

From: David Adams

To: North Ventura Coordinated Area Plan NVCAP@CityofPaloAlto.org

Date: Wed 6/24/2020 8:16 AM

Hello there,

Could you please include this in public comments.

Dear hard working members of NVCAP,

I would like to correct a misconception that circulated at NVCAP meeting #11 that the Cloudera site is over parked. Pre-covid most, if not all, of the first floor of the Cloudera building was empty. I think this led some to believe there was excess parking capacity. In fact, for a long time the office was fully occupied and during this period cars would overflow and be parked on the north side of Olive. I know this because I live on Olive.

Additionally, one of the goals specified by council for NVCAP is '...minimize displacement of existing residents...'. For those whose plans include rezoning single family housing I would ask that you describe how that could be consistent with said goal.

Furthermore, item Q11 in the packet for meetings #12a and #12b asks:

'*Q11. What type of housing should be considered for Olive? (Assume that no current residents will be required to leave for any of the options below. Natural, voluntary, attrition only.)'

My views on rezoning Olive have been very clear from the start. I attach a submission I made at the NVCAP stakeholder meetings in case this has escaped your attention.

I would also like to ask you to please consider carefully what types of housing you want in this post pandemic world where occupants have to shelter in place for months on end.

Thank you and regards
David Adams

Reasons to retain R1 zoning on Olive Ave

Dear Ms Lee,

At the 3/5/2018 CC meeting a statement was made by planning staff that Olive Ave is being included in the NVCAP zone to 'take advantage of an aggregate of housing'. As far as I am aware, there has never been a discussion between staff and the individual owner/residents on Olive of rezoning their properties so this document makes the case that Olive should not be

rezoned.

1. Loss of about the most affordable single family homes in PA

The most affordable homes are the ones we already have.

2. Diversity in housing drives diversity in people

Diversity is a good thing. Currently, within a few houses of our own home there are:

- An asian single lady
- A hispanic family of 4
- A single mother with 3 children
- An african american single lady
- A married couple of mixed race

3. An NVCAP goal, as stated by CC and included in the NVCAP documentation is to minimize the displacement of existing residents

How can that be reconciled with rezoning?

4. Loss of community

There is a great sense of community on the street.

Loss of long established relationships that have been forged over the years to help each other by:

- Looking out for each other
- Borrowing stuff from time to time
- Having block parties

5. Loss of private gardens forever

Private gardens cannot be replaced by community gardens. They are easily accessible and allow kids to play unattended which cannot be said of community gardens.

Is PA turning into a place where only the wealthy have access to private gardens?

There is research to show that growing up with a garden provides kids with great benefits including building resilience.

6. Many of the houses on Olive are currently rented out at subsidised prices

This is already low income housing which is exactly what we want more of.

At 15% BMR we'd lose more affordable housing than we gained.

Building anew to replace what already exists is a poor use of resources.

7. Many teachers and nurses currently live and have lived on the street over the years

This is exactly the type of people we want to provide housing for and Olive, without any changes, is a place where they can buy/rent housing.

8. Gentrification of the area is a bad thing.

It drives up prices and drives existing residents with limited resources out.

Ventura may be the last remaining 'affordable' neighborhood in PA

9. Would put individuals with limited resources at the mercy of extremely well funded developers.

10. It is unclear if all the individual property owners would develop to RM20. This could lead to a very odd looking street which is not good planning.

11. Some people have been living in this community for over 25 years. Can you imagine what it would be like to lose the community you've been living in for that long? A lot of time, money and effort has gone into making houses and gardens the way we want without it becoming ostentatious.

12. Apartments are not always conducive to keeping pets. Pets have been shown to contribute significantly to the health and wellbeing of children as well as adults. Many residents on the street love their pets.

13. Quality of life for residents remaining on the street will be impacted. Ground water, sunlight, parking and noise will be some of the impacts. In conclusion, I hope you agree that this would be a very bad thing not just for the residents but also the community at large. In a city where, sometimes, developers are given benefits at the expense of residents I would urge you strongly to listen to the residents on this. A city needs to grow in quality as well as quantity and that should apply to NVCAP as much as anything else. Thank you for your consideration. If you have any questions or would like to schedule a meeting to discuss we are always available.

Regards

David Adams

DiHuyen Ho

From: Stephen Levy

To: North Ventura Coordinated Area Plan NVCAP@CityofPaloAlto.org

Date: Thu 6/25/2020 7:25 AM

Follow the council's lead in their positive response to the SHP 187 units of housing.

North Ventura remains our largest opportunity site.

We are far behind our own Comp Plan housing goals

And now we know the Bay Area RHNA is more than double our previous target AND Palo Alto as an amenity rich, housing gap city will likely get nearly triple our current RHNA housing goal.

Do not follow the residents of Cupertino who thumbed those nose at state housing law and got laughed out of court losing their suit and money

Understand that Palo Alto is likely to get sued by the state if we cite frivolous arguments for rejecting housing.

Show the state that we can make local control work by planning to meet our urgent housing needs and legal goals.

You are developing a long term vision and plan so look beyond this horrible pandemic.

Do understand that projects must pencil out so onerous conditions and non economic requests for BMR units will both result in no housing and be a sign to the state that Palo Alto is not serious about housing.

If you have questions about housing economics or the law invite SV@Home, the Turner Center at Berkeley and our local nonprofit housing corporation to come and discuss with you.

Stephen Levy

Director Center for Continuing Study of the California Economy Lived and worked in PA for more than 50 years

From: Jeffrey Hook

To: North Ventura Coordinated Area Plan NVCAP@CityofPaloAlto.org

Date: Thu 6/25/2020 3:14 PM

A deep ecological analysis is essential to making good land use plans. I suspect it is largely absent from the NVCAP work to date. Below I outline in very general terms the kind of analysis we need.

Summary: humans are in serious ecological overshoot, and it is worse in Palo Alto than the global average. Rational action is to reduce human population and per capita resource consumption. The Covid-19 pandemic is evidence of overshoot as well as of humans' ability to make rapid change if we perceive it to be necessary. Let's avoid adding any net artifact to the NVCAP area. Let's restore the creek to natural state and convert paving to parkland. Let's provide housing from existing commercial buildings (Fry's, Cloudera), rather than build additional housing and expand the building footprint.

Land use in Palo Alto shall be a response to satisfying the interests of various parties. I will attempt to describe the parties and their interests as best I am able.

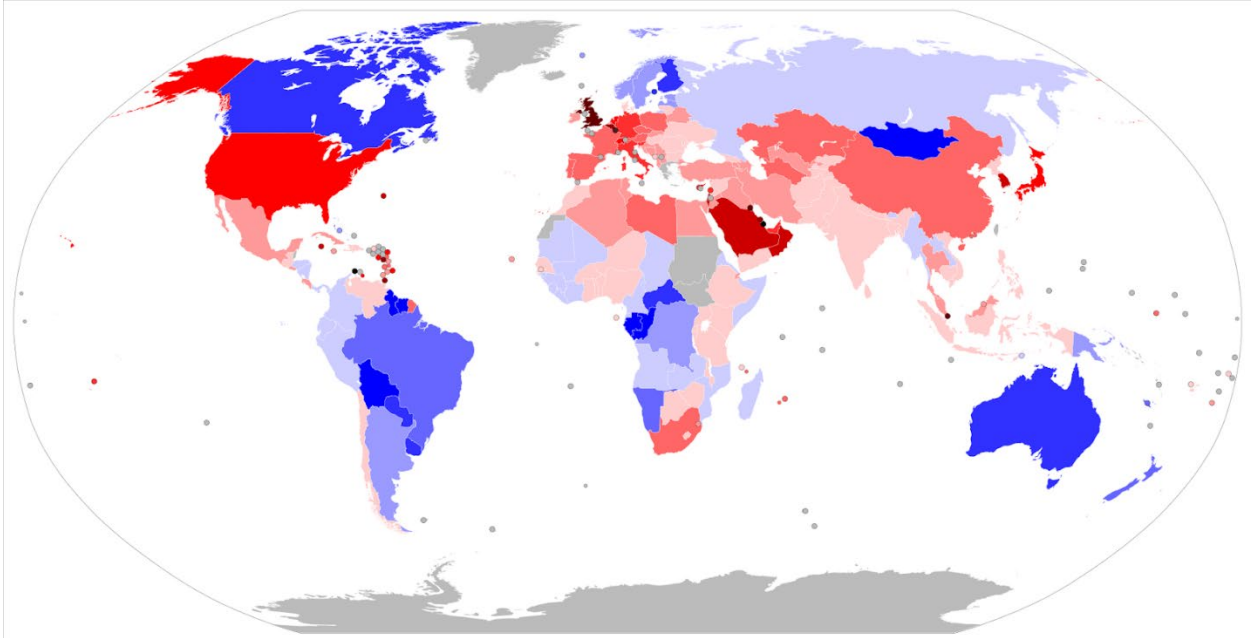
- 1.
2. All
3. living things
4.
 - a.
 - b. All
 - c. living things on Earth are alive because they are able to match their information with that of the environment
 - d.
 - e.
 - f. All
 - g. living things are unstable thermodynamic entities, lifeboats in a stream of matter and energy that flows continually from greater order toward greater disorder. Each lifeboat maintains its order by tapping order from, and discharging disorder to, the surrounding
 - h. stream.
 - i.
 - j.
 - k. The
 - l. source of ordered energy for the biosphere is our Sun, in the form of relatively high frequency photons. The sink for disordered energy is the empty space surrounding Earth, in the form of relatively low energy photons.
 - m.
 - n.
 - o. The
 - p. source of ordered matter is the materials found in the Earth's crust, in veins and reservoirs of relatively high concentration.
 - q.
 - r.
 - s. A
 - t. conversion to disordered matter is not thermodynamically required, unlike for energy, however, more ordered energy must be tapped to keep matter ordered, otherwise it becomes dispersed into lower concentration.
 - u.
 - v.
 - w. Only
 - x. photosynthetic organisms are able to directly tap the photon source from the Sun. This includes all plants, "half" of Protista (e.g. algae) and "half" of Monera (blue-green algae).

- y.
- z.
- aa. All
- bb. other species tap the energy order in the photosynthetic lifeboats, which is stored in the chemical bonds that make up the tissue of the photosynthetic species.
- cc.
- dd.
- ee. All
- ff. species, including plants, tap matter order provided by other species, for example, the saprophytes break down dead tissue into simpler molecular components that are available for use by plants
- gg.
- hh.
- ii. Thus
- jj. all life forms form a web of interdependencies, a raft of lifeboats which collectively is able to resist the pull downstream.
- kk.
- ll.
- mm. If
- nn. web interdependencies are broken, some lifeboats will be cut free. Individuals will die and the species will die.
- oo.
- pp.
- qq. The
- rr. most critical of the interdependencies have evolved over spans ranging from tens to hundreds of millions of years. This fact is often underappreciated.
- ss.

- 1.
 2. All
 3. human beings
 - 4.
- a.
 - b. Human
- c. beings are a form of life, thus all of (1) applies.
- d.
 - e.
 - f. We
 - g. are among the most complex forms of life, therefore our order is more unlikely. We need to tap a greater than average fraction of web interdependencies to obtain energy and matter order, and we discharge a greater than average proportion of disorder into
- h. the environment.
- i.
 - j.
 - k. We

- l. are more clever than wise.
- m.
 - i.
 - ii. We
- iii. have been clever enough to tap energy stored millions of years ago, up to 650 million years ago, which took millions of years to create.
- iv.
- v.
- vi. We
- vii. have been clever enough to tap energy stored in atomic nuclei
- viii.
- ix.
- x. We
- xi. are using up the fossil fuel resource millions of times faster than it was created, and causing massive climate disruption
- xii.
- xiii.
- xiv. We
- xv. are creating nuclear waste that we have to isolate from humans for thousands of years
- xvi.
- n.
- o. Because
- p. we are so demanding of the biosphere individually, and so numerous, we are in ecological overshoot. According to the ecological footprint calculator at
- q. www.footprintcalculator.org,
- r. my Earth overshoot day as a resident of Palo Alto is May 21. We'll need 2.6 Earths for everyone on Earth to enjoy my relatively simple lifestyle. I suspect the situation is worse for the average resident here.
- s.

- 1.
- 2. Current
- 3. residents of Palo Alto
- 4.
 - a.
 - b. We
- c. have an ecological footprint greater than most of the world's residents
- d.
- e.



f.

- g.
- h.
- i. National
- j. ecological surplus or deficit, measured as a country's biocapacity per person (in
- k. [global hectares](#))
- l. minus its ecological footprint per person (also in global hectares). Data from 2013.^[1]

- m. x
- n. ≤ -9 -9
- o. $< x \leq -8$ -8
- p. $< x \leq -7$ -7
- q. $< x \leq -6$ -6
- r. $< x \leq -5$ -5
- s. $< x \leq -4$ -4
- t. $< x \leq -3$ -3
- u. $< x \leq -2$ -2
- v. $< x \leq -1$ -1
- w. $< x < 0$ 0
- x. $\leq x < 2$ 2
- y. $\leq x < 4$ 4
- z. $\leq x < 6$ 6
- aa. $\leq x < 8$ 8
- bb. $\leq x$ Data

cc.

unavailable

dd.

ee.

ff. Our

gg.

narrow interest is to continue to degrade the Earth to support our unsustainable lifestyle.

hh.

- ii.
- jj. Our
- kk. broader interest, one that serves those yet to be born, is to reduce both our population and our per capita resource use.

ll.

- 1.
- 2. Developers
- 3. and their employees
- 4.
- a.
- b. Their
- c. narrow interest is to make a profit, according to standard GAAP accounting rules.
- d.
- e.
- f. These
- g. rules allow benefits to flow to owners, while costs are borne by others, whether other people locally, globally, other species, and those yet to be borne.
- h.
- i.
- j. Their
- k. broader interest is the same as for current residents
- l.

- 1.
- 2. Current
- 3. employees of Palo Alto
- 4.
- a.
- b. Their
- c. narrow interest is to gain enough income to sustain self and family, even if these come at a cost of greater degradation of Earth natural environment and impoverishment of people elsewhere
- d.
- e.
- f. Their
- g. broader interest is the same as for current residents
- h.

- 1.
- 2. Current
- 3. business owners of Palo Alto
- 4.
- 5.
- 6. Current
- 7. government of Palo Alto
- 8.
- 9.
- 10. Current

11. residents of Santa Clara County

12.

13.

14. Current

15. residents of California

16.

17.

18. Current

19. residents of the United States

20.

21.

22. Current

23. Earth population

24.

a.

b. From

c. business owners to Earth population, all have narrow interests that are poorly aligned with common interest

d.

1.

2. Future

3. residents of Palo Alto

4.

5.

6. Future

7. residents of California

8.

9.

10. Future

11. residents of the United States

12.

13.

14. Future

15. Earth population

16.

a.

b. All

c. future residents of Earth (those yet to be born) have an interest in thriving on a planet not in overshoot.

d.

e.

f. These

g. are our descendents, whom we have an interest in providing for

h.

Rational Action

-
- Nature
- bats last
-
-
- Covid-19
- has shown us
- -
 - We
 - are in serious overshoot
 -
 -
 - We
 - can adapt more rapidly than anyone was going to admit 6 months ago
 -
-
- Humans
- are in serious overshoot
- -
 - A
 - Martian observer is able to see this clearly
 - -
 - Loss
 - of biodiversity, 6th great extinction
 -
 -
 - Climate
 - change, now perhaps unstoppable
 -
 -
 - Massive
 - numbers of political and climate refugees
 -
 -
 - Depletion
 - of natural resources
 -
 -
 - Rapid
 - decline of EROEI, RRORI
 -
 -
 - The
 - only rational course of action is to
 - -

- Reduce
 - conversion of nature to artifact as rapidly as we can
 -
 -
- Reduce
 - human population
 -
 -
- Reformulate
 - economics to be consistent with biophysical reality, including thermodynamics
 -
 -
- Accommodate
 - those of us who are here now, with existing artifact
 -
-
- Avoid
- sunk cost fallacy
- -
 - Just
 - because we have sunk thousands of hours and millions of dollars into planning to date is not a compelling reason to persist if we are going the wrong way, any more than an explorer will continue plowing further into the jungle once she realizes escape is in the other direction.
 -
 -

NVCAP



Project Background

On November 6, 2017, the City Council initiated the preparation of a Coordinated Area Plan for the North Ventura area (NVCAP), an approximately 60 acre site. The NVCAP is being proposed as a result of Program L4.10.1 of the recently adopted Comprehensive Plan, which states:

Prepare a coordinated area plan for the North Ventura area and surrounding California Avenue area. The plan should describe a vision for the future of the North Ventura area as a walkable neighborhood with multifamily housing, ground floor retail, a public park, creek improvements and an interconnected street grid. It should guide the development of the California Avenue area as a well-designed mixed-use district with diverse land uses and a network of pedestrian-oriented streets.

-
- For
- the NVCAP planning area
- -
 - Convert
 - parking areas to parkland, with drought tolerant species
 -
 -
 - Convert

- existing Fry's building to mostly housing, with a few stores providing essential services such as food, hardware, medical
-
-
- Acknowledge
- at the top of each planning document the situation of humans in overshoot globally, and especially locally.
-
-
- Make
- the #1 goal of the plan to reduce overshoot, both globally and locally
-
-
- Housing
- is a subordinate goal
-
-
- Expand
- the setback from Matadero Creek into the Fry's parking lot, and convert the rest of the parking lot to a park.
-
-
- Convert
- the Cloudera building and parking structure to housing, and the parking lot to a park.
-