the variations in local conditions from one jurisdiction to another, and how local conditions and opportunities may change over time, it would be impossible to develop a single set of detailed policy recommendations that would be relevant to all local jurisdictions in Santa Clara County, in all situations, over time.

Consequently, our goal with these Environmental Sustainability Principles is simply to provide a broad framework of general principles that are likely to be relevant to most local governments in Santa Clara County over the foreseeable future.

The SCCLCV intends to review and, if necessary, revise these principles from time to time.

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## ENVIRONMENTAL SUSTAINABILITY PRINCIPLES FOR LOCAL GOVERNMENTS

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### 1.0 THINK GLOBALLY AND REGIONALLY, ACT LOCALLY

#### 1.01 Local Actions Can Have Larger Consequences



We live in an interconnected world, in which local decisions can, cumulatively, have regional and global consequences – for better or for worse.

The cumulative impacts of the many individual planning and development decisions by the fifteen cities in Santa Clara County, for example, have resulted in a serious shortage of housing for our growing population and the workforce attracted to employment opportunities in “Silicon Valley.” This has pushed housing development onto farmlands and other open space lands in nearby and not so nearby counties, resulting in long distance commuting that contributes to air pollution, water pollution, global warming, and continued dependency on foreign oil.

All communities have obligations to make decisions that contribute responsibly to meeting the needs of our region, state, nation, and planet – and to providing leadership in addressing problems that extend beyond their individual boundaries.

### 2.0 ACT RESPONSIBLY FOR A BETTER FUTURE

#### 2.01 The Present is Borrowed from the Future



Decisions we make today will affect our children, our grandchildren, and future generations. We owe it to ourselves and to all of them to make decisions today that take into account long term consequences and create a better future.

#### 2.02 Positive, Long Term Visions Mark the Path to a Better Future



Adapting to new environmental, economic, and social conditions will require many changes, including changes in our urban development plans and policies. These changes should be guided by formally-adopted, long term, community visions that are developed with broad community participation, based on long term sustainability, and acknowledging the community’s obligations to meeting the long term needs of our region, state, nation, and planet.

In Santa Clara County, for example, we now enjoy and take for granted an extensive public system of streamside and Bayside trails and pathways, most of which did not exist thirty years ago. The creation of this system seemed like an impossible dream three decades ago, due to the formidable combination of physical, financial, and political obstacles it faced. But through the development and adoption of a visionary countywide “Trails and Pathways Master Plan” that



established the blueprint for today's countywide trail system, the successful long term effort to create the system we have today was set in motion.

### 3.0 ENHANCE AND PROTECT OUR NATURAL AND BUILT ENVIRONMENTS

#### 3.01 The Fate of Natural and Built Environments are Inseparable



Historically, there has been a tendency to view the natural environment and the built environment as being separate and distinct entities. Environmentalism in the 21<sup>st</sup> Century understands that the two are very much interrelated – as are their fates.

Protecting and enhancing our natural environment will depend to a very large extent on our ability to create livable, diverse, higher density, mixed use, urban neighborhoods and will require leadership, vision, planning, community involvement, and ongoing commitment.

Incorporating natural environmental values into the built environment can also improve the quality of life and benefit nearby, more natural areas.

#### 3.02 Sustainability Involves The Environment, The Economy, and Social Equity



Enlightened 21<sup>st</sup> Century environmentalism recognizes that the health of our environment, the health of our economy, and the health of our society are inextricably interrelated.

As a consequence, government, community, and environmental leaders need to promote solutions to our problems that acknowledge, address, and seek to balance responsibly all three components of sustainability (i.e. environment, economy, and social equity – sometimes referred to as “The Triple Bottom Line”).

For example, by allowing more affordable, higher density, mixed-use, energy- and water-efficient housing constructed with sustainable materials to be built in walkable and transit-oriented neighborhoods, local governments can help to provide much needed housing for people of all ages and incomes, contribute to our local economy, and combat global warming, all at the same time.

#### 3.03 Maintaining the Status Quo is Not an Option



Major environmental, economic, demographic, and technological changes are occurring that will significantly affect our lives and those of future generations. We need to acknowledge and prepare for these changes forthrightly and responsibly, even though they may require changes from the status quo. Failure to plan for change will not prevent unplanned change from happening.

### 3.04 Planning Responsibly for Growth is Essential



Our country's, state's, and region's populations are all projected to grow significantly over the coming decades. Communities have an obligation to plan for future population growth in appropriate locations within their boundaries.

Accommodating future population growth in ways that protect our environment will inevitably require that we create higher density, transit-oriented, mixed use urban neighborhoods in appropriate locations within our existing communities. Local officials and community leaders have an obligation to provide leadership and vision in creating livable, vibrant, urban neighborhoods in their communities.

### 3.05 Housing is an Important Environmental Issue



The decisions we make about how and where we house our future population in the 21<sup>st</sup> Century will greatly impact virtually every aspect of our environment, including: global warming, air and water quality; energy consumption; water usage; loss of agricultural lands, open space, and wildlife habitat; waste generation; forest conservation, etc.

Local officials and community leaders need to promote public awareness of this critical link between our housing policies and the well-being of our natural environment.

Efforts to meet our current and future housing needs should take place within a framework of "smart growth" that protects our natural environment and directs development into appropriate locations primarily within existing urban areas.

The balance and location of jobs and housing, both in the broader region and at the level of specific local jurisdictions, will strongly affect the environment, in part by reducing commute distances.

### 3.06 Need for More Alternatives to the Automobile



In a country experiencing global warming, rising energy costs, an aging population, and increasing health concerns related to lack of physical activity, providing convenient, safe, and efficient mobility alternatives that reduce dependence on the automobile needs to be a high priority.

### 3.07 Land Use Determines Mobility Options



Providing mobility alternatives that reduce dependency on the automobile can provide important environmental, economic, and social benefits. Local leaders need to promote development of land use patterns, public facilities, and programs that increase our mobility options by supporting walkability, bicycling, and transit usage.

**3.08 Preservation is Not Enough**

As our population and our urban areas continue to grow, preservation of natural areas and natural resource systems will be increasingly more important. But, since many of these areas have already been fragmented and degraded by development, other human activities, and invasive species, it will also be necessary to focus substantial efforts on restoring, enhancing, expanding, and linking these areas to improve their ability to perform their natural functions.

**3.09 Sustainability Requires Efficient and Responsible Resource Use**

We have an obligation to future generations to meet our needs without compromising their ability to meet theirs. To fulfill this obligation, we must find ways to bring our individual and collective resource consumption rates into balance with our planet's ongoing ability to replace these resources.

**3.10 Lasting Community Support is Critical**

Making our communities more sustainable over the long term will require broad and lasting public support. Consequently, it will be important to develop local public policies in ways that are broadly inclusive and produce solutions that are likely to maintain long term support.

**3.11 A Responsible Sense of Urgency is Needed**

Many of the challenges we are likely to face in the coming decades will require significant changes in our current land use plans and policies. The longer we put off making these changes and taking other necessary actions, the more severe may be the adjustments required in the future.

Consequently, it is important that today's leaders act with a responsible sense of urgency to take the actions needed to achieve a better future for current generations – and generations yet to come.

**3.12 Bold Visions and Collaborative Leadership Will Be Required**

The magnitude of the environmental, social, and economic challenges we will be facing in the years ahead will require more than just modest plans and minor incremental changes.

Bold, imaginative visions, implemented by bold, inclusive leaders who can rally and motivate diverse community constituencies will be required.

**Santa Clara County League of Conservation Voters**

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**Lee, Elena**

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**From:** Hamilton Hitchings  
**Sent:** Sunday, December 13, 2015 6:19 PM  
**To:** Dennis, Jeremy  
**Subject:** CAC Land Use Meeting Input

Please distribute these comments to the CAC members at the Land Use Element Meeting:

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Hamilton Hitchings  
Land Use Element Comments  
Citizen Advisory Committee for the Comprehensive Plan Update  
12/13/2015

We are experiencing a significant housing shortage. There are many good programs in the new Housing Element that was completed in 2014 to address this, many of which still need to be implemented.

We need a mixed use retail plus residential zoning for California and University Ave. Zoning that supports smaller studio and one bedroom apartments. Second units that reduce minimum lot size required and parking requirements but not the FAR requirement.

For the Density Bonus Ordinance we should allow only one on menu concession for affordable housing, which is to provide more small units and not approve off menu concessions.

We should also do more for city employees including school teachers. San Francisco just approved a \$310 million dollar bond for teacher housing and Cupertino seeks to build the largest teacher housing project in California. We have a program in the Housing Element H3.6.1 that seeks to study this but we must do more and actually create some affordable available housing, especially for teachers and emergency responders. There are currently 14 vacancies the police department cannot fill.

So what else can we add to the Land Use element to help address the housing shortage?

Every time we build an office building that is another lost opportunity for housing. Free markets currently favor office buildings, which is why so little new housing is being built. I have heard many Palo Alto residents say we need more housing but not more office buildings. Therefore, I propose:

L-8B: Incremental new office building capacity beyond a maximum size shall not be allowed, where that maximum size shall be 5,000 square feet for all of Palo Alto exempting Stanford Research Park.

This will allow anyone to rebuild their office building, build a new small one or add to an existing one without any additional approvals beyond what they had before the office cap. However, I'm also going to propose an office cap similar to what the city council already approved so they have more options:

L-8C: An office cap for all of Palo Alto shall limit new office construction to 30,000 additional square feet per year based on which projects most effectively mitigate their impacts. However, medical offices under 5,000 and other offices under 2,000 square feet shall be exempted as shall Stanford Research Park.

L-8D: Stanford Research Park must reduce total new incremental car trips they plan to add by 150% prior to approval of new building permits for that incremental capacity.

Thus Stanford can continue to build out Stanford Research Park per the original plan as long as they are effectively mitigating their additional traffic impacts proactively.

L-8E: All new buildings shall fully mitigate their impacts on traffic and parking

Lastly I've heard many Palo Altans say they do not want to raise the height limit above 50 feet, even for housing and I concur.

**Lee, Elena**

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**From:** Len Filppu  
**Sent:** Tuesday, December 15, 2015 11:32 AM  
**To:** Dennis, Jeremy  
**Cc:** Lee, Elena; Ellner, Robin  
**Subject:** Len Filppu Comments to 12-15-15 CAC meeting on Land Use

Dear Jeremy and CAC,

I must miss tonight's meeting due to familial responsibilities.

Please see below my top three high-level land use issues.

Please distribute these at the meeting, enter them into the public record, and put them into the matrix.

Thank you.

--Len Filppu

Land Use Issues for 12-15-15 CAC Meeting from Len Filppu

**Regarding the Rail Corridor Study**

It is essential that the City do whatever it takes to implement trenching or tunneling grade separations at the intersections of Churchill, East Meadow, and Charleston in order to, "Protect existing residential neighborhoods from negative impacts of increased traffic as well as impacts from rail operations." These are busy east-west City interconnection routes that also serve as major transportation paths for school children attending many different schools. Morning and evening commute traffic is already jammed and dangerous. Increased rail traffic without grade separation encourages further gridlock and worse.

**Regarding Goal L-6, Well-Designed Buildings that Create (Promote) Coherent Development Patterns and Enhance City Streets and Public Spaces**

Stop developments that do not allow adequate space for sidewalks and trees. The trend of allowing developments to build out to the curb is an unsafe, uninviting intrusion into public space and the public's right of way. These canyons of concrete and clapboard are monuments to greed at the public's expense. Stop them.

Also, it's time to discuss the 50-foot height limit. What exactly makes it sacrosanct? When we have housing needs in 2016 that might be fulfilled with taller buildings carefully designed at select locations, possibly the rail corridor, why not give creative options serious thought? Of course, we must carefully examine environmental impacts, aesthetics, open spaces, setbacks, and the like, but the quaint 1970s notion of a town & country Palo Alto has given way to the reality of our City's rising world class leadership. Let's not be afraid to explore reaching higher architecturally.

**Regarding Implications of the Housing Element for the Land Use Element**

My point here is in support of getting our two elected bodies, City Council and School Board, to work together to think through the results of their individual actions on the common citizenry. Because many families move to Palo Alto for the school system, when the City approves large housing developments, there is an increase in school attendance. This often results in parcel taxes and bond measures going to the public in order to improve and expand the school system. The only common element in these scenarios is the citizenry, the voters, the taxpayers, beholden to each body, and through their vote, enabler of both bodies. The upper limits of existing school impact fees are set at the State level and are inadequate to cover the true impacts on our school district. It is reasonable to me that the City require developers to plan for and compensate for the long term impact of their housing developments on the school system, and ultimately, on the citizens of Palo Alto who pay for them.

**CENTER FOR CONTINUING STUDY OF THE CALIFORNIA ECONOMY**

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[www.ccsce.com](http://www.ccsce.com)

DATE: December 14, 2015  
TO: **Jeremy Dennis for the CAC**  
FROM: Stephen Levy  
SUBJECT: Thoughts on the Land Use Element

Thanks to the staff for that great write up including the council discussion and requests.

We were asked to identify three big picture ideas for discussion.

Mine are

- 1) Take seriously and follow up on the council's motion to a) Direct staff and the CAC to explore policies that and programs to support more housing for seniors, particularly units in walkable communities that allow easy access to services and b) Maintain and strengthen the language supporting housing supply for diverse family sizes, ages, ability levels and income levels.
- 2) Explore the connection between land use and transportation policies in a) reducing our carbon footprint and b) reducing parking demand.
- 3) Work with the council in reviewing the adopted Housing Element to identify locations and types of housing that improve the current list of sites.

I know that many members of the community support strong actions to reduce greenhouse gas emissions and identify SB 375 as the driving legislation requiring regions to reduce GHG emissions.

But SB 375 is also a housing supply mandate as shown below in language from the bill:

(B) Each metropolitan planning organization shall prepare a sustainable communities strategy, subject to the requirements of Part 450 of Title 23 of, and Part 93 of Title 40 of, the Code of Federal

Regulations, including the requirement to utilize the most recent planning assumptions considering local general plans and other factors. The sustainable communities strategy shall (i) identify the general location of uses, residential densities, and building intensities within the region; (ii) identify areas within the region sufficient to house all the population of the region, including all economic segments of the population, over the course of the planning period of the regional transportation plan taking into account net migration into the region, population growth, household formation and employment growth; (iii) identify areas within the region sufficient to house an eight-year projection of the regional housing need for the region pursuant to Section 65584; (iv) identify a transportation network to service the transportation needs of the region; (v) gather and consider the best practically available scientific information regarding resource areas and farmland in the region as defined in subdivisions (a) and (b) of Section 65080.01; (vi) consider the state housing goals specified in Sections 65580 and 65581; (vii) set forth a forecasted development pattern for the region, which, when integrated with the transportation network, and other transportation measures and policies, will reduce the greenhouse gas emissions from automobiles and light trucks to achieve,

Finally, there has been discussion of school age population in Palo Alto. I did a small tabulation from the 2014 American Community Survey using data for 2009-2014, which is available now for cities and counties. Here are a few results.

% population under 18

Palo Alto 23%  
Santa Clara County 23.6%  
Redwood City 25.1%  
Mountain View 20.1%  
Menlo Park 24.5%  
Sunnyvale 23%  
San Mateo County 21.8%  
Stanford 7.8%  
East Palo Alto 29.9%



The data also confirmed Palo Alto's high share of folks over 65.

Palo Alto 17.2%  
Santa Clara County 11.7%  
Redwood City 11.3%  
Mountain View 10.8%  
Menlo Park 13.5%  
Sunnyvale 11.2%  
San Mateo County 14%  
Stanford 4.5%  
East Palo Alto 5.6%

The shares for population 25-34 are interesting

Palo Alto 13.3%  
Santa Clara County 15.1%  
Redwood City 15.1%  
Mountain View 20.4%  
Menlo Park 15.3%  
Sunnyvale 20.8%  
San Mateo County 14%  
Stanford 15.3%  
East Palo Alto 18.7%

Added Palo Alto Housing since 1997 Comprehensive PI			(Multiple Housing)	Total -->	3629	Emeyer3@gmail.com <a href="http://bit.ly/1JWU6bz">http://bit.ly/1JWU6bz</a>	
Name/Nickname	Address	# units	Developer / Architect	Approved	Location	Planned Community	
Stanford West Apartments	600 Sand Hill Road	628	Stanford Univ.	11/4/1997	North		
Hyatt Senior Housing	600-620 Sand Hill Road	454	Stanford Univ. 388 + 66 = 454	11/4/1997	North	PC	
JCC-Taube-Koret Campus fo Jewish Life (CJL) and Bridge Housing (BUILD)	899-901 San Antonio Rd 3901 Fabian Way Former SUN Mi	352	• Jim Baer for TKCJL 193 senior units • Bridge Housing Corp: Altaire 103 Market rate • 56 BMR Total 352	9/11/2006 (Altaire) PC	South	PC	
Stanford-Mayfield Development Agreement	Demolish 2450, 2470, 2500 El Cami & 1451, 1501, 1601 Calif Av (180)	250	Stanford University Construction on Calif Av begin 2014	5/2/2005	North		
Hyatt Ricky's Arbor Real	4219 El Camino / Charleston	181	D.R.Horton 170 condos +11 single fam	12/5/2005	South		
SOFA 1	Homer, Bryant, Channing, Waverl	111	SummerHill Homes	2001-02, 2005-06	North		
Alma Place	843 Alma St	107	PA Housing Corp	1997	North	PC	
Sterling Park-Classic Commu	3270 - 3290 W. Bayshore	96	J.Mozart,W.Bayshore Associates; sued city re BMR requirement	6/19/2006	South		
Opportunity Center	33-39 Encina Av SRO apts	89	Community Working Group; Housing Authority StClaraCo	3/3/2003	North	PC	
195 Page Mill	195 Page Mill, 2825, 2865, 2891 a	82	Harold Hohbach Realty Co.	6/25/2012	North		
Sunrise Senior Housing	2701 El Camino (x Sheridan)	81	Sunrise Senior Living	5/21/04, 1/14/05	North	PC	
Vantage Condominiums-Tru	940 (928-1180) East Meadow	76	Trumark	1/24/2005	South		
Echelon Condominiums- Tru	1101 East Meadow (x Fabian)	75	Trumark-SummerHill	8/6/2005	South		
800 High Street	800 High St	60	Douglas Ross	3/3/2003	North	PC	
Oak Court - Affordable Housi	825-827 Ramona St	53	PA Housing Corp	11/8/2001	North		
Alma Plaza	3445 Alma St	51	J. McNellis, Jim Baer; Greenbriar Homes 37+14	8/9/07, 7/20/09	South	PC	
Elks property "Redwood Gate"	4249 El Camino	50	SummerHill 45 + Juniper Homes 5	2/15, 10/11, and 11/15/07	South		
Alma Housing	801-871 Alma St	50	Eden Housing	11/9/2009	North		
	2785 Park Blvd	50	Essex Property Trust. City will not purchase for Police bldg; eligible for housing		North		
Portage Av project	3159 El Camino	48	Portage Av Portfolio LLP, John Tarlton; mixed use; Heather Young, FGY Architects	11/18/2013	South		
Montage Apts	4020 El Camino	46	Alfinito Brothers	4/17/1997	South		
HP/Mayfield	200 San Antonio 4-5 acres in PA	45	Toll Brothers plus 436 units in Mt View	4/17/2008	South		
Palo Alto Commons	4041 El Camino Wy (merge 4047)	43	Expand senior care facility. Stephen Reller owner Jim Ba	3/21/2011	South	PC	

Added Palo Alto Housing since 1997 Comprehensive PI			(Multiple Housing)	Total -->	3629	Emeyer3@gmail.com http://bit.ly/1JWU6bz	
Name/Nickname	Address	# units	Developer / Architect	Approved	Location	Planned Community	
Stanford Av. Faculty housing	Stanford Av	37	Stanford owned; children attend PA schools	11/7/2015	North		
Silverwood	435 Sheridan Av	35	Builder Architect: W. Butler	11/3/1997	North	PC	
Tree House	488 West Charleston	35	PA Housing Corp	3/30/2009	South	PC	
Stanford University	Stanford Av and; El Camino	29	for Stanford athletic staff; children attend PA schools		North		
Palo Alto Bowl; Monroe Plac	4301-4329 El Camino. demolish PA Bowl & Motel 6. 4-story hotel and 26 condos	26	Classic Communities; John & Forrest Mozart, Hilton Homewood Suites, with Jim Baer; Barry Swenson Builder. Randy Popp Arch.	permit 4/6/12	South		
Classics at BP/Driscoll PI	4100-20 El Camino	26	Scott Ward, Classic Communities	1998	South	PC	
Page Mill Court	2700 Ash St	24	MidPeninsula Housing Coalition	4/17/1997	North	PC	
	4146 El Camino	21	Ken Hayes for SuChen & ChungChiunJuan	in review	South		
Compadres site	3877 El Camino	18	Stuart Welte, EID Architects	1/20/15 in review	South		
Cabana Hotel site, Glenbrook	4290 El Camino	14	Villages at Creekside; Arch. Carrasco	9/8/1997	South	PC	
Olive Garden site	2515-2585 El Camino	13	Galen Ma & Victor Lo, ECRPA, LLC; Arch. Ken Hayes	in review	South		
AAA Building	430 Forest Av	13	Solnick, Arch. for Sageleaf Forest LLC (Prabhas Kejriwal)	in review	North		
Tanland	1072 Tanland	12	Park Village Assoc, addition to apt complex	10/24/2006	South		
Edgewood Plaza	2080 Channing Av x Embarcadero Rd	10	Sand Hill Properties John Tze (was 8 units)	2012	North	PC	
	441 (423-451) Page Mill Road	16	Stoecker Northway for Norm Schwab	6/15/2015 (was 10 units)	South	PC	
Alanna Townhomes	876 San Antonio Rd	9	Daniel K Negus, Illyria Manor LLC		South		
	350 (330-350) Forest Av	9	Premier Properties for Sal Giovannotto	-	North		
JJ & F College Terrace Cent	2180 El Camino	8	Patrick Smailey; Architect Tony Carrasco	12/7/2009	North	PC	
Rank Tech	4131 El Camino	8	Fred Barez; Arch. Hayes Group	11/20/2000	South		
Birch Plaza	2650 Birch block; incl. Grant and	8	Hohbach Realty	11/22/2010	North		
	500 Los Trancos Rd	8	John Arrillaga; Arch. Mark Thomas	1/1/2001	North		
	575 Middlefield Rd	8	M. Drab for Mon Fen Lin	2/7/2008	North		
	3225 El Camino	8	Hayes Group, Arch. for De Anza Properties, John Vidovich	in review	South		
Wisteria Lane	579 Vista Av (Wisteria Lane)	6	Roxy Rapp, Richard Tanaka, Mark Thomas Co	3/5/1998	South		
	405 Curtner Av	6	Salvador Caruso for ZhenZhen Li	2013	South		

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Curtner Court	382-384 Curtner Av	6	Mark Migdal	6/11/2012	South		
	901 High St	6	Peter Ko Arch.for Bettencourt & Santana	in review	North		
West Meadow Oaks	433 W Meadow Dr	5	Forrest Mozart, West Meadow Oaks; sued city re BMR requirement	3/24/2008	South		
	559 Lytton Av	4	LyttonPark LP (John-Forrest Mozart) Replace8 rentals w 4 townhomes	2011	North		
	420 Cambridge Av	4	Stuart Welte, Clarum Homes	4/16/2009	North	PC	
	1795 and 1805 El Camino 2+2 mi	4	Jim Baer; Ken Hayes,Arch	10/4/2005	North		
	265 Lytton Av	4	Michael King for ownersJim Baer,505 Hamilton Partners	10/13/2009	North		
	385 Sherman Av	4	Jim Baer for Daniel Minkoff (MF Sherman LLC) 3 story mixed use	approved	North		
Shady Lane site	429 University Av	4	Hayes Group for Kipling Post LP, Jaime & Eliz. Wong	5/4/15 Council sent back for redesign	North		
	2609-2617 Alma St	4	Chris Kummerer Arch. for Shawn Wang, Valley One Investment LLC	in review 2015	South		
	102 University Av	3	Jos.Bellomo	10/10/2006	North		
	342 Hawthorne Av	3	S. Reller, Restored Properties	8/30/2005	North		
	515 - 518 Georgia Av	3	Vitali Kruglikov & Y. Melikova	6/21/1999	South		
	1865-1869 El Camino	3	K.Hayes for Yeh Jen Fu, El Stanford LLC	2/24/1998	North		
	687 Cowper St (651-687)	3	Menlo Capital;Stephen Reller; K.Hayes Arch.	2008 and 2013	North		
	649-653 Homer Av	3	Amir Shahmirzaon	11/10/2008	North		
	413 - 419 Forest Av	3	Dennis LeSat 2pm Freak anomicsett	12/1/2009	North		
	635-639 Homer Av	3	Farzad Ghafari&Golgoun Habibi; Arch. Solnick	5/21/2009	North		
	900 N. Calif.Av	3	Kohler,Arch. subdivide parcel build 3	in review	North		
	145 Hawthorne	3	Zachary Trailer; Chris Spaulding, Arch.	1/16/2014 ?	North		
	3275 El Camino	3	Kevin DeNardi -retail +3 apts	in review	South		
	455 Forest Av	3	David Solnick Applicant/Owner	9/10/2007	North		
	260 Homer Av	2	Jim Baer et al	12/6/2005	North		
	797-807Matadero Emma Ct.	2	Mark Migdal;4 homes replace 2	10/5/2010	South		
Old Pro	2825-65 ElCamino	2	Jim Baer	7/13/2006	South		
Oak Shadows	2051 El Camino	2	Mehmood Taqui PC	7/12/2005	North	PC	
	718-720 La Para	2	Tracy Hsu	7/10/10, 8/25/11	South		

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	969 Lawrence	2	XIAOLONG& CAI YAN NING OUYANG	3/14/2005	North	
	116 Melville Av	2	R. Barnes	5/19/2005	North	
	165 Hawthorne Av	2	Farzad Ghafari; architect D. Solnick	8/8/2008	North	
	334 Hawthorne	2	David Solnick	11/10/2005	North	
	644 Forest Av	2	Henrik Eriksson	7/27/2005	North	
	897 Barron Av	2	Ha Nguyen; Alan Huntzinger Arch.	2/20/2007	South	
	739 Webster St	2	Cyrus Hay & Karen Elliot	9/18/2006	North	
	4073 El Camino	2	Hayes Group for Eton Capital	2010	South	
	135 Hamilton	1	Chop Keenan (was 2 units 4/13/15)	1/23/2013	North	
Radio Shack /Inhabiture bldg	240 Hamilton	2	Sal Giovanotto; Arch.Ken Hayes	Appeal denied; Dec2013Project ok'	North	
	636 Waverley	2	David Kleiman; Arch.Ken Hayes	12/16/2013	North	
VTA lot	2755 El Camino x Page Mill	2	Pollock Financial Grp with Jim Baer; Arch. Ken Hayes	4 story mixed use; req.rezoning	South	
	125-127 Hawthorne Av	2	Heather Young, FGY Arch. for HawthornePA LLC	permit issued 6/30/1	North	
	103 Melville Av	2	Danny Raymond	permit 8/7/14	North	
	252 Ramona St	2	T.Carrasco owner-architect	in review	North	
	640 Waverley St	2	Ken Hayes for Linnovations LLC	Appeal denied	North	
	370 Lowell Av	1	Stephen Reller	9/15/2008	North	
	1449 University	1	Bogdan Ryczkoinski	permit 5/19/15	North	
	339 University (335-339)	1	Jim Baer for Sal Giovannotto(Vittoria Mgmt)	8/10/2005	North	
	325 Lytton Av	1	Tony Carrasco	5/9/2006	North	
	936 Bryant St	2	Nadr Essabhoy	2006	North	
	818-820 Homer Av	1	Dennis LeVett	no info	North	
	586 College Av	1	Yi-Ran Wu for Manar Zarroug	10/1/2007	North	
	524 Hamilton Av	1	Steve Reller; ClearLight InvestmtPartners	2011	North	
	365 Lincoln	1	Monty Anderson for T & G Layton	2011	North	
	449 Addison Av	1	Lee and Margo Schmidt	2011	North	
	995 Los Robles	1	Mircea Voskerician	12/20/2013	South	
	2021 Webster St	1	Amir & Sandra Ben-Effrim	4/15/2010	North	
	1845 El Camino	1	Hayes Group, for Yeh Jen Fu, El StanfordLLC	4/24/2013	North	
	2209-15 El Camino x College Av	1	Karen Kam for Tai Ning Trading	1/22/2014	North	

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	611-619 Cowper St	1	Stephen Reller owner, Ken Hayes Arch.	8/19/2013	North	
	1935 Webster St	2	I.E.Davis. Steve Niethammer for Dondo LLC	1/6/2014	North	
	411 and 437 Lytton Av	1	Hayes Group for Brad Ehikian &Co office +1 res. Lot mer	ARB 1/15/2015	North	
	636 Middlefield	1	Steve Smith	9/18/2014	North	
	203 Forest Av	1	David Kleiman; Arch Ken Hayes; add to comm'l bldg	ARB 5/28/15	North	
	820 Los Trancos Woods Rd	1	PeckDesign for Yoav Shoham/Orit Atzmon (Walnut Holdings LLC)in Open Space Dist	3/16/2015		
	805 Los Trancos Woods Rd	1	Stuart Weite; Open Space District	in review		
	2250 Columbia St	1	singl.fam. res. David A Gollnick	permit 9/25/14	North	
	2240 Columbia St	1	singl. fam. res.David A Gollnick	permit 10/14/14	North	
	525 San Antonio Rd	0	Nov. 2011 PA School District bought the site for future use.	denied Summerhill request for PC 5/2/	South	
Lytton Gateway	322-355 Alma	0	Boyd Smith, Lund Smith; was Shell station;office+commercial	6/1/2012	North	
	741-749 Webster St	-3	C & E Hay 2 units replace 5	6/10/2009	North	
Maybell Properties	575-587 Maybell Av		PA Housing Corp.12 mkt rate +60 BMR	Approved July '13;	South	
		<b>Total Units</b>	<b>3629</b>			<b>Total Planned Community</b>
						19
Additions/corrections to Elaine Meyer emeyer3@gmail.com				<b>Total North Projects</b>		77
<a href="http://bit.ly/1JWU6bz">Spreadsheet at - http://bit.ly/1JWU6bz</a>				<b>Total South Projects</b>		38
Comprehensive Plan: <a href="http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp">http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp</a>						
NOTE: The list does not include Stanford campus housing projects, individual homes, or projects that have not yet applied for approval, or been revealed to the public.						
Watch list:						
Buena Vista Mobile Home Pa	Barron Park		J. Jisser/ 187 units to replace 117		South	
Fry's site	340 Portage Av		zoned for housing now owned by Sobrato Org.		South	

**CAC Land Use Subcommittee Member List**

1. Lydia Kou
2. Amy Sung
3. Annette Glanckopf
4. Alex Van Riesen
5. Hamilton Hitchings
6. Julia Moran
7. Stephen Levy
8. Bonnie Packer
9. Len Filppu
10. Elaine Uang
11. Shani Kleinhaus
12. Doria Summa
13. Jennifer Hetterly
14. Lisa Peschke-Koetd
15. Jason Titus