

From: [Julia Kallus](#)
To: [Mr. William](#)
Cc: [Mr. William](#)
Subject: [Re: 4075 El Camino Way - Palo Alto Commons Project](#)
Date: Monday, February 26, 2024 11:05 AM
Attachments: [Palo Alto Commons Project](#)

Hi Veronica,

Can you please include this in the public comments for 4075 El Camino? Should I forward it to the PTC email myself?

Thanks,
Emily



Emily Kallus, AICP
Planner
Planning and Development Services Department
(650) 617-5135 | emily.kallus@cityofpaloalto.org
www.cityofpaloalto.org

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From: harrmoo14@
Sent: Friday, February 2, 2024 9:33 AM
To: Kallus, Emily
Cc: [jason@harrmoo14.com](#)
Subject: Re: 4075 El Camino Way - Palo Alto Commons Project

You don't owe me a word from [Palo Alto Commons](#).
WARNING: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hi Emily,

I reviewed a post card regarding public next Wednesday public meeting. I am planning to attend it in person. Would you please let me know exactly where the meeting is at?

I used the link you provided from last email regarding Palo Alto Commons Expansion. But I couldn't tell which was the most updated plan and what are the changes since the last city council meeting. Would you please send me the most up to day information about their proposal and how they have addressed planning department comments and last city council meeting to do list for them?

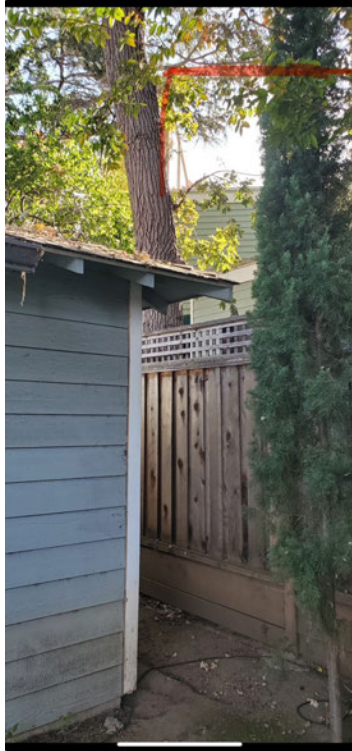
From what I can see the plan was dated for 10/27/2022

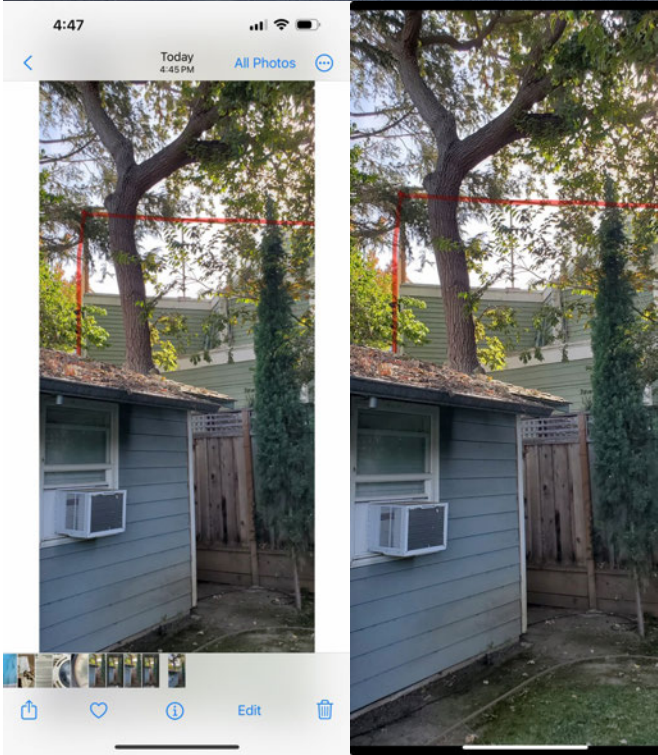
As you know, during our last meeting on November 2, 2023, I am strongly oppose Palo Alto Commons new expansion plan

Here are some of the reasons:

1. The Commons expansion proposal is in violation of my real property right of enjoyment by completely blocking my property afternoon sun. Which I have already been greatly limited by Commons current second story building about 15 feet apart from my ADU. If proposed third story is built, my ADU and house will lost sun in the afternoon starting at 12:30pm. My backyard grass and plants and trees will die due to lack of sun. With my house and ADU are very close to the existing building, the third story is overpowering my property and I will lost entire skylight which I have been enjoying. All I will see from my backyard would have been an over towering block of wall with many windows that people can over looking my windows. I will have no privacy at inside my house and backyard at all and a total lost of my privacy and enjoyment of my property. Please see attached pictures.
2. The current building has underground parking and it was designed over thirty years ago, with adding new extra two more stories are huge public safety concerns. Can it withstand a major earthquake (according USGS, San Area is over due for a major earthquake). There are five ADUs at the backyard of Willie Way block which next to the proposed expansion building. The distance from the building will be as close as 15' apart that's my ADU. If during the earthquake, the three story building were clapped, my ADU will be the direct hit by the 30' tall building. Who is responsible to the people living in my ADU and my ADU building itself? Who is responsible the lives who live in the Commons clapped three story building? We are living in the earthquake zone and we have major earthquake overdue to happen in northern California. For Palo Alto single family resident backyard setback requirement is 30' feet. What's the setback requirements for three story building?
3. Currently Commons and Arent buildings have already made very loud noises that is so loud we can open our windows. With new additions, there will be more powerful HVAC added, I can't imagine how we will sleep at night or work from home or just simply sit in our backyard to enjoy our day quietly.
4. There are cars constantly parking at front of my house on our street and these cars owners are working at Commons and Arent. I had asked some of them why they were parking their cars at our street. I was told that there were not enough parking spaces for them to park at Commons and Arent. With 14 (the latest on the website says 182) more rooms added without single parking spaces added, there will be more cars parking our street and we won't be able to park cars on our street.
5. 4 of the 14 proposed rooms will be added right behind my house and my neighbor right next to me (CHL, 4020 Willie). 13 of 14 (182) proposed rooms addition are all added to the existing buildings right next to our Willie Way single family one story houses. Please see attached photos. The new addition is at the price of entire block Willie Way residents' enjoyment of our lives. I asked Commons why they won't add forth story to their building facing El Camino or East Meadow. They said it is too costly to them to do so. So naturally, the Willie Way residents become the victims of their money saving proposal. It is utterly absurd that big corporation want to save and make money at the cost of us, ordinary working class residents who mostly are long time residents of Palo Alto.
6. The new addition next to Willie Way all single story houses are very intrusive and the new height felt monstrous in the neighborhood. It doesn't conform our neighborhood appeal.
7. I took some of the pictures from Palo Alto Commons front and it's parking. There seems if plenty of space for them to expand. They could add more parking space at the underground level and add three or four stories in top of that. It will be facing El Camino. That way, they can add more rooms without put high negative impact on the neighboring houses and streets.
8. Ventura neighborhood housing values are Palo Alto most under appreciated. I see my house valued almost the same in the last 10 years as other neighborhoods have seen tremendous amount of value appreciation in hundred of thousands or in million. With this proposal Commons new additions plan, it will further deplete and decrease our home prices. Commons cannot and shouldn't make money at the last of our neighborhood home values.
9. I heard some neighbors talking about selling their homes because of Commons proposal as they feel that they won't be able to enjoy their backyard peacefully after new additions.







Sent from my iPhone

On Nov 9, 2023, at 3:29 PM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hi Maria,

Thank you for speaking with me at the Development Center today to express your concerns regarding the proposed project.

As we discussed:

Here is the link to the Project Webpage, it will be updated when revised plans are submitted by the Architect: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning-Projects/8075-El-Cerrito-Way>

Here is the link to the 8/7/23 Council Staff Report and Minutes:

<https://cityofpaloalto.org/meetings/Agenda/Meeting/MeetingTemplateId-17656> (under Study Session)

<https://cityofpaloalto.org/meetings/Agenda/Meeting/MeetingTemplateId-17656> (under Study Session)

I will notify you of any future public hearings, and you will also receive a post card in the mail two weeks prior to any scheduled meeting. A flowchart of the expected project process is here: https://www.cityofpaloalto.org/files/assets/public/22/development-services/learning-reviews/77_memo-zoning-planned-community-review-process-02-03-2023.pdf. We are on the 5th step, waiting for the applicant to revise the plans.

I'm happy to answer any other questions you may have.

Thanks,

Emily



Emily Kallas, AICP
Planner
Planning and Development Services Department
(650) 617-3125 | emily.kallas@cityofpaloalto.org
www.cityofpaloalto.org

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]
Date: Tuesday, February 27, 2024 3:27:00 PM
Attachments: [REDACTED]

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important.](#)

Hi Emily,

Thank you very much for responding to my email and answering some of my questions

I still like to keep pictures as I like to share with people reading this email how the physical impacts really will be like to people living next to Commons. I attached them again as I copied my email to planning commission@cityofpalmdale.org and all city council members

1 As of this week, I knew some of our Wilkie Way neighbors had sold their house. One of major reasons is afraid of the Commons expansion. We are really only an individual working families with busy jobs and raising children. How can we have the energy, time, and money to fight and stop a big corporation to infringe, profit, disturb and take away our rights to enjoy our lives, enjoy our own homes and backyard?

2 Also I like to know if current residents of Commons and their guardians if any have been notified the proposed new additions?

3 I still don't understand why the expansion from 14 rooms became 18?

4 Without reaching out to you, I wouldn't be able to find out any detail meeting agenda and access the proposed the plan. I like to suggest that in the future, these information and links should be available on the post cards were sent out. Also it would be nice we can receive email automatically to let us know any information and meetings regarding the Commons plan instead post card only

5 It looks like during tomorrow meeting, we only about two minutes for public speaking? I don't think it is enough time public to comments and express our concerns. Can we meet in different sections to learn more about the commons expansion and discuss more our concerns?

Please read down below to my comments about your answers

I am looking forward to hearing from you

Best regards,

Mom

1:35



* I am sure not an overreaches in the document

LEVELS OF ENVIRONMENTAL NOISE IN THE UNITED STATES

In residential areas of the United States, major contributions to outdoor noise come from transportation, industrial construction, human and animal sources. Inside homes, appliances, radio and television, as well as people and animals, are predominant noise sources. On the job, workplace equipment can create moderate to extremely high levels of noise. The daily noise exposure of people depends on how much time they spend in different outdoor and indoor locations and on the noise environments in these places. Typical daily exposure patterns are discussed in this section, following short descriptions of outdoor and indoor levels of environmental noise throughout the United States.

Outdoor Levels

The noise environment outside residences in the United States can be highly variable. As seen in Figure 4, outdoor Day-Night Sound Levels in different areas vary over a range of 50 dB. Levels occur as low as $L_{dn} = 30$ to 40 dB in wilderness areas and as high as $L_{dn} = 85$ to 90 dB in urban areas.

Most Americans live in areas with a much smaller range of outdoor noise levels. Figure 5 shows that for urban dwellers (roughly 135 million people, more than half the U.S. population), 82% live in areas of $L_{dn} = 40$ and higher from traffic noise alone. Most of the other 17% of the urban population experience lower noise levels than those of Figure 5. Figure 1 also shows that nearly half of the urban population live in areas exposed to traffic sounds that range over only 5 dB ($L_{dn} = 55$ to 60 dB). Rural populations enjoy average outdoor sound levels generally lower than $L_{dn} = 50$ dB.

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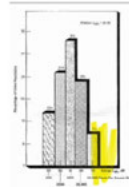
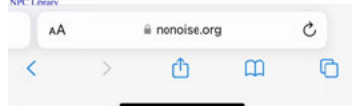


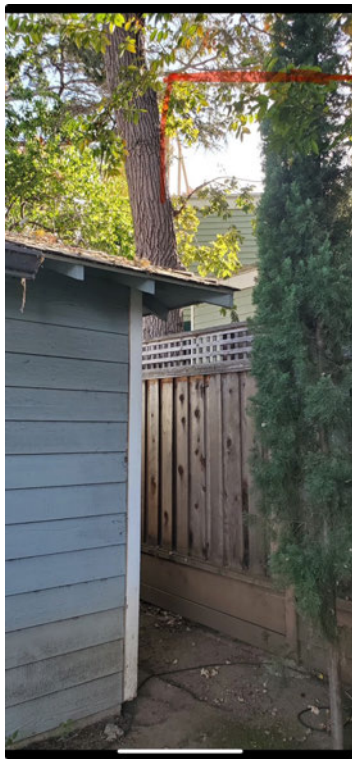
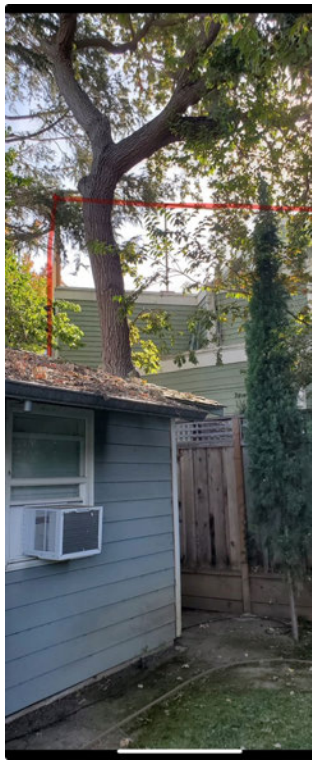
FIGURE 4. DISTRIBUTION OF OUTDOOR SOUND LEVELS (L_{dn}) IN THE UNITED STATES. SOURCE: U.S. ENVIRONMENTAL PROTECTION AGENCY, 1999.

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5:00



Sent from my iPhone

On Feb 26, 2024, at 11:32 AM, Kalia, Emily <Emily.Kalia@cityofpaloalto.org> wrote:

Hi Mona,

Thank you for sending the photos. I have saved them, but removed them from this email response to prevent issues with the file size.

The meeting is located in the City Council Chambers at City Hall (250 Hamilton Ave.). The most updated plans, available on the Project Webpage, are the Cycle 2 plans which were submitted to the City on 12/4/23. A summary of the changes made since the Council meeting is included in the PTC Staff Report, available here:

Agenda: <https://www.cityofpaloalto.org/files/assets/public/PTC/Agenda-minutes-reports/agendas-minutes-to-the-planning-and-transportation-commission/2024-feb-7-78-public-agenda.pdf>

Direct link to staff report: <https://www.cityofpaloalto.org/files/assets/public/PTC/Agenda-minutes-reports/agendas-minutes-to-the-planning-and-transportation-commission/2024-feb-7-78-40115-46-continuing.pdf>

I have directed your comments below to be forwarded to the PTC, though I do have responses to some of them.

1. Afternoon sun: The applicant has prepared a shadow study showing the increase in afternoon shadows, this is on pages A5-D9-A5-15 of the plan set (pdf pages 31-37).

[M] The shadow plans are only for March 21. You know we have 365 days. Sun comes different angles on every day and different amount of day light time. My problem is the proposed building height. It will completely block my backyard view to sky. I won't be able to see any backyard sky at all. Please see the pictures where highlighted where the building would be. It would be a tower over my ADU and backyard.

2. Earthquake risk: The expansion will be required to meet all regulations of the California State Building Code, which includes structural and earthquake safety. However, this engineering occurs after the planning/entitlement phase as a part of the building permit application.

[M] How many stories the building foundation was originally designed for? The building with the underground parking is the most unsafe structure if it was build long time ago with older building code which has very weak earthquake requirements.

3. HVAC noise: All HVAC equipment, existing and proposed is required to meet the requirements of the noise ordinance. Noise is limited to 73 dba measured at the property line adjacent to the single-family houses. A noise study is being prepared.

[M] 73 dBA is equivalent you living in the room has a washing machine and dryer running 24 hours a day. "Most Americans live in areas with a much smaller range of outdoor noise levels. Figure 5 shows that for urban dwellers (roughly 125 million people, more than half the U.S. population), 87% live in areas of Ldn = 48 and higher from traffic noise alone. Most of the other 13% of the urban population experience lower noise levels than those of Figure 5. Figure 5 also shows that nearly half of the urban population live in areas exposed to traffic sounds that range over only 5 dB (Ldn = 55 to 60 dB). Rural populations enjoy average outdoor sound levels generally lower than Ldn = 50 dB." Many study point out that people exposed to noise lower 73dba over 24 hours consistently is dangerous to people's health. It could cause hearing loss, and other damage to people's health. The Commons is right next to our houses. Will anyone want live a house surrounded with 73dba noise?

4. Parking: A parking study is being prepared.

5. Fourth floor option: The staff report includes a document prepared by the applicant explaining why it is not feasible to add a fourth floor. In summary, the building is not structurally engineered to support it, and the existing stairs and elevators would need to be relocated. This change of scope would also displace existing residents during construction.

[M] The building is not structurally engineered to support four floor. Does it structurally engineered to support third floor? What report or study say is not supported fourth floor but third floor? Actually my pictures showing they can build a brand new building at the current living and parking area with new foundation to support fourth floor and more parking spaces, etc. Or they should consider purchase next lot first. (Double) to expand.

6. Neighborhood scale: The plans have significantly reduced the daylight plane intrusion compared to the first submit. The maximum daylight plane intrusion is now 1.10'.

[M] I didn't find where the reduction are. Would you mind elaborating more in detail?

7.

I would also like to clarify that the meeting this week is not seeking PTC approval, it is only seeking PTC feedback and referral to the Architectural Review Board at this time. The project will then get ARB feedback and approval, before returning for PTC approval. Last, the City Council will be asked to consider the project.

Thanks,
Emily



Emily Kalia, AICP
Planner
Planning and Development Services Department
(650) 617-3125 | emily.kalia@cityofpaloalto.org
www.cityofpaloalto.org

Public Feedback on Planning Development and Administration Services

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From: hermann@cityofpaloalto.org

Sent: Friday, February 16, 2024 5:33 PM

To: Kalia, Emily <Emily.Kalia@cityofpaloalto.org>

Cc: [REDACTED] <jayathree.cleveland@5000.WM> ; [REDACTED] <[REDACTED]> ; Lait, Jonathan <Jonathan.Lait@CityOfPaloAlto.org>

Subject: Re: 40115-46 Continuation - Palo Alto Commons Project

You don't often get email from jayathree.cleveland@5000.WM. Learn why this is important.

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hi Emily,

I reviewed a post card regarding public next Wednesday public meeting. I am planning to attend it in person. Would you please let me know exactly where the meeting is at?

I used the link you provided from last email regarding Palo Alto Commons Expansion. But I couldn't tell which was the most updated plan and what are the changes since the last city council meeting. Would you please send me the most up to day information about their proposal and how they have addressed planning department comments and last city council meeting to do list for them?

From what I can see the plan was dated for 10/27/2022

As you know, during our last meeting on November 7, 2023, I am strongly oppose Palo Alto Commons new expansion plan.

Here are some of the reasons:

1. The Commons expansion proposal is in violation of my real property right of enjoyment by completely blocking my property afternoon sun. Which I have already been greatly limited by Commons current second story building about 15 feet apart from my ADU. If proposed third story is built, my ADU and house will lost sun in the afternoon starting at 12:30pm. My backyard grass and plants and trees will die due to lack of sun. With my house and ADU are very close to the existing building, the third story is overpowering my property and I will lost entire daylight which I have been enjoying. All I will see from my backyard would have been an over towering block of wall with many windows that people can over looking my windows. I will have no privacy at inside my house and backyard at all and a total lost of my privacy and enjoyment of my property. Please see attached pictures.
2. The current building has underground parking and it was designed over thirty years ago, with adding new extra two more stories are huge publicly safety concerns. Can it withstand a major earthquake [according USGS, Bay Area is over due for a major earthquake]. There are the ADUs at the backyard of Wilco Way block, which next to the proposed expansion building. The distance from the building will be as close as 27' apart from my ADU. If during the earthquake, the three story building were collapsed, my ADU will be the direct hit by the 3D' tall building. Who is responsible to the people living in my ADU and my ADU building itself? Who is responsible the lives who live in the Commons collapsed three story building? We are living in the earthquake zone and we have major earthquake overdue to happen in northern California. For Palo Alto single family resident backyard setback requirement is 20 feet. What's the setback requirements for three story building?

- 3 Currently Commons and Aventura buildings HVAC have already made very loud noises that is so loud we can open our windows. With new additions, there will be more powerful HVAC added, I can't imagine how we will sleep at night or work from home or just simply sit in our backyard to enjoy our day quietly
- 4 There are cars constantly parking in front of my house on our street and these cars owners are working at Commons and Aventura. I had asked some of them why they were parking their cars at our street. I was told that there were not enough parking spaces for them to park at Commons and Aventura. With 14 (the latest on the website says 187) more rooms added without single parking spaces added, there will be more cars parking our street and we won't be able to park cars on our street
- 5 4 of the 14 proposed rooms will be added right behind my house and my neighbor right next to me (4040, 4050 Wilkie). 13 of 14 (187) proposed rooms addition are all added to the existing buildings right next to our Wilkie Way single family one story houses. Please see attached photos. The new addition is at the price of entire block Wilkie Way residents' enjoyment of our lives. I asked Commons why they won't add forth story to their building facing El Camino or East Meadow. They said it is too costly to them to do so. So naturally, the Wilkie way residents become the victims of their money saving proposal. It is utterly absurd that big corporation want to save and make money at the cost of us, ordinary working class residents who mostly are long time residents of PAL Alto?
- 6 The new addition next to Wilkie Way all single story houses are very intrusive and the new height felt monstrous in the neighborhood. It doesn't conform our neighborhood appeal
- 7 I took some of the pictures from Palo Alto Commons front and it's parking. There seems if plenty of space for them to expand. They could add more parking space at the underground level and add three or four stories in top of that. It will be facing El Camino. That way, they can add more rooms without put huge negative impact on the neighboring houses and streets
- 8 Ventura neighborhood housing values are Palo Alto most under appreciated. I see my house valued almost the same in the last 10 years vs other neighborhoods have seen tremendous amount of value appreciation in hundred of thousands or in million. With this proposal Commons new additions plan, it will further deprive and decrease our home prices. Commons cannot and shouldn't make money at the cost of our neighborhood home values.
- 9 I heard some neighbors talking about selling their homes because of Commons proposal as they feel that they won't be able to enjoy their backyard peacefully after new additions

Sent from my iPhone

On Nov 9, 2023, at 3:29 PM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hi Mona,

Thank you for speaking with me at the Development Center today to express your concerns regarding the proposed project

As we discussed:

Here is the link to the Project Webpage, it will be update when revised plans are submitted by the Architect: <https://www.cityofpaloalto.org/Development/Planning-Development-Services/Current-Planning-Projects/9075-El-Camino-Way>

Here is the link to the 8/7/23 Council Staff Report and Minutes: <https://cityofpaloalto.org/maps/portal/Meeting/MeetingTemplateId=12906> (under Study Session)
<https://cityofpaloalto.org/maps/portal/Meeting/MeetingTemplateId=12911&zoom=12911&zoom=12911>

I will notify you of any future public hearings, and you will also receive a post card in the mail two weeks prior to any scheduled meeting. A flowchart of the expected project process is here: <https://www.cityofpaloalto.org/files/assets/public/cv2/development-services/planning-review/77-maps-zoning/planned-community-review-process-03-03-2023.pdf>
We are on the 5th step, waiting for the applicant to revise the plans

I'm happy to answer any other questions you may have

Thanks,

Emily

<image001.png> Emily Kallas, AICP
Planner
Planning and Development Services Department
(650) 617-3125 | emily.kallas@cityofpaloalto.org
www.cityofpaloalto.org
.
<image002.png>

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From: [Jayashree Divekar](#)
To: hermesmh1@gmail.com; [Kallas, Emily](#)
Cc: [REDACTED]; [Lait](#),
[Jonathan](#); [Dao, Veronica](#); [Jayashree Divekar](#)
Subject: Re: 4075 El Camino Way - Palo Alto Commons Project
Date: Wednesday, February 28, 2024 8:48:32 AM
Attachments: [image001.png](#)
[image002.png](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

Thank you Emily for updating us with the info.

After reading all, I still get the feeling that Palo alto commons and City is going ahead towards the positive steps in the approval of the project.

I personally would like to completely oppose the plan. Mona He has summarized all our reasoning and I second all of those.

Apart from the shadows and structural changes and other technical aspects, one thing is the property value for us as owner. It's significantly going to affect and downgrade the property value.

Just by showing the neighborhood recent property sale values is not going to be a realistic picture.

Thank you

Jayashree Divekar [REDACTED]

On Tuesday, February 27, 2024 at 07:46:13 PM EST, Kallas, Emily <emily.kallas@cityofpaloalto.org> wrote:

Hi Mona and All,

Thank you for the additional information. We will definitely continue this conversation but I wanted to provide the following information prior to tomorrow's hearing:

- I have now created a mailing list with the emails copied here, so that communication can be smoother going forward. Unfortunately, the applicant never shared with me the list collected at the October community meeting.
- 2-3 minutes is standard for public comments at all of our Council, Boards and Commissions meetings, though it is at the Chair's discretion to limit this or grant additional time. I encourage all neighbors who want to provide longer comments or more information to email the PTC/others as appropriate.
- The Cycle 2 plans are the newest plan set and the version the PTC is reviewing. The shadow study on pages A5.09-A5.15 of the plan set (pdf pages 31-37) includes March, June, and December conditions so it does represent year-round conditions. They also outline in red the

difference between the existing and proposed conditions. The daylight plane section diagrams are on page A5.7 and A5.8 (pdf pages 29 and 30). The sections are for different portions of the building as indicated on the keymaps in each section image.

Thank you,

Emily



Emily Kallas, AICP

Planner

Planning and Development Services Department

(650) 617-3125 | emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org

Provide feedback on Planning Development and
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From: hermesmh1@gmail.com <[REDACTED]>
Sent: Tuesday, February 27, 2024 2:24 PM
To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>; Planning Commission <Planning.Commission@cityofpaloalto.org>
Cc: [REDACTED]; Jayashree Divekar 4050 Wilkie <[REDACTED]>; [REDACTED]; Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>; Dao, Veronica <Veronica.Dao@CityofPaloAlto.org>; Burt, Patrick <Pat.Burt@CityofPaloAlto.org>; Kou, Lydia <Lydia.Kou@CityofPaloAlto.org>; Lauing, Ed <Ed.Lauing@CityofPaloAlto.org>; Lythcott-Haims, Julie <Julie.LythcottHaims@CityofPaloAlto.org>; Stone, Greer <Greer.Stone@CityofPaloAlto.org>; Tanaka, Greg <Greg.Tanaka@CityofPaloAlto.org>; Hermes Mh [REDACTED]
Subject: Re: 4075 El Camino Way - Palo Alto Commons Project

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Emily,

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Mona

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The meeting is located in the City Council Chambers at City Hall (250 Hamilton Ave.) The most updated plans, available on the Project Webpage, are the Cycle 2 plans which were submitted to the City on 12/4/23. A summary of the changes made since the Council meeting is included in the PTC Staff Report, available here:

Agenda: <https://www.cityofpaloalto.org/files/assets/public/v/1/agendas-minutes-reports/agendas-minutes/planning-and-transportation-commission/2024/ptc-2.28-public-agenda.pdf>

Direct link to staff report: <https://www.cityofpaloalto.org/files/assets/public/v/1/agendas-minutes-reports/agendas-minutes/planning-and-transportation-commission/2024/ptc-2.28-4075-el-camino-wy.pdf>

I have directed your comments below to be forwarded to the PTC, though I do have responses to some of them.

1. Afternoon sun: The applicant has prepared a shadow study showing the increase in afternoon shadows, this is on pages A5.09-A5.15 of the plan set (pdf pages 31-37)

[MH] The shadows plans are only for March 21. You know we have 365 days. Sun comes different angles on every day and different amount of day light time. My problem is the proposed building height. It will completely block my backyard view to sky. I won't be able to see any backyard sky at all. Please see the pictures where highlighted where the building would be. It would be a tower over my ADU and backyard.

- 2.
3. Earthquake risk: The expansion will be required to meet all regulations of the California State Building Code, which includes structural and earthquake safety. However, this engineering occurs after the planning entitlement phase as a part of the building permit application.

[MH] How many stories the building foundation was originally designed for? The building with the underground parking is the most unsafe structure if it was build long time ago with older building code which has very weak earthquake requirements

- 4.
5. HVAC noise: All HVAC equipment, existing and proposed is required to meet the

requirements of the noise ordinance. Noise is limited to 73 dba measured at the property line adjacent to the single-family houses. A Noise study is being prepared.

[MH] 73 DBA is equivalent you living in the room has a washing machine and drying running 24 hours a day. "Most Americans live in areas with a much smaller range of outdoor noise levels. Figure 5 shows that for urban dwellers (roughly 135 million people, more than half the U.S. population), 87% live in areas of Ldn = 48 and higher from traffic noise alone. Most of the other 13% of the urban population experience lower noise levels than those of Figure 5. Figure 5 also shows that nearly half of the urban population live in areas exposed to traffic sounds that range over only 5 dB (Ldn = 55 to 60 dB). Rural populations enjoy average outdoor sound levels generally lower than Ldn = 50 dB." Many study point out that people exposed to noise level 70dba over 24 hours consistently is dangerous to people's health. It could cause hearing loss, and other damage to people's health. The Commons is right next to our houses. Will anyone want live a house surround with 73dba noise?

- 6.
7. Parking: A parking study is being prepared.
8. Fourth floor option: The staff report includes a document prepared by the applicant explaining why it is not feasible to add a fourth floor. In summary, the building is not structurally engineered to support it, and the existing stairs and elevators would need to be relocated. This change of scope would also displace existing residents during construction.

[MH] The building is not structurally engineered to support four floor. Does it structurally engineered to support third floor? What report or study say is not supported fourth floor but third floor? Actually my pictures showing they can build a brand new building at the current front and parking area with new foundation to support fourth floor and more parking spaces, etc. Or they should consider purchase next lot from Goodwell to expand.

- 9.
10. Neighborhood scale: The plans have significantly reduced the daylight plane intrusion compared to the first submittal. The maximum daylight plane intrusion is now 1'10".

[MH] I didn't find where the reductions are. Would you mind elaborating more in detail?

- 11.

I would also like to clarify that the meeting this week is not seeking PTC approval, it is only seeking PTC feedback and referral to the Architectural Review Board at this time. The project will then get ARB feedback and approval, before returning for PTC approval. Last, the City Council will be asked to consider the project.

Thanks,

Emily



Emily Kallas, AICP

Planner

Planning and Development Services Department

(650) 617-3125 | emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org

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From: hermesmh1 He [REDACTED]
Sent: Friday, February 23, 2024 5:33 PM
To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>
Cc: [REDACTED]; Jayashree Divekar 4050 Wilkie <[REDACTED]>;
[REDACTED]; Lait, Jonathan
<Jonathan.Lait@CityofPaloAlto.org>
Subject: Re: 4075 El Camino Way - Palo Alto Commons Project

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hi Emily,

I reviewed a post card regarding public next Wednesday public meeting. I am planning to attend it in person. Would you please let me know exactly where the meeting is at?

I used the link your provided from last email regarding Palo Alto Commons Expansion. But I couldn't tell which was the most updated the plan and what are the changes since the last city council meeting. Would you please send me the most up to day information about their proposal and how they have addressed planning department comments and last city council meeting to do list for them?

From what I can see the plan was dated for 10/27/2022.

As you knew, during our last meeting on November 7, 2023, I am strongly oppose Palo Alto Commons new expansion plan.

Here are some of the reasons:

1. The Commons expansion proposal is in violation of my real property right of enjoyment by completely blocking my property afternoon sun. Which I have already be greatly limited by Commons current second story building about 15 feet apart from my ADU. If proposed third story is built, my ADU and house will lost sun in the afternoon starting at 12:30om. My backyard grass and plants and trees will die due to lack of sun. With my house and ADU are very close to the existing building, the third story is overpowering my property and I will lost entire skylight which I have been enjoying. All I will see from my backyard would have been an over towering block of wall with many windows that people can over looking my windows. I will have no privacy at inside my house and backyard at all and a total lost of my privacy and enjoyment of my property. Please see attached pictures.
2. The current building has underground parking and it was designed over thirty years ago, with adding new extra two more stories are huge publicly safety concerns. Can it withstand a major earthquake (according USGS, Bay Area is over due for a major earthquake) There are five ADUs at the backyard of Wilkie Way block which next to the proposed expansion building. The distance from the building will be as close as 15' apart(that's my ADU). If during the earthquake, the three story building were clapped, my ADU will be the direct hit by the 30' tall building. Who is responsible to the people living in my ADU and my ADU building itself? Who is responsible the lives who live in the Commons clapped three story building? We are living in the earthquake zone and we have major earthquake overdue to happen in northern California. For Palo Alto single family resident backyard setback requirement is 20 feet. What's the setback requirements for three story building?
3. Currently Commons and Avent buildings HAVC have already made very loud noises that is so loud we can open our windows. With new additions, there will be more powerful HVAC added, I can't imagine how we will sleep at night or work from home or just simply sit in our backyard to enjoy our day quietly.
4. There are cars constantly parking at front of my house on our street and these cars owners are working at Commons and Avant. I had asked some of them why they were parking their cars at our street. I was told that there were not enough parking spaces for them to park at Commons and Avant. With 14 (the latest on the website says 18?) more rooms added without single parking spaces added, there will be more cars parking our street and we won't be able to park cars on our street.
5. 4 of the 14 proposed rooms will be added right behind my house and my neighbor right next to me(4040, 4050 Wilkie). 13 of 14(18?) proposed rooms addition are all added to the existing buildings right next to our Wilkie Way single family one story houses. Please see attached photos. The new addition is at the price of entire block Wilkie Way residents' enjoyment of our lives. I asked Commons why they won't add forth story to their building facing El Comino or East Meadow. They said it is too costly to them to do so. So naturally , the Wilkie way residents become the victims of their money saving proposal! It is utterly absurd that big corporation want to save and make money at the cost of us, ordinarily working class residents who mostly are long time residents of PAL Alto?
6. The new addition next to Wilkie Way all single story houses are very intrusive and the new height felt monstrous in the neighborhood. It doesn't conform our

neighborhood appeal.

7. I took some of the pictures from Palo Alto Commons front and it's parking. There seems if plenty of space for them to expand. They could add more parking space at the underground level and add three or four stories in top of that. It will be facing El Camino. That way, they can add more rooms without put huge negative impact on the neighboring houses and streets.
8. Ventura neighborhood housing values are Palo Alto most under appreciated. I see my house valued almost the same in the last 10 years vs other neighborhoods have seen tremendous amount of value appreciation in hundred of thousands or in million. With this proposal Commons new additions plan, it will further deprive and decrease our home prices. Commons cannot and shouldn't make money at the loss of our neighborhood home values
9. I heard some neighbors talking about selling their homes because of Commons proposal as they feel that they won't be able to enjoy their backyard peacefully after new additions.

Sent from my iPhone

On Nov 9, 2023, at 3:29 PM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hi Mona,

Thank you for speaking with me at the Development Center today to express your concerns regarding the proposed project.

As we discussed:

Here is the link to the Project Webpage, it will be update when revised plans are submitted by the Architect:

<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/4075-El-Camino-Way>

Here is the link to the 8/7/23 Council Staff Report and Minutes:

<https://cityofpaloalto.primegov.com/Portal/Meeting?meetingTemplateId=12606> (under Study Session)

<https://cityofpaloalto.primegov.com/Public/CompiledDocument?>

[meetingTemplateId=12611&compileOutputType=1](#)

I will notify you of any future public hearings, and you will also receive a post card in the mail two weeks prior to any scheduled meeting. A flowchart of the expected project process is here:

<https://www.cityofpaloalto.org/files/assets/public/v/2/development-services/planning-review/7.-maps-zoning/planned-community-review-process-02-03-2023.pdf>. We are on the 5th step, waiting for the applicant to revise the plans.

I'm happy to answer any other questions you may have.

Thanks,

Emily

<image001.png> **Emily Kallas, AICP**

Planner

Planning and Development Services
Department

(650) 617-3125

| emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org

[<image002.png>](#)

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From: [Kallas, Emily](#)
To: [Dao, Veronica](#)
Subject: FW: We oppose the proposed Palo Alto Commons project
Date: Wednesday, February 28, 2024 8:58:02 AM
Attachments: [image001.png](#)
[image002.png](#)



Emily Kallas, AICP
Planner
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From: Lily Lee <[REDACTED]>
Sent: Tuesday, February 27, 2024 10:00 PM
To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>
Cc: JamesYahoo Porter <[REDACTED]>; [REDACTED]; Nia Porter
<[REDACTED]>
Subject: We oppose the proposed Palo Alto Commons project

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hello Emily,

We met you at a meeting to discuss the Palo Alto Commons project. Thank you for sending us information about the new public hearing Wednesday, 2/28, 6:55 pm. I will be coming from my office in San Francisco, so I may not get to the meeting by then.

In case I am late, I wanted to let you know that my family (3 adults + 1 high school student) opposes this project. We have lived here since 2003. We already feel that the current building is too tall and obstructs light and views. We also feel our privacy violated. We also understand that this substantial addition violates the original agreement with respect to size and scope.

At a meeting, we asked if the developer could plant more screening vegetation. That could help. However, we see very little room to be able to fit in new screening trees or bushes. Therefore we do not support this project. Please let us know any other way we should express our opinion.

Thank you very much.

Sincerely,

Lily Lee

James Porter

Kai Porter

Nia Porter

[REDACTED]

Palo Alto, CA 94306

[REDACTED]

Dao, Veronica

From: [REDACTED]
Sent: Friday, June 7, 2024 8:29 PM
To: Kallas, Emily
Cc: Planning Commission; Lait, Jonathan; Jenny Chen; Jennie Chen; Jayashree Divekar 4050 Wilkie; [REDACTED]; Lily Lee; Grace (Yan Feng) Wang; Tom Huibin
Tang; Heather Davies; Hermes Mh
Subject: Re: Palo Alto Commons 6/12 PTC and Staff Report

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hi Emily,

Thank you for emailing us the information about the next meeting yesterday. We would appreciate receiving email notifications from the date the required postcards are sent to us. This would help us study, respond, and provide feedback to be included in the upcoming PTC meeting's public comments. Currently, we often receive the information too late to do so.

Please note that in this email, I use "Commons" to refer to "Palo Alto Commons."

After reading the PTC meeting agenda, we have several questions we would like to discuss and clarify with you. Jenny Chen and I, along with other neighbors, would like to meet with you at your earliest convenience before next Wednesday evening's PTC meeting. I am unavailable next Tuesday morning until 2:00 PM, but all other times work for us.

1. Regarding Palo Alto Commons' claim that they are a "corner lot":
 - Palo Alto Commons' lot is irregularly shaped with seven corners, each less than 135°. None of these corners is formed by two intersecting streets. According to the definition, a "corner lot" means a lot abutting two or more streets with an angle of intersection of 135 degrees or less. Palo Alto Commons' lot does not have any corner that connects West Meadows and El Camino Way. The only intersection lot of West Meadow and El Camino Way is the Goodwill lot. Therefore, Commons' lot should be considered a "through lot." Therefore, Commons' lot should be considered a "through lot." (D) "Through lot" means a lot other than a corner lot abutting more than one street. 18.04.030.(a).(84).(D)
2. Regarding Commons' claim that West Meadow is its front lot line:
 - According to 18.04.030.(a).(91).(B), the "front lot line" on a through lot is the lot line abutting the street providing the primary access. For Commons, this is El Camino Way, which is the address and main access for all buildings and activities. Therefore, the lot line abutting Wilkie Way is the "rear lot line." It needs to adhere PC Daylight plane for rear lot line: 6' distance by 3' height increase slope. The R-1 Daylight plane requires 20' setbacks the Commons doesn't meet.
3. Illustration of Commons' analogy:

- Using Commons' definition, any property with two street lot lines could be considered a corner lot, which is clearly not reasonable. It can create many corner lots on the same two streets. Common sense dictates that a corner lot must have both streets intersecting to create an angle. Please my picture attachment 2.

4. FAR Clarification:

- We do not understand how the lot's FAR can be calculated by adding residential and non-residential ratios. The correct FAR should be either 0.5:1 or 0.4:1, not a combined 0.9:1. Commons' proposed plan (137,906 sf over 110,642 sf, ratio 1.25:1) far exceeds the allowable FAR. Even its current FAR (131,011 sf over 110,642 sf, ratio 1.18:1) is already excessive. We like to understand how the 0.9:1 are calculated/created/generated.

5. Noise Study:

- The noise study was conducted in April, the quietest period for noise levels. To accurately measure Commons' noise levels, the study should include peak heating and air conditioning usage periods which are in winter and summer.

6. Parking Study:

- The parking study observed garage usage without considering shift changes that double the number of employees. It also did not account for employees parking in the neighborhood. Neighbors have observed Commons' employees parking on Wilkie Way, indicating that the report does not accurately reflect the real parking situation
- We believe the parking study should be included cars parked on neighborhood streets

7. Public Comments:

- Please ensure this email and the attached pictures are included in the public comments section. Previously, my email and attachments were not included. This is unfair to our neighbors;
- By the time we receive postcards or email, it usually only a week or less. It leaves us little time to respond to revised plans and staff recommendations. We feel this is not fair to our neighbors.

8. Number of New Units:

- The proposed new units total 18, not 16. Two additional units have been added since the last proposal. They didn't reduce the unit count but increase it.

9. The developers can have their documents, pictures etc all included but we don't have much of chance. Developer has demonstrated with attorneys to strong arm city(letter copied to city attorney), PTC and neighbors. The rule of law applied over 37 years ago cannot automatically apply today. Before 1919, American women couldn't vote. Less than two hundred ago, slavery was abolished. Can anyone still say the old law need to be persevered? What law we are adhere? Current law! Why Commons think they can apply 37 years decision forever? Why do they think they are above everyone and everything, city of Palo Alto, PTC commissioners, neighbors, Palo Alto zoning ordinance? We have current Zoning Ordinances, please enforce it!

I am looking forward to meeting you next week before next PTC meeting.

Best regards,

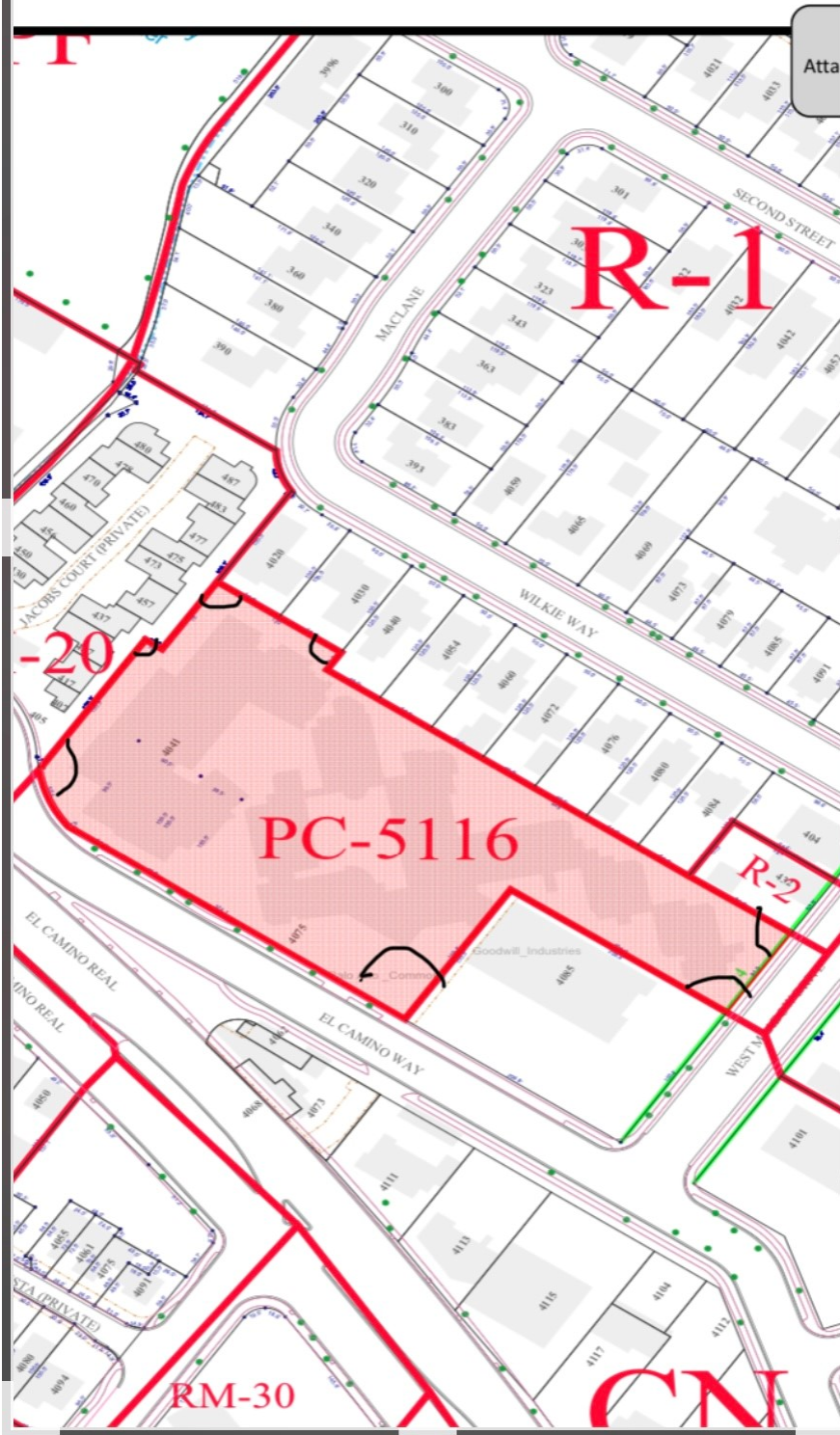
Mona

Picture Attachment 1

nt directly to the PTC using the following address: ptc@cityofpaloalto.org

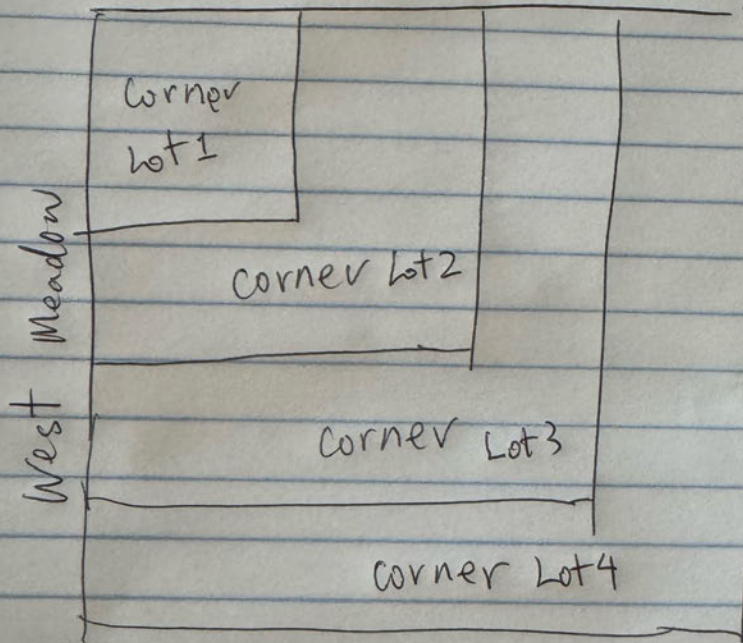
Packet Pg

Item No. 3. Page 6 of 6



Picture attachment 2

El Camino Way
Street



They can be as many corner lots as possible

Sent from my iPhone

On Jun 6, 2024, at 1:04 PM, Kallas, Emily <Emily.Kallas@cityofpaloalto.org> wrote:

Hello,

You are receiving this email because you have previously expressed interest in the Palo Alto Commons expansion project at 4075 El Camino Way. There will be a Planning and Transportation Commission (PTC) Hearing for this project on June 12, 2024 at 6pm in the Council Chambers at 250 Hamilton Ave.

The PTC Agenda is published here: <https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC/Current-PTC-Agendas-Minutes>

The direct link to the 4075 El Camino staff report is:

<https://www.cityofpaloalto.org/files/assets/public/v/1/agendas-minutes-reports/agendas-minutes/planning-and-transportation-commission/2024/ptc-6.12-4075-el-camino.pdf>

Additional project information, including plans is available here:

<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/4075-El-Camino-Way>

You may provide comments in person at the hearing or by emailing Planning.Commission@CityofPaloAlto.org. You may also reach out to me with any questions you have regarding this project.

Thank you,
Emily



Emily Kallas, AICP

Planner

Planning and Development Services Department

(650) 617-3125 | emily.kallas@cityofpaloalto.org

www.cityofpaloalto.org



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From: [Kallas, Emily](#)
To: [Planning Commission](#)
Cc: [Dao, Veronica](#)
Subject: FW: Objection to Palo Alto Commons Extension Plan by 4075 El Camino Way (23PLN-00202] Palo Alto Commons - Planning and Transportation Commission Meeting
Date: Monday, June 10, 2024 3:17:34 PM

From: Shashank Divekar <[REDACTED]>
Sent: Monday, June 10, 2024 9:16 AM
To: Kallas, Emily <Emily.Kallas@cityofpaloalto.org>
Cc: Jayashree Divekar <[REDACTED]>
Subject: Objection to Palo Alto Commons Extension Plan by 4075 El Camino Way (23PLN-00202]
Palo Alto Commons - Planning and Transportation Commission Meeting

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Hello Emily,

As our input to the City of Palo Alto - Planning and Transportation Commission Meeting and Public Hearing of June 12, 2024, as owners of 4054 Wilkie Way, Palo Alto 94306, we continue to voice our strong opposition to the addition of 18 Assisted Living Units on 4075 El Camino Way aka 23PLN-00202 Palo Alto Commons. The decrease of our property value, because of addition of 18 units so close to our property fence, resulting in loss of Privacy and and adverse impact on our Standard & quality of life and increase of traffic are the important reasons for our strong opposition to this expansion.

We are very hopeful that the City of Palo Alto will STOP this extremely undesired expansion once and for all.

Sincerely,

Shashank and Jayashree Divekar
[REDACTED]
[REDACTED]

From: [James Porter](#)
To: [Planning Commission](#)
Subject: Palo Alto Commons Expansion comments 6/12 6pm meeting
Date: Wednesday, June 12, 2024 1:03:27 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Commissioners and Planner Emily Kallas,

Unfortunately, I most likely will not be able to attend the community meeting on June 12th at 6pm as I have a work conflict. Therefore, I wanted to provide written feedback on the Palo Alto Commons expansion. I live on Wilkie Way behind the nursing home and am not supportive of the current proposal.

When we bought our house in 2003, we felt the nursing home was a good neighbor and reasonably sized structure. We were even supportive of the Avant project which added many additional units. We were of the understating that palo alto commons had verbally agreed to maintain its current form factor of the main structure. We didn't think it was possible to transform the stairstep structure into a large bulky intrusive block. The current proposal for the new addition would significantly impact many Wilkie Way neighbors due the buildings increased size and closer proximity to our backyards. A few of my concerns with the physical expansion are:

<!--[if !supportLists]-->• <!--[endif]-->Increased building mass due to 3rd and 4th floor additions. Unclear of impact from shading of direct sun, but we are also very concerned about reduced view of the sky from our family room and backyard. The back of our house already has a very dark view as it is. The displacement of sky by a larger building feels oppressive and will make our living space ,feel claustrophobic.

<!--[if !supportLists]-->• <!--[endif]-->We have refinanced our house a few times over the last 20 years and most every time, the appraiser has taken a significant reduction in value due to the height and bulk of the nursing home. Additional units that bring the center of mass of the nursing home closer to our backyard will undoubtedly reduce our property values further.

<!--[if !supportLists]-->• <!--[endif]-->We also have privacy concerns as more units would face our family room which does have windows and doors. Our teenage daughter is most concerned about this.

<!--[if !supportLists]-->• <!--[endif]-->We do have some deciduous screening trees in our yard which block some views of the nursing home but they would no longer be useful if the edge of the building closest to our yard was raised by 10 to 20feet.

I also have a few concerns with regard to the number of new residents, visitors and staff that the project will generate.

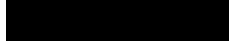
<!--[if !supportLists]-->• <!--[endif]-->Parking of nursing home guest and support workers has already been a problem for our block. The additional units will make this problems worse. We have witnessed visitors of residents parking on wilkie. I'm not sure the PA commons garage is adequately utilized by guest.

<!--[if !supportLists]-->• <!--[endif]--> Congestion and traffic are also concerns. Wilkie is a bike boulevard and corridor for hundreds of bike commuters (mainly children) going to local elementary, middle and high school. I worry about increased congestion on Wilkie and West Meadow and safety of all the pedestrians and cyclists passing through.

Thanks for your attention. We are happy to follow-up with further perspectives,

Sincerely,

James Porter



From: [Lily Lee](#)
To: [Kallas, Emily](#); [Planning Commission](#)
Subject: 6/12 PTC - Public comment - Oppose Palo Alto Commons expansion
Date: Wednesday, June 12, 2024 1:18:28 AM

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Commissioners and Planner Emily Kallas,

Thank you for sending us information about the new public hearing Wednesday, 6/12, 6:00 pm.

I would like to share that we oppose this project. We have lived on Wilkie Way directly behind the Palo Alto Commons building since 2003. We already feel that the current building is too tall and obstructs light and views. We also feel our privacy violated. We also understand that the proposed substantial addition violates the original agreement with neighbors with respect to size and scope. We appreciate that the developer has met with neighbors to discuss options to address our concerns and that they have moved proposed units to avoid impacts on the daylight plane and has identified measures to address parking concerns. However, these measures are not sufficient to change our opposition to the project:

- Traffic safety - My children grew up here, and they bicycled or walked to school every day many years, together with crowds of students who attend Fairmeadow, JLS, Gunn, Juana Briones, or Fletcher. The Meadow corridor is already associated with frequent accidents. More residents will attract more traffic from visitors and workers. We have concern for the safety of all residents, especially children.
- Parking - We already have parking congestion. We appreciated that City staff noted in the staff report that "it is currently not clear to staff how visitors can access the parking garage, as most parking is behind a gate that requires a member of the Palo Alto Commons staff to open." Furthermore, as a practical matter, even if visitors could access the garage, they may still choose to park on public streets., I have personally talked to the spouse of a resident who parked in front of my next door neighbor's house on Wilkie.
- Property values - 3 out of 4 appraisals done on our house have included a reduction in value for the existing structure. As the encroachment increases, we expect even larger reductions.
- Privacy - We already feel that the current facility enables residents to see our activities in our backyard and in the back rooms of our house. Additional units closer to us will exacerbate this problem. We invite any City staff or member of the Commission to visit our backyard so they can experience firsthand the proximity.
- Community benefits - Thank you for providing Appendix G of the staff report showing the property owner's offer of benefits such as new paint, two small trees, recycling/composting bin space, and bike parking. It is not clear if these will give material benefit to the neighbors or the broader community that would compensate for the negative impacts of the proposed expansion. I support increasing the availability of *affordable* senior housing. In fact, over the years, I have raised funds to help multiple high density below-market-rate new housing projects in the Peninsula. However, Palo Alto Commons, a for-profit company, proposes adding very expensive units only accessible to very wealthy residents, not to residents with income levels typical for the neighbors. Its own website describes it as a "luxury retirement community." Although the owners declined my request to share cost information, a google search found an estimate that the cost of a studio apartment starts at \$7,450/month (<https://www.familyassets.com/assisted-living/california/palo-alto/palo-alto-commons>). Sometimes new housing developments benefit the local community by contributing public amenities such as parks, road/sidewalk/lighting improvements, below-market-rate units, activities enjoyable to neighbors, etc. However, this owner said that it will not construct parks, because its residents are not typically mobile enough to enjoy outings.

For the reasons listed above, we oppose this project. Please let us know any other way we can express our perspectives.

Thank you very much.

Sincerely,

Lily Lee and Nia Porter

[REDACTED]

Palo Alto, CA 94306

[REDACTED]