



PUBLIC CORRESPONDENCE

The following is public correspondence received by the City Clerk's Office after the posting of the original agenda. Individual contact information has been redacted for privacy. This may *not* be a comprehensive collection of the public correspondence, but staff makes its best effort to include all correspondence received to date.

To send correspondence to the City Council, on matters listed on the agenda please email PublicComment@losaltosca.gov

From: [Yvonne Dupont](#)
To: [Public Comment](#)
Subject: FW: Housing Element Sites to be reconsidered
Date: Monday, April 25, 2022 11:36:12 AM
Importance: High

From: Freddie Park [REDACTED]
Sent: Monday, April 25, 2022 10:12 AM
To: Gabriel Engeland <gengeland@losaltosca.gov>; Laura Simpson <lsimpson@losaltosca.gov>; City Council <council@losaltosca.gov>; Los Altos Planning Commission <PlanningCommission@losaltosca.gov>
Cc: Freddie Wheeler [REDACTED]
Subject: Housing Element Sites to be reconsidered

Dear Mayor Enander, Vice Mayor Meadows, Councilmembers Lee Eng, Fligor, and Weinberg, and Planning Commissioners,

We have been asked to provide input on areas/properties that are currently listed on the Housing Element Inventory. I want to bring your attention to the parking area behind the shops behind the shops in the 100 block of Main Street that runs parallel to San Antonio Road. This area is too small to accommodate the development of housing units. There is room to park a car diagonally and a very narrow path to drive down to reach those diagonal parking spaces. In the portion of the block behind The Italian Deli and Spot Pizza, if housing were built there would be no room for the dumpsters or for Mission Trail to access the dumpsters.

I have attached photos so that you can see the lack of space for housing in this area. For these reasons, I believe it would be appropriate to remove this parking area from inclusion in the Housing Element.

Thank you for your consideration,

Freddie Park Wheeler
Resident of Los Altos









From: [Yvonne Dupont](#)
To: [Public Comment](#)
Subject: FW: April 26 Housing Element meeting
Date: Monday, April 25, 2022 11:35:19 AM
Attachments: [2-28-22 portola valley presentation Visualizing Density.pdf](#)
Importance: High

From: Pat Marriot [REDACTED]
Sent: Monday, April 25, 2022 10:14 AM
To: Los Altos Planning Commission <PlanningCommission@losaltosca.gov>
Subject: April 26 Housing Element meeting

Commissioners,

If you're like me, you may have difficulty visualizing densities or heights of proposed new housing developments. Lisa Wise Consulting has not helped us in this regard, in spite of repeated requests from residents.

I received the attached from a friend in Portola Valley, which I find helpful when trying to envision future possibilities. I hope it will be beneficial as you consider RHNA requirements.

Pat Marriott



Housing Sites Inventory Part III: Visualizing Density

February 28, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



Key Topics

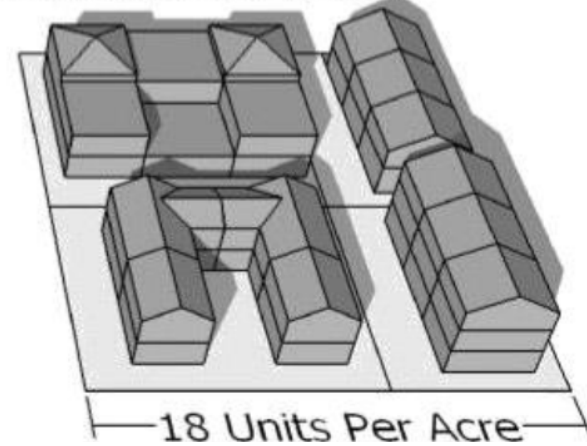
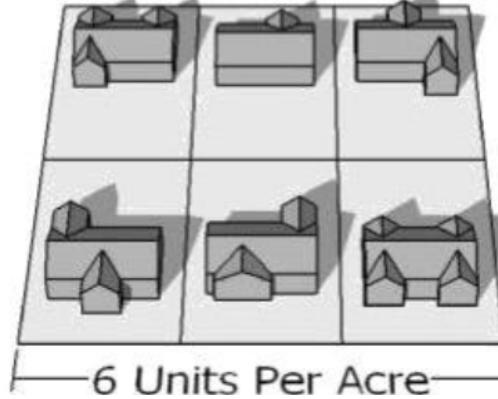
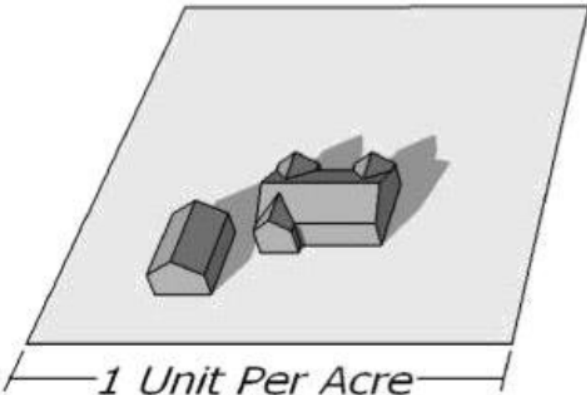
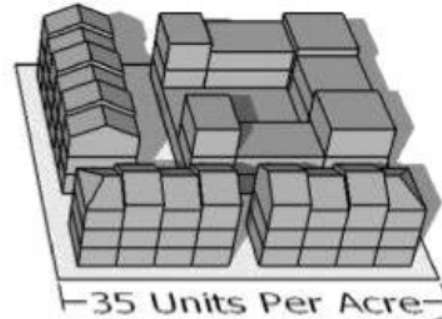
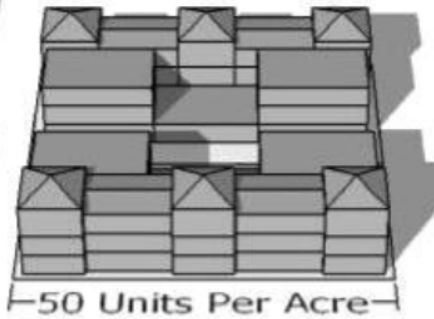
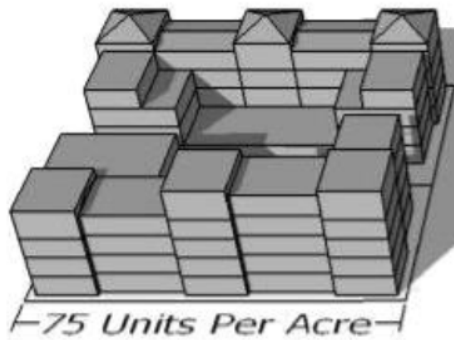
Visualizing Density- Generally

Missing Middle Housing Defined

Images of Missing Middle Housing - Various Densities



Visualizing Density



Missing Middle Defined

- A term used to describe multiple units on a single parcel (whether attached or detached) that are *designed to be compatible with single family homes*
- Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces



Range of Missing Middle Types

- There are eight Middle Housing types with variations of each of these types
 - Each type has the massing of either a small, medium or large house
 - Upper Middle Housing types (three stories tall) include massing standards to visually break down their size and relate them to neighboring two-story houses
 - The large Middle Housing types (Multiplex Large and Courtyard Building) include massing standards to make sure that each building looks like a large single-unit house.

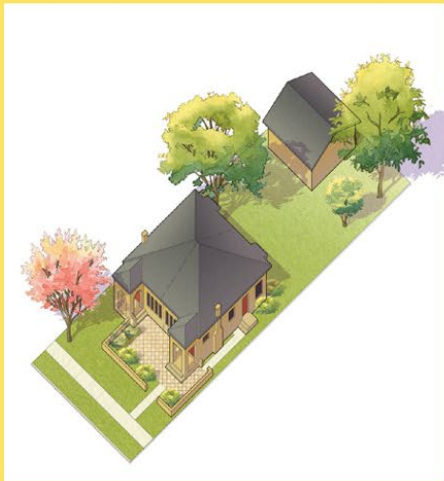


Range of Missing Middle Types



Range of Missing Middle Types

The Palette of Missing Middle Housing Types:



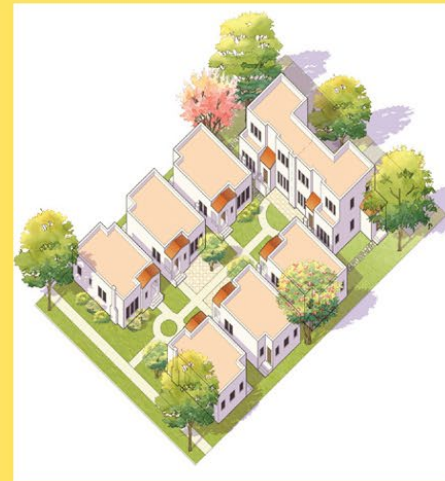
Duplex Side-by-Side:

2 units; Density: 8-20 du/ac



Duplex Stacked:

2 units; Density: 11-37 du/ac



Cottage Court:

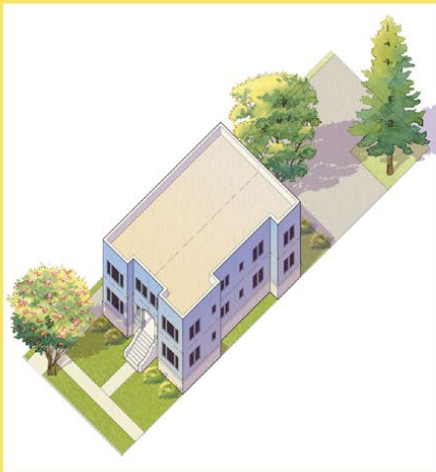
3-10 units; Density: 18-44 du/ac



Fourplex:

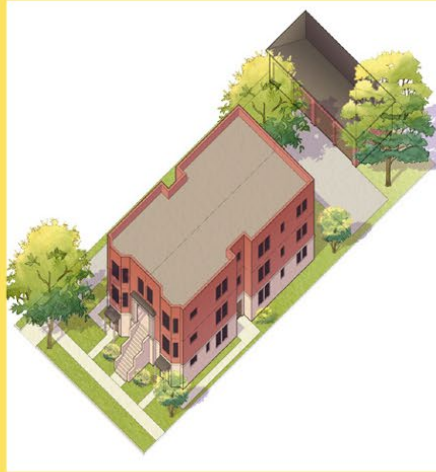
3-4 units; Density: 15-35 du/ac

Range of Missing Middle Types



Multiplex Small:

6-10 units; Density: 39-61 du/ac



Multiplex Large:

7-18 units; Density: 44-70 du/ac



Courtyard Building:

6-25 units; Density: 54-70 du/ac



Townhouse:

1 unit; Density: 14-28 du/ac

Opticos Design Inc.

Example – About 19 DU/Ac



Town of Portola Valley



Example – About 25 DU/Ac



Town of Portola Valley



Example – 18-32 DU/Ac



Town of Portola Valley



Example – 16-18 DU/Ac



Town of Portola Valley



Using Attic Stories



An attic story is entirely within the volume of the roof and adds habitable space to the building without adding the appearance of another story

2 stories with a 3rd story within the roof volume/attic space

END

Town of Portola Valley





April 25, 2022

Dear Mayor Enander, Chair Doran, City Councilmembers and Planning Commissioners,

The Los Altos Affordable Housing Alliance appreciates the hard work of our City Manager, Planning Director and staff, as well as our consultants, in getting ready to prepare the City's Draft Housing Element. We are pleased to see, in this presentation, the projected numbers for production of ADUs, homes in the pipeline, and other homes to be built on our existing zoned capacity.

The table on slide 5 of the consultant presentation shows that ADUs plus the homes in the pipeline will generate almost half our RHNA. Those look like solid numbers. We are well on our way to achieving our RHNA.

We support all of the recommended zoning changes:

- Removing the 38 du/acre for CT
- Allowing residential on the Los Altos Methodist Church and Los Altos Christian School site, as well as the city-owned site at Fremont and Grant
- Allowing residential in the OA zone
- Removing the 20 additional unit density cap in the Loyola Corners Specific Plan

These zoning modifications are a firm foundation, but will not, by themselves, be enough to achieve our RHNA, let alone supply a buffer. Our analysis, based on recent HCD reviews of other Housing Elements, indicates that even with the recommended zoning changes, our existing zoning would not result in the 892 (415 + 335 + 142) units shown in the table on Slide 5, let alone the additional capacity we need to show for our Housing Element.

We had hoped the consultants would have released a detailed site inventory, including the predicted number of homes from each site. That would have let us make a site by site comparison of the consultant's analysis with ours to nail down the differences. But even without that information, it is evident that a number of the sites in the preliminary site map will require additional action from the city to become realistic candidates for development, and some will need to be removed.

We detailed some of the issues with the preliminary sites in our letter of 1 April 2022 (attached). In addition to the density cap in the Loyola Corners Specific Plan, **the following issues must be addressed** to enable the sites in the preliminary site maps to be developed:

Parking: The parking plazas cannot be used for housing unless there is a plan to deal with the parking spaces that are removed. The sites on State and Main will not be developed for housing unless the city allows developers a different way to supply parking than building it on the site.

Floor Area Ratio: The Lucky Grocery area, Rancho Shopping Center and everything in the OA zone have a .35 floor area ratio requirement that would make these sites difficult and unattractive for development of multifamily housing. In order for housing development to occur there, that FAR must be removed.

Murky zoning at the Village Court: The city must clarify what is permitted at the Village Court, on San Antonio and El Camino. We have been unable to learn exactly what is allowed there: there is some sort of PUD, but what it allows and what it disallows is not clear. The exact regulations for that site should be published online, for clarity for the owner and interested residents.

While we support the zoning modifications for the PCF zones (the two churches, plus the site at Fremont and Grant), in the absence of a commitment from the churches for the church sites, or from the city for the city-owned sites, no housing will be developed on those sites in the 6th RHNA cycle. For that reason, those sites should not be included in the Site Inventory without such commitments.

In addition to allowing residential development in the OA zone, and making the zoning modifications listed above, the City will have to allow extra height or density in some zone or zones, in order to show enough capacity to meet our RHNA. This is a complicated puzzle that we need to solve, and we are disappointed that thus far, the consultants have not shown specific numbers for specific sites, so that we can work together to solve it.

Respectfully,
Los Altos Affordable Housing Alliance Steering Committee

Los Altos Affordable Housing Alliance

Committed to educating and inspiring the Los Altos community to build housing that is affordable for those who live and work in Los Altos
<https://losaltosaffordablehousing.org/>

Attachment 1

Analysis of Sites, originally sent 1 April 2022

Issues with Certain Sites on the Preliminary Site Inventory

The following tables list sites on the Preliminary Site Inventory presented at the Los Altos Housing Element Community Workshop on March 1, 2022. Some of these sites should be removed from the site inventory, while others will require zoning modification or some other city commitment in the Housing Element if they are to stay. In order to know how much rezoning we need, we first must understand how much capacity we presently have.

Sites in CN Zoning with a .35 FAR

The sites in the Lucky Supermarket area, as well as the Rancho Shopping Center, are zoned in the CN zone, with a .35 floor area ratio required, with the first story commercial. The big sites in these two areas are designated for low income housing. In order to list a site for low income housing, it must support 30 dwelling units per acre in base zoning. The restrictive floor area ratio on these sites would prevent that density.

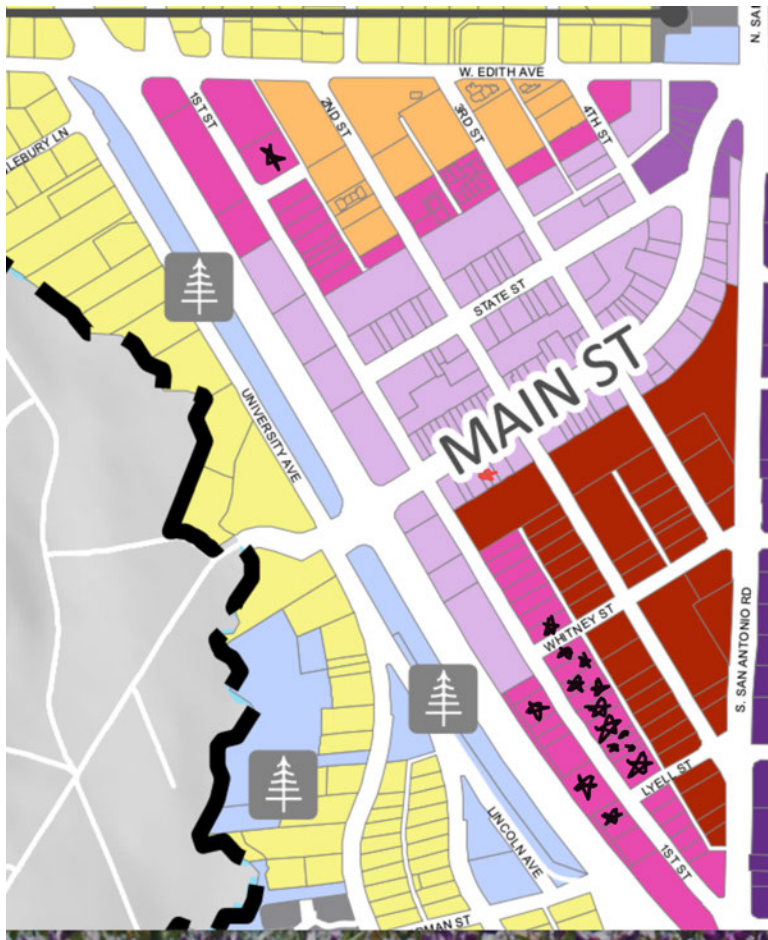
Sites with .35 FAR					
Address	APN	Zoned	Acres	Current use	Income Level
600 Foothill Expwy	18956014	CN	6.13	Rancho Shopping Center	L
2057 Grant Rd	31816020	CN	0.67		L
2073 Grant Rd	31816015	CN	0.32		M
2111 Grant Rd	31816019	CN	0.85	Lucky grocery	L
2185 Grant Rd	31816022	CN	3.38	Lucky grocery	L
2235 Grant Rd	31816011	CN	0.30		M
2249 Grant Rd	31816009	CN	0.30		M
2251 Grant Rd	31816008	CN	0.44		M
Total			12.39		

Sites Downtown in CD and CRS zones

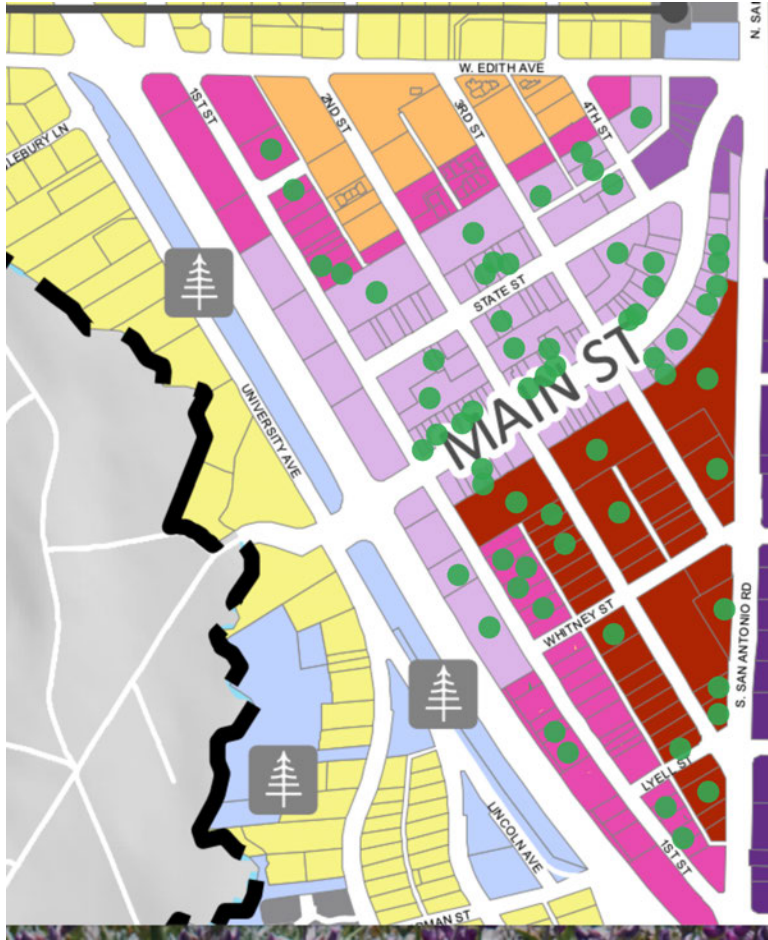
In downtown Los Altos, we have the zone CD/R3, along First Street and north of the parking plazas, that allows three story all-residential buildings in base zoning; it's shown in pink in the map below. We have two other zones, CRS (lavender) and CD (brick red), which allow only two stories in base zoning, require the first story to be commercial with a 12 foot ceiling, and have

certain requirements and issues that make providing parking a difficult problem. The poorly drawn black stars in the map below show residential projects recently proposed or under development downtown. Recently we've seen a lot of development downtown, all in CD/R3. No developer is building residential in core downtown zones of CRS and CD.

There was one residential project proposed in 2019 in CRS, at 343 Main St, shown below with an orange star. The project was to have a carport in the back, facing the parking plazas. The front door to the second-story apartment, the only entrance, was to be on the back wall of the carport. The Planning Commission expressed concerns about the parking arrangement, illustrating some of the parking issues faced in that zone. The project doesn't seem to be moving forward.



The next map shows the downtown sites in the preliminary site inventory (shown with green dots). There are a lot of sites in CD and CRS, although developers have not been willing to build there.



If these sites are to be included in the site inventory, the constraints that prevent housing from being built must be removed. Constraints that might be preventing housing include

- Two story height limit
- Location and small lot size making parking difficult to provide
- Requirement that first floor be commercial

The City needs to consult with developers to figure out which of these constraints are preventing housing.

Downtown sites with CRS or CD zoning					
Address	APN	Zoned	Acres	Current use	Income Level
270 Second Street	16740073	CD	0.16		A
Second Street	16740042	CD	0.16	parking, not city owned	A
330 Second St	16741046	CD	0.32		A
394 Second St	16741054	CD	0.16	parking, not city-owned	A
301 Second St	16740056	CD	0.81	half parking	A
285 State St	16739064	CRS	0.10	Manresa Bread	M

355 State St	16739060	CRS	0.04	Tanoshi Sushi	M
Fourth St at 100 State St	16738051	CRS	0.10	part of buildings, city-owned	M
242 State St	16739011	CRS	0.06	ASA restaurant	M
244 State St	16739012	CRS	0.05	Charley Noodles	M
252 State St	16739097	CRS	0.11	former Thai Silk	M
160 Main St	16738021	CRS	0.09		M
164 Main St	16738022	CRS	0.11		M
168 Main St	16738024	CRS	0.05		M
170 Main St	16738025	CRS	0.08		M
248 Main St	16739074	CRS	0.05	Taekwondo	M
252 Main St	16739075	CRS	0.05		M
262 Main St	16739076	CRS	0.11		M
290 Main St	16739105	CRS	0.05	Sethi	M
334 Main St	16739084	CRS	0.05	Gourmet Works	M
346 Main St	16739085	CRS	0.05	IKB Design	M
380 Main St	16739089	CRS	0.05		M
398 Main St	16739091	CRS	0.05	iChakras	M
133 Main St	16738013	CRS	0.09	Spot A Pizza Place	M
141 Main St	16738012	CRS	0.10	House of Daniel	M
147 Main St	16738011	CRS	0.12	Rutt Kitchens	M
151 Main St	16738010	CRS	0.14	Paperwhirl	M
169 Main St	16738009	CRS	0.27		M
179 Main St	16738052	CRS	0.09		M
189 Main St	16738053	CRS	0.05		M
351 Main St	16740004	CRS	0.05		M
357 Main St	16740003	CRS	0.11		M
60 Main St	16738057	CRS/O AD	0.05		A
Total			3.93		

Parking Plazas

Ten city-owned parking plaza parcels, encompassing over nine acres, are listed on the preliminary site inventory. For the plaza or plazas that we choose to develop as housing, we'll

have to figure out how to replace the parking we'd lose, and put a schedule for issuing the RFP to developers into the Housing Element. The plazas that we don't want to develop have to be removed from the site inventory.

City-owned parking plazas					
Address	APN	Zoned	Acres	Current use	Income Level
First St	16740039	CD	1.07	City-owned parking plaza	A
Second Street	16740072	CD	1.07	City-owned parking plaza	A
Third St	16738002	CD	2.17	City-owned parking plaza	A
First St	16739032	CRS	1.07	City-owned parking plaza	M
First St	16739057	CRS	0.56	City-owned parking plaza	M
Second Street	16739007	CRS	1.20	City-owned parking plaza	M
Second Street	16739069	CRS	0.63	City-owned parking plaza	M
Fourth St	16738049	CRS	0.16	City-owned parking plaza	M
State St	16738028	CRS	0.62	City-owned parking plaza	M
Fourth St	16738029	CRS/O AD	0.58	City-owned parking plaza	M
Total			9.13		

The Village Court

Here's a site that's making its third appearance in the site inventory. It looks like a good spot for redevelopment, paired with the other half of the site not listed in the site inventory. But there is a confusing PUD somehow attached to this site. The zoning situation needs to be clarified.

The Village Court Shopping Center					
Address	APN	Zoned	Acres	Current use	Income Level
4546 X EL CAMINO REAL	16712047	CT	1.76	Village Court Shopping Center	L

The Clock Tower at Loyola Corners

This big, odd-shaped site has Permanente Creek running through its north and east sides. It is designated for low income housing, which means that it must allow 30 dwelling units per acre in base zoning, before any density bonus. Loyola Corners has a two story hard cap on development, and commercial is required on the first floor. In order to list this site as a low income site, Los Altos would be committing to approving a building there with 48 apartments on the second floor. Moreover, the residential cap currently in effect would bar any such project.

The Clock Tower at Loyola Corners					
Address	APN	Zoned	Acres	Current use	Income Level
1000 Fremont	31801036	CN	1.60	Clock professional offices	L

Privately owned parking

Several privately owned parking lots are listed in the preliminary site inventory. As far as we know, the parking behind State Street Market and the parking behind State of Mind pizza are required parking areas for those businesses. The city would need to commit to some other sort of parking management, and lift the parking requirement for those businesses, in order for the two parking lots to be available for housing.

St. Nicholas Catholic Church should be asked if it plans to give up its parking for housing.

The parking lot on El Camino has a couple of issues. First, it's the parking lot for five or six adjacent parcels, including Amber India; in order for it to be developed, the owners of the other properties would have to agree to modify the parking agreement they have established. Secondly, it's 250 feet deep, only extending halfway from the R1 neighborhood behind it to El Camino, and CT zoning requires a 100 foot buffer from R1; a lot of the property would be taken up by the buffer.

Privately owned parking					
Address	APN	Zoned	Acres	Current use	Income Level
Third St	16738038	CRS	0.32	parking behind State St Market	M
Fourth St	16738050	CRS	0.16	parking lot behind State St. Market	M
El Camino	17003084	CT	0.54	shared parking lot	L
Orange Ave	17516020	PCF	0.22	parking lot for St. Nicholas Church	A
Total			1.24		

People's yards and garages

The algorithm used by the consultants picked up some residents' yards and garages. These do not seem to be good sites for housing.

People's yards and garages					
Address	APN	Zoned	Acres	Current use	Income

					Level
379 HAWTHORNE AVE	17028058	R1-10	0.50	yard of neighboring parcel	A
608 UNIVERSITY TRL	17514021	R1-10	0.87	yard of neighboring parcel	A
625 PALM AVE	17516088	R1-10	0.18	same owner owns both 625 lots and 615 lot	A
Nash Rd	33602008	R1-10	0.49	yard of neighboring parcel	A
718 RONALD CT	18919003	R1-10	0.28	garage of adjoining parcel	A
775 EDGE LN	18918102	R1-10	0.23	yard of neighboring parcel	A
1491 MIRAMONTE AVE	19341039	R1-10	0.45	garage/back yard of front parcel	A
SIERRA VENTURA DR	34224058	R1-10	0.22	half a house	A
1276 MONTCLAIRE WAY	34209045	R1-10	0.35	someone's back yard	A
2050 LONGDEN CL	34210088	R1-10	0.30	someone's side yard	A

Sites that will not be built

The algorithm picked up a few sites that should be removed, as housing is unlikely to be developed: the Packard Foundation gardens and a corner of the Packard foundation building, as well as the American Legion Post, recently landmarked by the City.

Sites that must be removed				
APN	Zoned	Acres	Current use	Income Level
16740067	CD	0.32	belongs to Packard Foundation	M
16740083	CD	0.12	garden of Packard Foundation	M
16740084	CD	0.13	garden of Packard Foundation	M
16740048	CD/R3	0.16	American Legion	M
Total		0.73		

Total sites, with and without identified issues

	sites	acres
Sites on preliminary site inventory	121	57.42
With issues	72	35.7
Without issues	49	21.72
Need zoning modification to be feasible (Clock Tower, Rancho, Lucky, CD, CRS)	42	17.92
City-owned parking plazas	10	9.13

From: [Yvonne Dupont](#)
To: [Public Comment](#)
Subject: FW: LWVLAMV 4/24/22 Letter to Los Altos Council and Planning Commission re Housing Element
Date: Monday, April 25, 2022 11:33:37 AM
Attachments: [0424Letter to Los Altos Council and Planning Commission re Housing Element.pdf](#)
Importance: High

From: Yvonne Dupont <ydupont@losaltosca.gov>
Sent: Monday, April 25, 2022 10:47 AM
To: Los Altos Planning Commission <PlanningCommission@losaltosca.gov>
Subject: FW: LWVLAMV 4/24/22 Letter to Los Altos Council and Planning Commission re Housing Element
Importance: High

From: Laura Simpson <lsimpson@losaltosca.gov>
Sent: Monday, April 25, 2022 10:44 AM
To: Yvonne Dupont <ydupont@losaltosca.gov>
Subject: Fwd: LWVLAMV 4/24/22 Letter to Los Altos Council and Planning Commission re Housing Element

Can you forward

Sent from my iPhone

Begin forwarded message:

From: Susan Russell [REDACTED]
Date: April 25, 2022 at 10:42:43 AM PDT
To: Laura Simpson <lsimpson@losaltosca.gov>, Jon Maginot <JMaginot@losaltosca.gov>, Andrea Chelemengos <achelemengos@losaltosca.gov>
Subject: Fwd: LWVLAMV 4/24/22 Letter to Los Altos Council and Planning Commission re Housing Element

Will you be sure the PC members get this email? thanks.

----- Forwarded message -----

From: Karin. Bricker [REDACTED]
Date: Sun, Apr 24, 2022 at 5:58 PM
Subject: LWVLAMV 4/24/22 Letter to Los Altos Council and Planning Commission re Housing Element
To: Los Altos City Council <council@losaltosca.gov>, Anita Enander <anenander@losaltosca.gov>, Sally Meadows <smeadows@losaltosca.gov>, Neysa Fligor

<nfigor@losaltosca.gov>, Lynette Lee Eng <leng@losaltosca.gov>, Jonathan D. Weinberg <jweinberg@losaltosca.gov>
Cc: Gabriel Engeland <gengeland@losaltosca.gov>, Laura Simpson <lsimpson@losaltosca.gov>, Jon Maginot <jmaginot@losaltosca.gov>, Andrea Chelemengos <achelemengos@losaltosca.gov>



April 24, 2022

Mayor Enander and Members of the City Council and Planning Commission
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Joint Meeting of Council and Planning Commission April 26 – Study Session re Housing Element

Dear Mayor Enander, Members of the City Council and the Planning Commission:

As we have written earlier, the LWV supports an overall state plan for housing that includes Regional Housing Needs Allocation (RHNA) and certified Housing Elements. We have several comments on the policy issues to be discussed Tuesday afternoon, most of which we have submitted before to Staff, LWC, as well as Councilmembers and Planning Commission members.

First, it is difficult to recommend specific rezonings without seeing a more accurate site inventory. We believe the pipeline units and ADUs are realistic. But it is difficult to imagine that we will produce 415 **lower-income** units on the sites shown on the site inventory unless Los Altos quickly establishes an affordable housing fund to aid nonprofit housing developers in financing such developments.

We recommend upzoning the CT zone, but it is unclear how many more units will be built if the CT zone allows higher density, particularly since one of the major sites, Village Court, has an underlying PUD which has not been addressed, and, in addition, part of this site needs to be rezoned to CT.

We agree with looking at building on the PCF zones, but unless the churches mentioned are interested in housing development, we are skeptical about how many units can be produced on these sites. If these owners do not want to build housing, these sites should be removed from the list. Similarly, if the Council is not committed to developing any downtown parking plazas as housing, these should be removed from the list.

We also agree with the changes proposed for the OA zones but believe the .35 FAR on these districts must be removed.

We support the changes proposed for Loyola Corners.

We suggest removing the .35 FAR from the CN zones, also.

We believe that unless the parking issue is addressed downtown, parking will remain a constraint to housing development in the downtown including building on any downtown parking plazas.

The shortfall shown by LWC is 364. If all the zoning recommendations made by LWC are made, at the low end of the range this estimates only 245 more units, fewer than the shortfall and nowhere near the number required if the City is to have a reasonable buffer above the 1958 RHNA numbers. And if the church sites and parking plazas are

removed from the list, we have a very serious shortfall. Therefore, we recommend additional zoning changes along with careful attention to removal of constraints to development.

Finally, LWC mentions that sites identified as low-income sites in the last Housing Element can be built on by right so long as 20% of the units are affordable, but if there are any such sites they are not specified.

(Please send any questions about this email to Sue Russell at [REDACTED])

Karin Bricker, President LWV of Los Altos Mountain View

cc: Gabriel Engeland

Laura Simpson

Jon Maginot.

Andrea Chelemengos

April 22,2022 Study Session Housing Element

Dear Council members

Please do not rezone the OA district to allow housing. It abuts all single-family homes. The lots are narrow. It is clear that if rezoned that apartment buildings will be built on these locations. There will be no buffer between 50–55-foot buildings and single-family homes. This is not smart zoning. The area is already overcrowded with all the buildings going in on First Street and the planned new project at the Pancake House. You need to keep the increased density on the downtown side of San Antonio Rd. Bringing extra traffic and reduced parking to this area is very undesirable to the residents living on these streets. There is already overflow parking from Downtown on these residential streets. It will only get worse since you removed 91 parking spots for restaurants and under parked the projects on First Street

It will not be safe to cross the street to Downtown will all the traffic coming from 280 and Foothill Expressway. San Antonio Rd is an emergency road for evacuations, fire trucks and other emergency vehicles.

If you allowed only town houses in the OA district, it would be sensible zoning and keep the residential feel and character of the area in accordance with the General Plan. You do have the flexibility to make this decision as you are adding a substantial buffer to the RHNA numbers to submit to HCD.

Sincerely

Roberta Phillips



From: [Gee Who](#)
To: [Public Comment](#); [Jon Baer](#); [Lynette Lee Eng](#); [Neysa Fligor](#); [Jonathan Weinberg](#); [Anita Enander](#); [Sally Meadows](#)
Subject: Fw: April 26 City Council/ Planning Commission study session on rezoning- comments
Date: Saturday, April 23, 2022 7:11:19 PM

Hi,

I agree with Jon and have submitted comments via the website before. His comments below described the situation well.

"the residential streets-Hillview, Hawthorne, Pepper and Lyell are narrow, with little or no place for resulting overflow parking from buildings along San Antonio. These streets serve as prime walking and bicycling paths to the downtown, which reduces the City's carbon footprint. Additional cars parked along those streets will create a hazardous situation for pedestrians and bicyclists. "

I walk these streets to go to downtown. Many kids ride their bicycles.
The east side of San Antonio road is NOT downtown.

Lydia (resident In the Hawthorne, Pepper, Hillview, Lyell neighborhood).

On Saturday, April 23, 2022, 02:40:45 PM PDT, Jon Baer [REDACTED] wrote:

I am sending this email with regard OA zoning that will be discussed at the April 26 Los Altos City Council meeting held at 4 pm as the comments I previously made during a public hearing were not correctly captured in written form by the outside consultants.

My objection, as well as those of many of my neighbors, to rezoning the OA district as it relates to San Antonio Road goes beyond the fact the lots are narrow, which they are, which limits possible setbacks to reduce light, privacy, and noise impacts. Typical lots on that portion of San Antonio Road are 140-175 feet deep versus the parcels along El Camino which are typically 250-300 feet deep. More importantly, the San Antonio parcels directly abut residential R-1 housing. It is this intersection of possible mixed-use commercial/intense residential meeting R-1 residential use that requires great attention, so that the quality of life of all the residents can be adequately protected.

The east side of San Antonio Road is not the downtown. It is intended to be a lower height, with less intense usage as a transition to the residential neighborhoods. This is key to the kind of orderly development that our town's zoning code is designed to promote. Furthermore, if more intensive development is allowed, the residential streets-Hillview, Hawthorne, Pepper and Lyell are narrow, with little or no place for resulting overflow parking from buildings along San Antonio. These streets serve as prime walking and bicycling paths to the downtown, which reduces the City's carbon footprint. Additional cars parked along those streets will create a hazardous situation for pedestrians and bicyclists.

If the City insists on rezoning along San Antonio, I suggest a maximum height limit of 30 feet along the east side of San Antonio Road (with NO exceptions for all BMR housing, no development waivers or bonuses which would add to height or reduce setbacks which abut single family residential housing), with fully parked NEW residential/commercial construction. If necessary, additional parking structures should be built, at City or developer expense on the parking plazas.

Thank you-Jon Baer

From: [Jon Baer](#)
To: [Public Comment](#)
Cc: [Anita Enander](#); [Jonathan Weinberg](#); [Sally Meadows](#); [Lynette Lee Eng](#); [Neysa Fligor](#)
Subject: April 26 City Council/ Planning Commission study session on rezoning- comments
Date: Saturday, April 23, 2022 2:41:32 PM

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My objection, as well of those of many of my neighbors, to rezoning the OA district as it relates to San Antonio Road goes beyond the fact the lots are narrow, which they are, which limits possible setbacks to reduce light, privacy, and noise impacts. Typical lots on that portion of San Antonio Road are 140-175 feet deep versus the parcels along El Camino which are typically 250-300 feet deep. More importantly, the San Antonio parcels directly abut residential R-1 housing. It is this intersection of possible mixed-use commercial/intense residential meeting R-1 residential use that requires great attention, so that the quality of life of all the residents can be adequately protected.

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