

DOCUMENTS IN THIS PACKET INCLUDE:

LETTERS FROM CITIZENS TO THE
MAYOR OR CITY COUNCIL

RESPONSES FROM STAFF TO LETTERS FROM CITIZENS

ITEMS FROM MAYOR AND COUNCIL MEMBERS

ITEMS FROM OTHER COMMITTEES AND AGENCIES

ITEMS FROM CITY, COUNTY, STATE, AND REGIONAL AGENCIES



Prepared for: 1/22/2018
Document dates: 1/3/2018 – 1/10/2018

Set 1

Note: Documents for every category may not have been received for packet reproduction in a given week.

Carnahan, David

From: Anne Gregory <xagregoryx@yahoo.com>
Sent: Sunday, January 07, 2018 1:13 PM
To: Council, City
Subject: election of mayor 1/8/2018

Dear Palo Alto City Council:

I do not want a Palo Alto Mayor who is under investigation for campaign finance violations. I am also unhappy that Council Member Tanaka has not resigned in disgrace over his campaign finance violations. Electing Liz Kniss Mayor of Palo Alto would send a terrible message. Please don't do this.

Sincerely yours,

Anne Gregory, Palo Alto Voter

Carnahan, David

From: Michael Alcheck <malcheck@gmail.com>
Sent: Monday, January 08, 2018 3:19 PM
To: Council, City
Subject: Re: City Council Reorganization

Dear members of the Palo Alto City Council,

In anticipation of tonight's meeting, and because I am unable to attend in person, I write to convey my profound respect for and confidence in Vice Mayor Liz Kniss and support her appointment as Mayor. I have served on the Planning Commission for nearly 6 years and can say without hesitation that Vice Mayor Kniss has repeatedly demonstrated an exceptional grasp of the issues that have come before our Commission. She has been a great partner to the advocates of affordable housing and remains committed to correcting our jobs-housing imbalance. She is both receptive to our communities concerns while being thoughtful and creative in developing strategies to address the numerous challenges confronting Palo Alto. Our city would be well served if she were appointed Mayor and I hope you feel the same way.

Best,
Michael Alcheck

Carnahan, David

From: California High-Speed Rail <info@hsr.ca.gov>
Sent: Friday, January 05, 2018 4:35 PM
To: Council, City
Subject: California High-Speed Rail Board of Directors Meeting Agenda for January 16, 2018

To view this email as a web page, go [here.](#)



BOARD AGENDA

Monthly Meeting Agenda

January 16, 2018
10:00 A.M.

Meeting Location

Sacramento County Board of Supervisors Chambers
700 H Street
Sacramento, CA 95814

PUBLIC COMMENT

For this meeting, an opportunity for public comment on all agenda and non-agenda items will be provided at the outset of the public session of the meeting. **Those persons who wish to comment on agenda and non-agenda**

items, are required to submit their requests to Board Secretary before the start of the meeting by filling in the green cards. Typically public comment will be limited to two minutes per person, however the Chair may decide to shorten or lengthen the public comment periods, at his or her discretion. Agenda Items may be taken out of order.

1. Consider Approving the Board Meeting Minutes from the November 15, 2017 Board Meeting

Responsible Party: -- **Status:** A
Duration: 5 min.

2. Consider Approving Additional Funds for the Construction Package 1 Design-Build Contract

Responsible Party: J. Cazares **Status:** A
Duration: 25 min.

3. Presentation on the 2017 Sustainability Report

Responsible Party: M. Cederoth **Status:** I
Duration: 15 min.

4. Closed Session Pertaining to Employment of an Executive Director (CEO)

The Authority Board will meet in closed session pursuant to Government Code section 11126(a) to discuss the employment of a new Executive Director (CEO)

Responsible Party: Chair Richard
Board Members **Status:** --
Duration: --

5. Closed Session Pertaining to Litigation

The Authority will meet in closed session pursuant to Government Code section 11126(e)(1)&(2)(A) to confer with counsel with regard to the following litigation:

- *John Tos; Quentin Kopp; Town of Atherton; County of Kings; Patricia Louise Hogan-Giorni; Anthony Wynne, Community Coalition on High-Speed Rail, TRANSDEF; California Rail Foundation v. California High-Speed Rail Authority (Sacramento Superior Court Case No. 34-2016-00204740)*
- *County of Kings v. California High-Speed Rail Authority; (Sacramento Superior Court Case No. 34-2014-80001861)*
- *First Free Baptist Church of Bakersfield v. California High-Speed Rail Authority; (Sacramento Superior Court Case No. 34-2014-80001864)*
- *City of Shafter v. California High-Speed Rail Authority; (Sacramento Superior Court Case No. 34-2014-80001908)*

The Authority will meet in closed session pursuant to Government Code section 11126(e)(1)&(2)(B)(i);11126(a)(1).

Responsible Party:
J. Andrew

Status: --
Duration: --

Reasonable Accommodation for Any Individual

Requests for reasonable accommodations, such as interpreters or assistive listening devices, require at least one week advance notice prior to the meeting/event. Please submit request to the High-Speed Rail Authority's Equal Employment Opportunity (EEO) Branch at (916) 324-1541 or via email at boardmembers@hsr.ca.gov.

Adaptaciones razonables

Las solicitudes de adaptaciones razonables, como intérpretes o dispositivos de audición asistida, requieren al menos una semana de aviso previo antes de la reunión/evento. Haga su solicitud en la Oficina de Igualdad de Oportunidades en el Empleo (Equal Employment Opportunity, EEO) de la Autoridad del Sistema Ferroviario de Alta Velocidad al (916) 324-1541 o por correo electrónico a boardmembers@hsr.ca.gov.

合理便利設施

如需同聲傳譯或助聽設備等合理的便利設施，需至少在會議/活動前一周給出提前通知。請提交申請至高速鐵路管理局的公平就業機會（EEO）辦公室，電話為(916) 324-1541，或請發送電郵至 boardmembers@hsr.ca.gov。

Mga Makatuwirang kaluwagan

Ang mga kahilingan para sa makatuwirang kaluwagan, tulad ng tagapagsalin ng wika o kagamitang pantulong sa pagdining, ay nangangailangan ng isang linggung paunang abiso bago ang pagpupulong/kaganapan. Mangyaring magsumite ng kahilingan sa Sangay ng Pantay na Pagkakataon sa Trabaho (Equal Employment Opportunity, EEO) ng Awtoridad ng Mabilis na Tren (High-Speed Rail Authority) sa (916) 324-1541 o sa pamamagitan ng email sa boardmembers@hsr.ca.gov.

합리적인 편의서비스

통역사 또는 청취 지원 장치 등의 합리적인 편의서비스에 대한 요청은 미팅/행사 적어도 1주일 전에 요청해야 합니다. 요청서를 고속철도청 평등한 고용기회(EEO) 지점, (916) 324-1541 또는 이메일 boardmembers@hsr.ca.gov.로 보내 주십시오.

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หากต้องการขอรับการอ่านความสะดวกที่เหมาะสม เช่น ลามหรืออุปกรณ์ช่วยพั้ง ต้องมีการแจ้งให้ทราบล่วงหน้าก่อนการประชุม/การจัดงานอย่างน้อยหนึ่งสัปดาห์ โปรดส่งคำขอไปยังสำนักงานสาขาวิชาเอกการจ้างงานที่เท่าทีมกัน (EEO) ของการรถไฟความเร็วสูงที่หมายเลข (916) 324-1541 หรือผ่านทางอีเมลที่ boardmembers@hsr.ca.gov.

SEE MORE AT WWW.HSR.CA.GOV

California High-Speed Rail Authority
770 L Street, Suite 620
Sacramento, CA 95814
info@hsr.ca.gov
(916) 324-1541



This email was sent by: California High-Speed Rail Authority
770 L Street Suite 620, Sacramento, CA, 95814 US

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Carnahan, David

From: Jeremy Robinson <jeremy.robinson67@icloud.com>
Sent: Tuesday, January 09, 2018 3:41 PM
To: Council, City
Subject: Ruling on Sand Hill Properties and Edgewood Plaza

Please do everything you can to ensure the penalties owed by Sand Hill Properties be restored and enforced. The judgement in this case was faulty and ignored key items.

We face the possibility of once again losing our grocery store thanks to SHP not living up to their agreement. The Market is an excellent store and we sure can't afford to lose it.

Please help us.

Jeremy Robinson
115 Primrose
Palo Alto

Sent from my iPad

Carnahan, David

From: Richard Smallwood <rsmalldw@pacbell.net>
Sent: Tuesday, January 09, 2018 3:35 PM
To: Council, City
Subject: The penalties against Sand Hill Properties

I am writing to ask you to restore the penalties against Sand Hill Properties. We need to protect our community against the self-indulgent actions of this company.

Richard Smallwood
1795 Hamilton Ave.
Palo Alto, CA 94303

Carnahan, David

From: Susan Thomsen <susan@thomsenhome.com>
Sent: Tuesday, January 09, 2018 1:58 PM
To: Council, City
Subject: Re: Edgewood Plaza ruling that blocked charging Sand Hill Properties penalties for having a vacant grocery store

Dear Honorable Palo Alto City Council Members:

I urge you to get the best possible legal advice on the recent ruling in favor of Sand Hill Properties not having to pay any penalties for not having had a grocery store present in the Edgewood Shopping Center for several years after the Fresh Market closed. Not pursuing the ruling further would result in loss of penalty fees for the City of Palo Alto as well as no guarantee for the neighbors that a grocery store is required in the recent development.

Thank you so much.

Most sincerely,

Susan M. Thomsen
1701 Edgewood Drive
Palo Alto, CA 94303

Carnahan, David

From: Jane Millman <jane.millman@gmail.com>
Sent: Tuesday, January 09, 2018 1:55 PM
To: Council, City
Subject: Edgewood Grocery - Sand Hill

Please DO enforce the penalty against Sand Hill for neglecting to have an operating grocery store at Edgewood. You know all of the reasons why since I live in the neighborhood. Also, I think the city could use the money for some important goals. Sand Hill is not an honorable company so should pay the consequences.

Thanks for listening!

Jane Millman

Carnahan, David

From: Shawna Doughman <shawnadoughman@gmail.com>
Sent: Tuesday, January 09, 2018 1:27 PM
To: Council, City
Subject: Edgewood Plaza

To Whom It May Concern:

I am writing to request that the Edgewood Plaza owners be held to the original agreement going backward and forward to pay a penalty if no grocer is located in the Plaza. They agreed to the penalties and must be held liable (as all city homeowners are) to the rules therein.

Please obtain expert legal help in this regard and make sure that everything due the city for back-penalties is clearly understood and fought for, as well as continued stewardship to the community for the requirements placed upon Sand Hill to have received approval on this financially successful project.

Thank you.

Shawna Doughman

Sent from my iPhone

Carnahan, David

From: pmarks@ix.netcom.com
Sent: Tuesday, January 09, 2018 12:04 PM
To: Council, City
Subject: Please Pursue the Edgewood Ruling

Please pursue the Edgewood Ruling.

I hope you will get the best available legal advice and do everything possible to ensure the penalties are restored and enforced.

James P. Marks

Carnahan, David

From: jamesjchen@aol.com
Sent: Tuesday, January 09, 2018 11:43 AM
To: Council, City
Subject: Edgewood Plaza ruling

As a resident of Crescent Park,

I am writing to request that the City Council investigate the ruling for Sand Hill Properties -- vacating the penalties that they should have accrued for having a vacant grocery store at Edgewood Plaza. Please get the best legal advice on whether we should appeal the ruling, review whether our attorneys adequately argued the case, or address how we should better construct our contracts going forward.

Regards,
James Chen
1060 Lincoln Ave, Palo Alto, CA 94301.

Carnahan, David

From: Commercial <rkscomm@yahoo.com>
Sent: Tuesday, January 09, 2018 11:11 AM
To: Council, City
Subject: Please keep up the Edgewood penalties

I have heard that our shopping center owner has increased the rents on small venders there, forcing them to vacate.
Please keep the \$5000 day for any day there is not an open grocery there. Thank you, Kay Schauer

Sent from my iPhone

Carnahan, David

From: Lenore Cymes <lenraven1@gmail.com>
Sent: Tuesday, January 09, 2018 11:06 AM
To: Council, City
Subject: Edglewood verdict

Dear City Council Members

I am sure you got the email Carla, Jeff and I sent. As a neighbor with a strong vested interest in making a success of the new market - we need you to do your part. According to the ruling there **just has to be a space for a grocery store**, but there doesn't have to be a grocery story. No matter how I twist it - what is the value of an empty grocery store? But there is value to the property owners of the grocery store - should something not work with The Market - Sand Hill has no responsibility to put in an operating grocery store in that space. It there was an error in the original legal paper work - here is your opportunity to correct it.

Please make sure this error is corrected so none of us have to go through this again.

And - Shop The Market

Thank you
Lenore Cymes
Wildwood Lane

Carnahan, David

From: Richard Hlava <rhlava33@gmail.com>
Sent: Tuesday, January 09, 2018 10:24 AM
To: Council, City
Subject: Edgewood Ruling

I'm writing to urge you to vigorously pursue an appeal of Judge Kirwan's ruling regarding the Edgewood grocery store.

Richard Hlava
1664 Channing Ave.
Palo Alto, CA

Carnahan, David

From: Debby Ruskin <debby@ruskingardens.com>
Sent: Tuesday, January 09, 2018 10:20 AM
To: Council, City
Subject: Penalties - court ruling

Please have PA's legal teams put in HEROIC efforts to gather legal arguments to appeal the recent court ruling forgiving the penalties imposed on Sand Hill developers.

The long term impact of the ruling could be devastating to Edgewood's ability to keep a grocery store.... plus it seems totally unfair to the spirit of the original agreement! While I'm not a lawyer, I've read lots of remarks by lawyers who share my point of view.

Thank you.
Debby Ruskin
650-380-1598

Carnahan, David

From: Robert Ruskin <robert.ruskin@gmail.com>
Sent: Tuesday, January 09, 2018 10:18 AM
To: Council, City
Subject: Sand Hill penalties

Dear City Council.

Please ensure a strong appeal of the recent rulling on penalties for Sand Hill regarding the grocery store at Edgewood. It is a very valuable community asset and we risk losing it if Sand Hill has less incentive to maintain a grocery store at that location.

Thank You,
Robert Ruskin
174 Walter Hays Dr
Palo Alto CA

Carnahan, David

From: Renee Goumas <neegoumas@yahoo.com>
Sent: Tuesday, January 09, 2018 10:13 AM
To: Council, City
Subject: Edgewood Plaza

Please consider fighting hard to rule in favor of making Sandhill Properties pay all penalties due for not having working, open grocery store in place as was required at Edgewood Plaza. There are consequences for bad behavior. They must pay the fines. Dont let this be another situation where there is no consequence for skirting the law. Crime equals punishment. Simple as that.

Thank you.
Renee Goumas

[Sent from Yahoo Mail for iPhone](#)

Carnahan, David

From: Bonnie Street <bonniestreet@sbcglobal.net>
Sent: Tuesday, January 09, 2018 3:55 PM
To: Council, City
Subject: Sandhill properties

I want to see Sandhill properties pay \$5000 a day for not providing a grocery store to the Edgewood Plaza.
The new grocery store we now have is wonderful.

Sincerely, Bonnie Street

Sent from my iPhone

Carnahan, David

From: Pat Kinney <pkinney48235@gmail.com>
Sent: Tuesday, January 09, 2018 4:04 PM
To: Council, City
Subject: Edgewood Plaza Ruling

Dear Council Members,

I urge you to do everything possible to ensure that penalties for not having a working grocery store at Edgewood Plaza are restored and enforced. I am concerned that if The Market at Edgewood should ever leave, we need to be protected against having another long-term vacancy.

With the failure of the College Terrace Market, I am also concerned about the larger question of requiring certain types of businesses as a public benefit. If that practice continues, please make sure that the legal wording about vacancies is air-tight!

Patricia Kinney
689 Wildwood Lane

Carnahan, David

From: Lorraine Menuz <lmenuz@yahoo.com>
Sent: Tuesday, January 09, 2018 5:24 PM
To: Council, City
Subject: Edgewood Ruling

As a resident of St. Francis I am urging you to pursue and fight the Edgewood Ruling. I find it difficult to believe that with so many bright people in Palo Alto that we seem to always have people on the City Council that waste so much of our money and have made so many poor decisions.

The mayor and council should forfeit any monetary compensation they get until they make positive decisions in the best interest of the residents of Palo Alto. When the waste(Enron, library overruns, no coordination between departments etc.) has been repaid, then they can once again get their outlandish salary for a city of only 50 thousand + residents. There are many residents that are getting tired of the lack of transparency and making announcements after the fact (salary compensation).

Do the right thing. Fight the Edgewood Ruling.

Sent from my iPhone

Carnahan, David

From: Bennett Porter <bennett@surveymonkey.com>
Sent: Tuesday, January 09, 2018 5:28 PM
To: Council, City
Subject: Market at Edgewood

Dear City council –

Please reconsider your decision regarding Sand Hill Properties and Edgewood Market. We desperately need a market in the neighborhood and if it wasn't for neighborhood action groups, like the one I belong to, we wouldn't have a market.

Please find out more about our position [here](#).

Thank you for your consideration.

bennett porter
palo alto resident and voter

Carnahan, David

From: Julie O'Grady <julie@ogradycommunications.com>
Sent: Tuesday, January 09, 2018 5:39 PM
To: Council, City
Subject: Penalties for Sandhill Properties for Edgewood Plaza Grocery Store

Dear council members,

It is my understanding that you will be discussing the issue of penalties for Sandhill Properties since the neglected to fill the grocery store at Edgewood Plaza for so many months.

Being born and raised in Palo Alto, I'm grateful to see a new market in there once again. (I remember when Lucky was there)

Without those penalties, shopping center owners will have far less incentive to keep and possibly subsidize a grocer. Why do we let them off the hook? Palo Alto is thriving in more ways than one. They should be held accountable.

I encourage you to pursue the penalty ruling further. Is there a reason why you would not pursue this given the sizable amount of money owed in penalties?

I look forward to your response. I usually sit back and let these things play out but have felt for months that this was a huge injustice given the contract.

Best,

Julie

--
Julie O'Grady
650-269-9989

Carnahan, David

From: Carla Carvalho <ccarvalho98@hotmail.com>
Sent: Tuesday, January 09, 2018 8:53 PM
To: Council, City; Keene, James
Subject: Edgewood Plaza Ruling

Dear Council Member and City Manager,

Please look critically at the recent ruling on Edgewood Plaza. **I ask you to pursue this ruling aggressively and request that City Attorney and City Manager seek the best possible legal advice - likely an independent, 3rd party assessment - regarding this ruling and next steps.** It would be unacceptable that further evaluation is not done given the potential implications of such a ruling.

I am offended by Sand Hill's defiance of City Council's November, 2016 penalty of \$5000/day for non-compliance with the PC ordinance requiring an operating grocery store. Instead of accepting the *mea culpa* for their non-compliance, Sand Hill instead chose to pursue litigation against the City. This shows Sand Hill's cavalier approach to authority and sets a dangerous precedence for other projects (and other developers) in Palo Alto. It diminishes your role as a City Council Member, and it demonstrates their lack of respect for our community.

The outcome of the events at Edgewood Plaza have tremendous implications for the City of Palo Alto that reach far beyond the Duveneck-St. Francis neighborhood.

Sincerely,

Carla Marie Carvalho
1924 Edgewood Drive

Carnahan, David

From: Cynthia Chin-Lee <cynthiachinlee@gmail.com>
Sent: Tuesday, January 09, 2018 9:43 PM
To: Council, City
Subject: Please enforce penalties at Edgewood Plaza

I am a resident of the St Francis Duveneck neighborhood and I believe we should have enforced the penalties against Sand Hill Properties for not having a grocery store for so long. I would like the city to appeal the judge's ruling.

Thanks.

Cynthia Chin-Lee
<https://www.linkedin.com/in/cynthiachinlee>
https://en.wikipedia.org/wiki/Cynthia_Chin-Lee
www.cynthiachinlee.com
650-815-9643 (C)

Carnahan, David

From: Gail Thompson <gailt1225@earthlink.net>
Sent: Tuesday, January 09, 2018 10:53 PM
To: Council, City
Subject: Penalties at Edgewood Plaza for Sand Hill

Sent from my iPhone

Please enforce the penalty as I believe this is merited and sets a precedent for the future.

The Market is an asset to our city & I want it to stay.

Thank you.

Gail Thompson

Palo Alto resident

Carnahan, David

From: Patricia Jones <pkjones1000@icloud.com>
Sent: Tuesday, January 09, 2018 5:42 PM
To: Council, City
Subject: Edgewood Ruling
Attachments: What'sWrongWithTheEdgewoodRuling.pdf

I am writing to ask you to find the best legal advice possible on the ruling regarding the developer's responsibility for keeping open a market at Edgewood. The recent outcome needs to be revisited. The judge ignored key wording in the ordinance, reinterpreted a key word in ways that make no sense, and seemed unaware of major aspects of the case. Please refer to the attached file: "What's Wrong with the Edgewood Ruling." The Council should investigate both how to appeal the ruling and whether the City and its attorneys argued the case well.

Thank you.

Patricia Jones
1407 Hamilton Avenue

Patricia Jones
www.pkjones.com
pkjones1000@icloud.com

What's Wrong with the Edgewood Ruling

January 8, 2018

The December 15, 2017 ruling by Santa Clara County Superior Court Judge Peter Kirwan says the City of Palo Alto has no right to insist that the Edgewood Plaza grocery store remain open and therefore can't collect penalties when it is not. The City had argued that Edgewood Plaza's special zoning ordinance does require the grocery to store be open and available. The ordinance specifically requires as one of the public benefits of the project:

Provision of a grocery store in the 20,600 sq. ft. building. The commercial property owner shall ensure the continued use of the 20,600 sq. ft. building as a grocery store for the life of the project;

From page 3 of City of Palo Alto Ordinance 5224, <https://www.cityofpaloalto.org/civicax/filebank/documents/39188>

Kirwan ruled the language above didn't mean the grocery store had to be open and operating and instead could be permanently closed, as happened after The Fresh Market shut down the store back in March 2015 along with all its other West Coast locations. His ruling thus precludes the City from collecting some or all of about \$2.3 million in penalties from the shopping center for violating the zoning ordinance during 2015 to 2017.

There are serious defects in Kirwan's ruling, including:

Ignoring His Own Dictionary: Kirwan reads the clause above and focused in on the required "continued use." He says,

The word "use," when employed as a noun, refers to the manner or purpose for which something is used. (See The American Heritage Dictionary (2d College Ed.) p. 1331 [meaning of "use" includes "the application of employment of something for some purpose" and "[t]he manner of using").

From page 10 of <http://paneighborhoods.org/wp-content/uploads/2017/12/Decision-on-Petition-for-Writ-of-Mandate-and-Oder-for-Further-Briefing-12-15-17-3.pdf>

Using the first definition Kirwan cites, the ordinance requires the 20,600 sq. ft. building to be "applied" to the purpose of having a grocery store. But there is no grocery store when the building is vacant any more than there is a petting zoo or a blimp factory there. Under the second definition, the "manner of using" the building should be as a grocery store. But a vacant building isn't being used at all and is definitely not being used as a grocery store. In short, the very dictionary definitions Kirwan cites clearly demonstrate that a vacant building doesn't comply with the ordinance.

Ignoring the Full Clause: Kirwan doesn't analyze the first part of the clause, which requires, "Provision of a grocery store in the 20,600 sq. ft. building." Merriam-Webster.com (accessed 1/7/18) says the word "provision" means "the act or process of providing." A vacant building does not provide a grocery store, just as it doesn't provide a petting zoo or a blimp factory, and so doesn't comply with the requirement. It's odd that Kirwan skipped over this key phrase, given that his ruling earlier states:

... courts give significance to every single word, phrase, sentence, and part of an act in pursuing a legislative purpose. (page 9)

Ignoring the Intent: Kirwan himself cites in his ruling a precedent that:

“... If the language is clean and unambiguous, courts follow the plain meaning of the statute. ... Courts should not give language of a statute its literal meaning if doing so would result in absurd consequences unintended by the Legislature. In that case, the intent of the law prevails over the letter, and the letter, if possible, will be read so as to conform to the spirit of the act.” (Pages 9-10)

So if Kirwan thought the requirement for a grocery store was ambiguous, he should have looked to the intent. Yet his ruling doesn't discuss intent whatsoever. Doing so would require noting that Albertsons had left the center years earlier and there had been no operating grocery store since. The vacant space left by Albertsons represented half of the shopping center, eroding its vitality and attracting crime. How would having the same unfortunate situation that already existed be a public benefit? The PC ordinance itself says:

Development of the site under the provisions of the PC Planned Community District will result in public benefits not otherwise attainable by application of the regulations of general districts or combining districts.

In other words, the city understood that it couldn't normally compel an operating grocery store but was doing so through the ordinance, which Sand Hill voluntarily agreed to abide by. That was the intent.

Another indication of the intent of the PC is the City's statement that:

The proposed project will refurbish an existing retail center to provide services to the local residents who have been underserved since the grocery store closed.

From page 15 of November 3, 2011 ARB Staff Report at <http://www.cityofpaloalto.org/civicax/filebank/documents/30951>

If the City had only intended the 20,600 sq. ft. building be restricted to grocery use, it would not have stated that the intent was “to provide services” but rather only to provide sites for potential services. And it would not have suggested there would necessarily be any change from the closed grocery situation at the time the PC was being debated.

And §18.38.080(c) of the City's Municipal Code says a PC Development Program Statement shall include “the conditions or characteristics of occupancy, use, or operation,” that is, not merely the allowed uses. So governing the operations was a legitimate intent of the PC.

Interpreting the ordinance language to continue to allow no operating grocery store is exactly the “absurd consequence” of an improper interpretation that Kirwan himself claimed courts should avoid.

Introducing a Different Definition: Kirwan interprets the phrase “continued use” to allow vacancy by noting the word “use” has a special meaning in zoning laws:

.. in the context of local zoning or land use laws, term “use” typically refers to the type of use or intensity of use allowed for any given property. (See Miller and Star, Cal. Real Est (4th Ed.) § 21:8 [“A typical zoning ordinance includes an extensive array of definitions and classifications by type or intensity of use, and includes a map or series of maps dividing the jurisdiction into areas or “zoning districts” in which different uses are permitted ...”]. (Page 10)

It's true that Palo Alto's own Municipal Code defines an array of “uses” and each property is allowed to have one or more of these uses. For example, one “use” defined in the code is “Retail Service” and another is “Day Care Center.” But suppose you have a vacant building on a property that allows both these uses. You couldn't say that the vacant building's “continued use” is “Retail Service” any more than you could say it is “Day Care Center.” Rather, those are the allowed uses, but while vacant the building has neither use. So when Kirwan interpreted the phrase “continued use” to mean that the building should continuously meet the zoning use of grocery store, he should have then ruled that a vacant building doesn't.

Kirwan's reinterpretation of “use” to mean “zoning use” has another problem. Substituting his interpretation into the ordinance language yields, “The commercial property owner shall ensure the continued zoning use ...” But property owners don't and can't ensure zoning uses. Rather, the City itself establishes the zoning uses of a property by enacting laws. It would make no sense for the City to require an owner to ensure a zoning law remain in effect when everyone knows the owner couldn't possibly do that. It's another absurd interpretation .. and Kirwan acknowledged he was supposed to avoid absurd interpretations.

Ignoring Why Ordinances Vary: Kirwan argues for his interpretation of “use” by saying:

This conclusion is bolstered by the City's own prior treatment of the terms “use” and “operation” in a very similar context. In 2010, the City adopted PC Ordinance No. 5069, which regards a mixed-use development project including space for a grocery store. The ordinance lists permitted and conditionally permitted “land uses,” including residential, business offices, retail services, farmers markets, and others. The ordinance goes on to set forth “[s]pecial limitations on land uses.” As related to the grocery store, those limitations state in relevant part: “The grocery store tenant shall occupy and begin operations prior to any office tenant occupancy. ... The grocery store shall remain in continuous operation as a grocery store. ‘Continuous shall be defined to include brief closure for ordinary business purposes.’” The City apparently understood the terms “use” and “operations” to mean something different relative to PC Ordinance 5069, with “use” referring to the general way property may be used and “operation” referring to the act of conducting business. (Page 11)

This other PC is for College Terrace Centre, which was a very different project. There, the intent was to preserve a grocery store but replace the buildings on the site, whereas Edgewood Plaza had no grocer and a goal was to preserve all the buildings, including two that were of historic significance. The College Terrace Centre PC had to grapple with an additional issue, namely that the original grocery store (JJ&F) might go out of business and City wanted any successor to

be very similar. There was no such concern at Edgewood Plaza, where the type and manner of function of the grocery store was not specified in any manner. That the language in the two PCs should then differ is unremarkable. Furthermore, Kirwan's cites no evidence that the City intentionally chose different words for the two PCs because it didn't care if Edgewood's grocery store was vacant.

Ignoring Other Evidence: Kirwan concludes this part of the ruling by saying:

Extrinsic aids may be examined to resolve a statutory ambiguity, including legislative history materials. (Branciforte Heights, LLC v. City of Santa Cruz (2006) 138 Cal.App.4th 914,926.) Here, Respondents did not point to any extrinsic matters compelling that the PC Ordinance No. 5224 should be interpreted as requiring Petitioner to ensure the active operation of a grocery store at all times. (Page 12)

But there is such evidence. The minutes of the February 29, 2012 Planning Commission meeting discussing the proposed Edgewood Plaza ordinance cite Jim Baer, representing Sand Hill and arguing for the ordinance, as saying:

"With respect to public benefits, there is a commitment to provide a grocery store for which there are two precedents for this being the overriding benefit. At Alma Plaza no homes could be sold without there being a grocery store that both signed a lease and pulled tenant improvement building plans. That grocery store commitment was for the useful life of the building. I may be incorrect. It may be in perpetuity or for the useful life of the building. JJ&F 50,000 square foot office building was added to preserve an 8,000 foot grocery store, to rebuild an 8,000 foot grocery store. Enormous increased development rights and again I'm not sure if it is in perpetuity or for the useful life of the improvement as its developed so the commitment to write a grocery store for its useful life or in perpetuity and I'm sorry I don't have the Ordinance presented to you in front of me, is an overwhelming public benefit that cannot be compelled under any Ordinance including the PC Ordinance. This could be an athletic club, this could be a Walgreens, CVS, Rite Aid. To provide a grocery store is what the community wanted and is of enormous public benefit."

Page 371 of <http://www.cityofpaloalto.org/civicax/filebank/documents/41657>

Note he does not say the public benefit is to provide merely a building that could remain vacant. Rather, he twice states there a grocery store itself will be provided and labels that the public benefit. That definition of the public benefit, supplied directly by the spokesperson for the shopping center owners during deliberation of the ordinance, is consistent with the City's claim that the public benefit requirement written into the ordinance was for an operating grocery, not a merely a building restricted to having a grocery store in it.

The quote above was not the first time Sand Hill promised a functioning grocery store. The 2009 press release co-issued by Sand Hill Properties and the Edgewood Architectural Control Committee following the resolution of the latter's lawsuit stated:

The owners and developers of Edgewood Shopping Center are committed to bringing and will bring a viable grocery store and operator to the renovated property.

An empty building is not a “viable grocery store.”

Carla Carvalho
Jeff Levinsky
Lenore Cymes

Carnahan, David

From: Colt Rosensweig <michigancolt@gmail.com>
Sent: Wednesday, January 03, 2018 7:14 PM
To: Council, City
Subject: Food delivery robots

To whom it may concern:

I am deeply troubled by the fact that enormous robots for food delivery are being driven willy nilly down the middle of downtown sidewalks. These robots take up much of the walking space, and are piloted by people who are, to all appearances, bafflingly unaware of what they're doing. I walk dogs in Palo Alto nearly every day. My dogs are very well-mannered and well-socialized, but some of them have been rather apprehensive about having a huge robot driven directly at them, and I can't blame them. And that's what happens every single time we encounter one of these atrocious devices—the person in control aims it straight for my dogs and acts like they're deaf when I tell them in no uncertain terms to get it away from them. Or they just laugh and drive it even closer.

I don't understand why motorized robots are even permitted on the sidewalks, when there are rules already against things like riding bikes there. There is no reason a human can't deliver the food. People need jobs and generally people don't threaten other people's dogs every time they travel down the sidewalks. These robots are totally unnecessary and downright dangerous. I should not have to worry about one of my dogs being mowed down by a giant robot driven by a lackwit every time I feel like walking in downtown Palo Alto.

Thank you,
Colt Rosensweig

Carnahan, David

From: Aram James <abjpd1@gmail.com>
Sent: Friday, January 05, 2018 8:06 PM
To: RJonsen@menlopark.org; dcbertini@menlopark.org; Council, City; Watson, Ron; Perron, Zachary; citycouncil@menlopark.org; council@redwoodcity.org; paloaltofreepress@gmail.com; michael.gennaco@oirgroup.com; Keene, James; Reifschneider, James; stevendlee@alumni.duke.edu; timothygray@sbcglobal.net; swagstaffe@smcgov.org
Subject: From the archives of Aram James -the trial of Palo Alto Police Officer Craig Lee and Michael Kan -circa 2005
Attachments: K Sinunu re try Kan and Lee 2 july 2014 update.doc

Sent from my iPhone

5/3/2005

To: District Attorney George Kennedy & Assistant District Attorney Karyn Sinunu

Re: Request that your office retry the criminal case against Palo Alto officers Craig Lee and Michael Kan

Dear Mr. George Kennedy & Ms. Karyn Sinunu:

I am writing to you to request that your office retry the criminal case against Palo Alto police officers Michael Kan and Craig Lee. I would like to make some observations and comments regarding the recently completed trial in this matter wherein the jury ultimately hung 8 to 4 for guilty. I would then like to comment on the importance of this case being retried. I hope you will consider all of my comments in the constructive manner in which they are intended.

Comments re the recently completed trial of Defendants Kan & Lee

- First I think it is important to acknowledge the fine work performed during the course of all of the proceedings in this matter by Deputy District Attorney Peter Waite. Not only was his preparation and presentation of the case outstanding, but it was apparent that his confidence in the strength of the case grew as the matter proceeded. No doubt the case was not tried without some mistakes and at least one questionable judgment call, but, given all of the many pressures and roles being balanced, it was an outstanding job. By the time the case went to the jury it was my observation/opinion that Mr. Waite had out performed the very talented attorneys for the defendants. (I sat through the entire PX and trial in this matter.)
- From the perspective of a former public defender and trial lawyer it was clear to me that Mr. Waite and his investigative team (Sgt. Mike Denson and Sgt. Ron Watson from the PAPD) left few stones unturned in an effort to assure that the prosecution in this matter was both professionally managed and aggressively pursued.
- I had no sense during the trial of this matter, despite the obvious political pressures and ramifications for the entire prosecution team, that at anytime that the prosecution team treated this case lightly or in any fashion differently than any other serious felony matter. Finally, Mr. Waite, in an example that more public servants should model, made himself available to members of the public who had endless questions for and observations to share with him.
- During the jury selection process in this case Mr. Waite's questions and the nature of the responses by prospective jurors re the role of race, racial profiling, the right of citizens to be free of undue and unwarranted harassment by the police etc., were both fascinating and instructive re the current public mood towards law enforcement. Had the voir dire process been taped it would have made a provocative documentary on the current status of the relationship between law enforcement and the community. As indicted by

the responses during voir dire, as it currently stands, the relationship appears tenuous at best.

- There were numerous jurors who expressed just barely restrained anger re the recent killing of Bic Cau Tran by San Jose police officer Chad Marshall and similarly deep concern re other recent high profile killings by members of the SJPD.
- What came across strongest from the jury selection process is that both the depth and width of anger and concern over misconduct by law enforcement in this county is much greater than reflected by the mainstream media in Santa Clara County. Whereas the conventional wisdom has been that police cases are hard to successfully prosecute in this county the current dynamically shifting demographics, combined with a well informed citizenry re police misconduct issues, may well have changed the landscape permanently. Given the above, it would appear that police prosecutions are much more like to be successful in this county now and in the future.
- During the course of the jury selection the defense exercised a peremptory challenge against the one black female who made it into the jury box. Given the quality of her responses to the questions posed by attorneys for both sides it was clear that this prospective juror was totally free of bias for either side.
- Despite the fact that Mr. Waite made an appropriate Batson/Wheeler objection that the defense, specifically attorney Harry Stern, had exercised the challenge in a racially discriminatory fashion the judge, Andrea Bryan, declined to ask defense council for a showing of specific bias (to establish a race-neutral reason for the strike) or to find a prima facie case for requiring a response by the defense. The judge should have reseated the juror in the presence of the entire panel as a clear message to the defense that the racist removal of a fair minded juror would not be tolerated. (Case law clearly supports the notion that one race based peremptory challenge is sufficient to trigger the remedies contemplated by Batson/Wheeler and its descendants.)
- Given that only three African-Americans were in the initial jury panel of approximately 160 prospective jurors called for in this case, there is little doubt that the discriminatory strike of the one black female to make it into the jury box denied the people a jury made up of a cross-section of the community and thus a fair trial.
- The following quotes serve as a reminder of the impact of a discriminatory challenge based on race in the context of this case: ... "The harm from discriminatory jury selection extends beyond that inflicted on the defendant and the excluded juror to touch the entire community." *Batson V. Kentucky*, 476 U.S. at 77 (1986).
- "The need for public confidence is especially high in cases involving race-related crimes. In such cases, emotions in the affected community will inevitably be heated and volatile. Public confidence in the integrity of the criminal justice system is essential for preserving community peace in trials involving race related crimes." (Citations omitted). Finally, as to Judge

Bryan's role in denying the community a fair trial the following is pertinent: "Be it at the hands of the state or the defense, if a court allows the juror to be excluded because of group bias, it is a willing participant in a scheme that could only undermine the very foundation of our system of justice—our citizens" " (citations omitted).

- In addition to the failure of Judge Andrea Bryan to perform her constitutional responsibility to ensure the selection of a fair jury in this matter it was apparent that the court allowed the atmosphere surrounding the trial to favor the defense. Not only did the court appear to bend over backwards to rule in favor of the defense on issues where you would normally not expect such favorable rulings, but the court personnel, including the bailiffs, routinely acted with favoritism to members of law enforcement. This included providing preferential seating in the courtroom to members of law enforcement, to allowing outbursts by law enforcement spectators to go unpunished while, at the same time, closely monitoring the conduct of non-law enforcement citizens in the courtroom to the point of a constitutional chill on access.
- Despite all of the efforts by the court and its personnel to tamper with the jury selection, evidentiary rulings, deny equal access to the courtroom to the public versus members of law enforcement, all in a thinly veiled attempt to direct a verdict of acquittal, 8 members of the community still rendered a verdict of guilty refusing, in the greatest tradition of independent jurors, to buckle under the weight of the intimidating atmosphere allowed to exist by Judge Andrea Bryan. All of this speaks volumes re the strength of the evidence in this case and the fine job done by the prosecution team.
- Despite the fact that only 8 of the 12 jurors in this case voted for guilty the verdict was still one of historic proportions in Santa Clara County. I know of no other case in recent Santa Clara County history where 8 jurors have voted to convict police officers for the beating of an African-American citizen. This result calls out for a retrial.

Conclusion re why case should be retried.

- Community sentiment: I have enclosed an editorial from the Palo Alto Daily News, *Accused officers should be retried*, April 20, 2005, outlining some of the reasons why this case should be retried and encouraging your office to do so, both in the interest of the Palo Alto Police Department and the Community at large.
- Given the statements attributed to Karyn Sinunu in the San Jose Mercury News (enclosed), (April 19, 2005), that the district attorney usually retries hung juries and given that in this case 8 citizens voted for guilty under the difficult conditions described in the first section of this letter, failure to do so in this case would feed into the perception that there is two standards of justice in this community, one for the ordinary citizen and one for police officers.
- Given comments in a recent article in *The Recorder*, April 27, 2005, that there will be a chase for endorsements by police and law enforcement groups by the presumed candidates for District Attorney in 2006, and given Ms. Sinunu's apparent intent to run for this position, failure to retry this case might well be

seen as decision based on political expediency rather than the merits of retrying this case.

- It is clear that this case would likely not have come to light but for the courageous act of a few "whistle blowing" members of the PAPD willing to break down the traditional "code of silence" that so perniciously permeates much of law enforcement in this community. By the jury's verdict in this case the community has spoken: it is time, once and for all, to send the message that the so-called "code of silence" will not longer be tolerated by those we entrust with the awesome power of the badge. Failure to retry this case would discourage officers in the future to speak out against rogue officers in their ranks and, as result, put the public at risk of more unwarranted beatings and deaths.
- Given all of the above, the strength of the evidence presented in the first trial, the resources and efforts expended by the prosecution, the strong likelihood of a conviction beyond a reasonable doubt at a second trial, the efforts of the trial judge to sabotage the prosecution's case in the first trial, and the strong public support for a retrial in this matter it is my request that you exercise your prosecutorial discretion in favor of a retrial in this case.

Sincerely,

Aram James
Citizen Advocate

Carnahan, David

From: Loran Harding <loran.harding@stanfordalumni.org>
Sent: Tuesday, January 09, 2018 4:24 PM
To: kfsndesk; newsdesk; rosenheim@kpix.cbs.com; Irv Weissman; francis.collins@nih.gov; midge@thebarretts.com; Mayor; steve.brandau; Mark Standriff; Mark Kreutzer; paul.caprioglio; esmeralda.soria@fresno.gov; oliver.baines; Dan Richard; Daniel Zack; Steve Wayte; steve.hogg; Steven Feinstein; Joel Stiner; jboren; huindentalasanmateo; robert.andersen; beachrides; Leodies Buchanan; bballpod; bearwithme1016@att.net; Cathy Lewis; Council, City; david pomaville; Raymond Rivas; fmerlo@wildelectric.net; hennessy; info@superide1.com; Jason Tarvin; jerry ruopoli; kclark; Kirk Sorensen; lxcastro93@yahoo.com; leager; lawrence.ingrassia@latimes.com; mmt4@pge.com; nick yovino; nchase@bayareanewsgroup.com; popoff; pavenjithillon@yahoo.com; richard.wenzel; russ@topperjewelers.com; thomas.esqueda@fresno.gov; terry; Tom Lang; Mark Waldrep
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Tue, Jan 9, 2018 at 4:13 PM
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.
To: Doug Vagim <dvagim@gmail.com>, dennisbalakian <dennisbalakian@sbcglobal.net>, David Balakian <davidbalakian@sbcglobal.net>

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Tue, Jan 9, 2018 at 4:09 PM
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.
To: Loran Harding <loran.harding@stanfordalumni.org>

Tuesday, January 9, 2018

To all-

This morning, ON TUESDAY, JANUARY 9, 2018, **JANUARY 9, 2018** KCBS San Francisco did a story re IV bags containing all sorts of medications being in short supply across the U.S. **because electrical power still has not been fully restored in Puerto Rico**. All kinds of IV bags. One Co., Baxter, makes 43% of the IV bags used in the U.S. and it makes them in P.R. Apparently, the lack of power at one or more of their facilities in P.R. is contributing to the shortage of IV bags and the medications they contain.

One man who was interviewed said that his wife is suffering from brain c. and he watched a nurse in San Diego stand there for 45 minutes pumping in medication because of the shortage of IV bags. She could have been helping o. pts.

They interviewed a doctor at Mass. Gen. Hospital in Boston and he said that if the flu epidemic turns really serious in the coming days and weeks, that the shortage of IV bags could cause real problems.

So if the Russian collusion story comes up empty, we might review the Trump Administration's efforts, or lack thereof, after Hurricane Maria in P.R., to get power restored there. We were told at the time that P.R. is in the middle of a big ocean.

If such a disaster had befallen Italy of Spain, American help to get power restored would have been unrelenting and successful by now.

L. William Harding
Fresno, Ca.

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Sun, Nov 5, 2017 at 1:56 AM
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.
To: francis.collins@nih.gov

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Sun, Nov 5, 2017 at 1:54 AM
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.
To: Doug Vagim <dvagim@gmail.com>, Mayor <mayor@fresno.gov>, CityManager <citymanager@fresno.gov>, Dan Richard <danrichard@mac.com>, huidentalsanmateo <huidentalsanmateo@gmail.com>, bballpod <bballpod@aol.com>, kfsndesk <kfsndesk@abc.com>, newsdesk <newsdesk@cbs47.tv>, rosenheim@kpix.cbs.com, Mark Standriff <mark.standriff@fresno.gov>, midge@thebarretts.com

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Sun, Nov 5, 2017 at 1:49 AM
Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.
To: Loran Harding <loran.harding@stanfordalumni.org>

Nov. 5, 2017

Looks like we finally got through:

<http://www.refinery29.com/2017/11/179475/puerto-rico-power-restoration-timeline>

It seems that somebody finally called the White House. See my emails below. Sept. 30 to Nov. 1. All of October.

LH

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

From: **Loran Harding <loran.harding@stanfordalumni.org>**

Date: Fri, Oct 27, 2017 at 1:22 AM

Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: huidentalsanmateo <huidentalsanmateo@gmail.com>, Dan Richard <danrichard@mac.com>, dennisbalakian <dennisbalakian@sbcglobal.net>, David Balakian <davidbalakian@sbcglobal.net>, Doug Vagim <dvagim@gmail.com>, Daniel Zack <daniel.zack@fresno.gov>, Paul Dictos <paul@dictos.com>, beachrides <beachrides@sbcglobal.net>, "paul.caprioglio" <paul.caprioglio@fresno.gov>, Cathy Lewis <cattlewis@gmail.com>, firstvp@fresnopoa.org, Raymond Rivas <financialadvisor007@gmail.com>, fmerlo@wildelectric.net, Joel Stiner <jastiner@gmail.com>, info@superide1.com, leager <leager@fresnoedc.com>, mmt4@pge.com, nick yovino <npyovino@gmail.com>, nchase@bayareanewsgroup.com, pavenjitdhillon@yahoo.com, russ@topperjewelers.com, Steve Wayte <steve4liberty@gmail.com>, thomas.esqueda@fresno.gov, terry <terry@terrynagel.com>

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

From: **Loran Harding <loran.harding@stanfordalumni.org>**

Date: Fri, Oct 27, 2017 at 1:00 AM

Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: bballpod <bballpod@aol.com>, Irv Weissman <irv@stanford.edu>, francis.collins@nih.gov, Mayor <mayor@fresno.gov>, CityManager <citymanager@fresno.gov>, Mark Standriff <mark.standriff@fresno.gov>, newsdesk <newsdesk@cbs47.tv>, kfsndesk <kfsndesk@abc.com>, jboren <jboren@fresnobee.com>, rosenheim@kpix.cbs.com

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

From: **Loran Harding <loran.harding@stanfordalumni.org>**

Date: Fri, Oct 27, 2017 at 12:05 AM

Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: Loran Harding <loran.harding@stanfordalumni.org>

Update to the attached on **Thurs. Oct. 26, 2017**

Last night, the **CBS Evening News** had a piece about the disaster in Puerto Rico STILL causing drug makers there to be out of action or with much reduced output.

Dr. John Lapook did the story for CBS. One essential product becoming in short supply now across the United States as a result of the disaster, a month old now in Puerto Rico, are IV bags with things like sugar and saline. Many kinds of IV bags.

The American Hospital Association says this is not a crisis yet, but is quickly becoming a crisis in public health.

So now this has been reported on KCBS San Francisco, then on NBR, and now on the CBS Evening News.

Can all of these news organizations be lying?

I am confident that with all of that publicity that this situation will reach the attention of members of Congress. I send these emails to Dr. Burns at Kaiser, Dr. Weissman at Stanford, and to Dr. Collins at NIH.

If no one in Congress has heard about this now, then we need new people in Congress.

No doubt some Americans are dying because of this. I foresee action by Congress, if they plan to seek re-election anyway.

L. William Harding
Fresno, Ca./

See the attached from Sept. 30 and Oct. 11, 2017.

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

From: **Loran Harding <loran.harding@stanfordalumni.org>**

Date: Thu, Oct 12, 2017 at 2:25 AM

Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: Loran Harding <loran.harding@stanfordalumni.org>, bballpod <bballpod@aol.com>, Irv Weissman <irv@stanford.edu>, francis.collins@nih.gov, firstvp@fresnopoap.org, Mayor <mayor@fresno.gov>, CityManager <citymanager@fresno.gov>, "city.council" <city.council@cityofpaloalto.org>, Mark Standriff <mark.standriff@fresno.gov>, Mark Kreutzer <mlkreutzer@yahoo.com>, midge@thebarretts.com, beachrides <beachrides@sbcglobal.net>, kfsndesk <kfsndesk@abc.com>, newsdesk <newsdesk@cbs47.tv>, rosenheim@kpix.cbs.com, Dan Richard <danrichard@mac.com>, Daniel Zack <daniel.zack@fresno.gov>, David Balakian <davidbalakian@sbcglobal.net>, dennisbalakian <dennisbalakian@sbcglobal.net>, terry <terry@terrynagel.com>, "Greg.Gatzka" <Greg.Gatzka@co.kings.ca.us>, Raymond Rivas <financialadvisor007@gmail.com>, hennessy <hennessy@stanford.edu>, esmeralda.soria@fresno.gov, "paul.caprioglio" <paul.caprioglio@fresno.gov>, Paul Dictos <paul@dictos.com>, Joel Stiner <jastiner@gmail.com>, Cathy Lewis <catllewis@gmail.com>

Wednesday, Oct. 11, 2017

Update to the information in the attached, from Sept. 30. Tonight, Oct. 11, 2017, the Nightly Bus. Report said that the FDA says that 10% of the drugs prescribed in the U.S. are made in P.R. Many of the plants still have no electricity. Expect shortages of some meds.

So now I have heard this from KCBS-SF on 9-30 and now, 12 days later, again on NBR.

And to be clear, **this does not just portend shortages IN PR, but in the entire U.S. (and probably beyond).**

This is going to Dr.Burns at Kaiser, Dr. Weissman at Stanford, and Dr. Collins at NIH.

Dr. Collins- Please forward this to the President. KCBS mentioned cancer drugs, immune system suppressors and diabetic supplies. One other category, as I recall.

LH

From: **Loran Harding** <loran.harding@stanfordalumni.org>

Date: Sat, Sep 30, 2017 at 12:47 PM

Subject: Fwd: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: francis.collins@nih.gov

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>

Date: Sat, Sep 30, 2017 at 12:05 PM

Subject: KCBS says Sat. 9-30-17: Many drug Co. have ops in P.R. C/B shortages at hosp. etc.

To: bballpod <bballpod@aol.com>, Loran Harding <loran.harding@stanfordalumni.org>, Irv Weissman <irv@stanford.edu>, Doug Vagim <dvagim@gmail.com>, Dan Richard <danrichard@mac.com>, dennisbalakian <dennisbalakian@sbcglobal.net>, David Balakian <davidbalakian@sbcglobal.net>, Daniel Zack <daniel.zack@fresno.gov>, Paul Dictos <paul@dictos.com>, david pomaville <pomaville165@sbcglobal.net>, kfsndesk <kfsndesk@abc.com>, newsdesk <newsdesk@cbs47.tv>, rosenheim@kpix.cbs.com, jboren <jboren@fresnobee.com>, terry <terry@terrynagel.com>, Mayor <mayor@fresno.gov>, CityManager <citymanager@fresno.gov>, "city.council" <city.council@cityofpaloalto.org>, esmeralda.soria@fresno.gov, "paul.caprioglio" <paul.caprioglio@fresno.gov>, Mark Standriff <mark.standriff@fresno.gov>, Joel Stiner <jastiner@gmail.com>, Steve Wayte <steve4liberty@gmail.com>, "steve.hogg" <steve.hogg@fresno.gov>, beachrides <beachrides@sbcglobal.net>, "steve.brandau" <steve.brandau@fresno.gov>, Cathy Lewis <catllewis@gmail.com>, mmt4@pge.com, midge@thebarretts.com, info@superide1.com, debra.perrone@stanford.edu, firstvp@fresnopoa.org, "robert.andersen" <robert.andersen@fresno.gov>, Leodies Buchanan <leodiesbuchanan@yahoo.com>, Raymond Rivas <financialadvisor007@gmail.com>, fmerlo@wildelectric.net, Steven Feinstein <steven.feinstein@ionicmaterials.com>, "Greg.Gatzka" <Greg.Gatzka@co.kings.ca.us>, huidentalsanmateo <huidentalsanmateo@gmail.com>, hennessy <hennessy@stanford.edu>, "igorstrav ." <mwaldrep@aixrecords.com>, kclark <kclark@westlandswater.org>, Mark Kreutzer <mlkreutzer@yahoo.com>, leager <leager@fresnoedc.com>, nick yovino <npyovino@gmail.com>, "oliver.baines" <oliver.baines@fresno.gov>, "clinton.olivier" <clinton.olivier@fresno.gov>, pavenjittdhillon@yahoo.com, popoff <popoff@pbworld.com>, russ@topperjewelers.com, thomas.esqueda@fresno.gov, "richard.wenzel" <richard.wenzel@ecom.com>, yicui@stanford.edu

Sat. morning, 9-30-17

City of Palo Alto | City Clerk's Office | 1/10/2018 1:33 PM

Dr. Burns- KCBS reported in the past hour that many drug Cos. and medical device makers have operations in Puerto Rico. Without power, some, at least, are not operating and that could lead to shortages at hospitals, clinics etc.

They mentioned c. drugs, immuno- suppressing drugs for transplant pts., and supplies used by diabetics.

If the Trump Admin. cannot or will not get help to P.R., the medical community and its pts. could feel this.

They said that the fed. government encouraged the drug cos. etc. to set up ops in P.R. to help the economy there.

Please spread the word throughout Kaiser.

Copy going to Dr. Irv Weissman at Stanford. Please spread the alarm.

I looked at one device I use, and it says "Made in the USA". Sounds great, but then P.R. is in the USA.

Thank you.

L. William Harding
Fresno

Carnahan, David

From: Loran Harding <loran.harding@stanfordalumni.org>
Sent: Wednesday, January 10, 2018 10:31 AM
To: dennisbalakian; David Balakian; Daniel Zack; Mayor; Council, City; Mark Kreutzer; Mark Standriff; esmeralda.soria@fresno.gov; paul.caprioglio; steve.brandau; Joel Stiner; Steve Wayte; oliver.baines; jboren; kfsndesk; newsdesk; rosenheim@kpix.cbs.com; Cathy Lewis; leager; beachrides; bearwithme1016@att.net; Raymond Rivas; fmerlo@wildelectric.net; jerry ruopoli; Jason Tarvin; lxcastro93@yahoo.com; midge@thebarretts.com; nick yovino; nchase@bayareanewsgroup.com; russ@topperjewelers.com; terry; Leodies Buchanan; Dan Richard
Subject: Fwd: Ohio kicking voters off of roles: Hearing before Supreme Court

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Wed, Jan 10, 2018 at 10:18 AM
Subject: Fwd: Ohio kicking voters off of roles: Hearing before Supreme Court
To: Doug Vagim <dvagim@gmail.com>

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

From: **Loran Harding** <loran.harding@stanfordalumni.org>
Date: Wed, Jan 10, 2018 at 9:53 AM
Subject: Ohio kicking voters off of roles: Hearing before Supreme Court
To: Loran Harding <loran.harding@stanfordalumni.org>

Wed. Jan. 10, 2018

Doug- Ohio is doing this: If you don't vote in an election, they send you a post card asking you to verify that you are who you say you are and that you live where you say you live. Then, if you don't respond to the post card and you don't vote in two more elections, they remove your name from the voting roles.

The rich Republicans who own Ohio say "NOOOO, we're just cleaning up our voting roles. What do you mean?"

The Obama Admin. had said that this looks illegal. The Trump Admin. has changed sides on this.

So today, apparently, this is getting a hearing before merely the U.S. Supreme Court.

KCBS SF today had a law prof. on from one of the Loyola Universities. She said that states do have broad powers wrt how they run elections, but there is a federal law and (an obscure, probably toothless, document called) the U.S. Constitution. IT sets some standards which the states cannot violate. So this is today the subject of a hearing before the high court.

If Ohio prevails, I am sure that the Republicans who own the Central Valley will want to similarly clean their voting roles (of Democrats) and of loud-mouthed Stanford grads who see them for what they are: a bunch of brigands.

LH

BTW, KCBS also said that a man in the Calif. legislature has a bill in the hopper that would do this: Abolish the State income tax and allow taxpayers to make a contribution to the State treasury instead. Then, they could take a deduction on their federal tax return for that deduction.

KCBS then had a tax professor on from San Jose State. Former lawyer with the IRS. She said that the IRS would probably disallow the deduction as soon as the return is filed, using a "correspondence audit". She said that at the IRS, if it looks like a duck, walks like a duck, and quacks like a duck, it is generally presumed to be a duck.

LH

Carnahan, David

From: T Petrovich <femaletrapdoorspidersguild@gmail.com>
Sent: Thursday, January 04, 2018 6:48 PM
To: Council, City
Subject: Heritage trees
Attachments: 20180104_123632_Film1.jpg; 20180104_121544_Film1.jpg; tree_tree1_Archive.pdf

2011 Stirling court
1103 Carlton ave





The El Palo Alto Redwood Archives

Circa 1864



1862

Evening - PASSENGER-TRAIN on the SAN FRANCISCO - SAN JOSE RAILROAD, crossing S^E FRANCIAQUITO CREEK.

75

The El Palo Alto Redwood Archives

Circa 1883



The El Palo Alto Redwood Archives

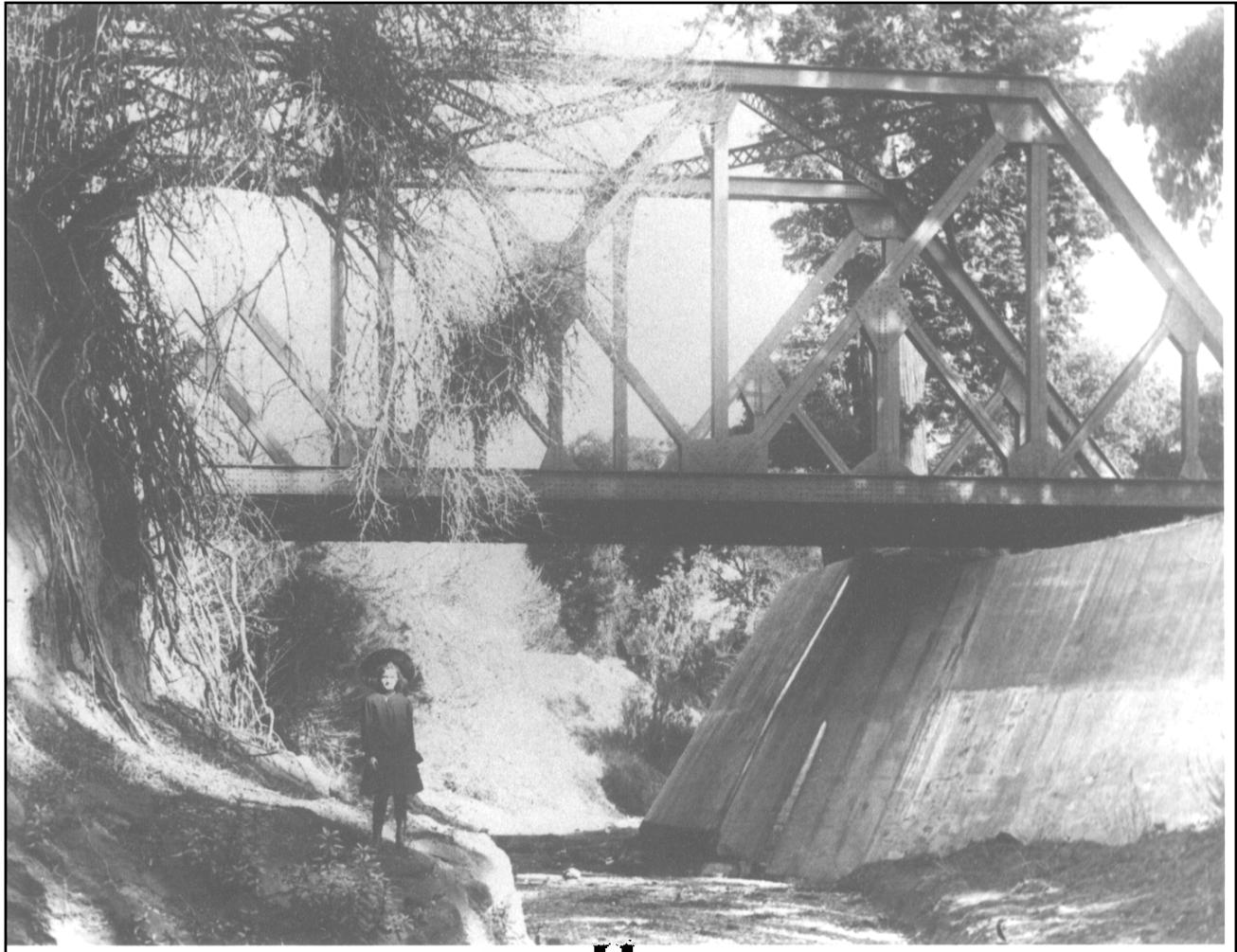
Circa late 1880's



The El Palo Alto Redwood Archives

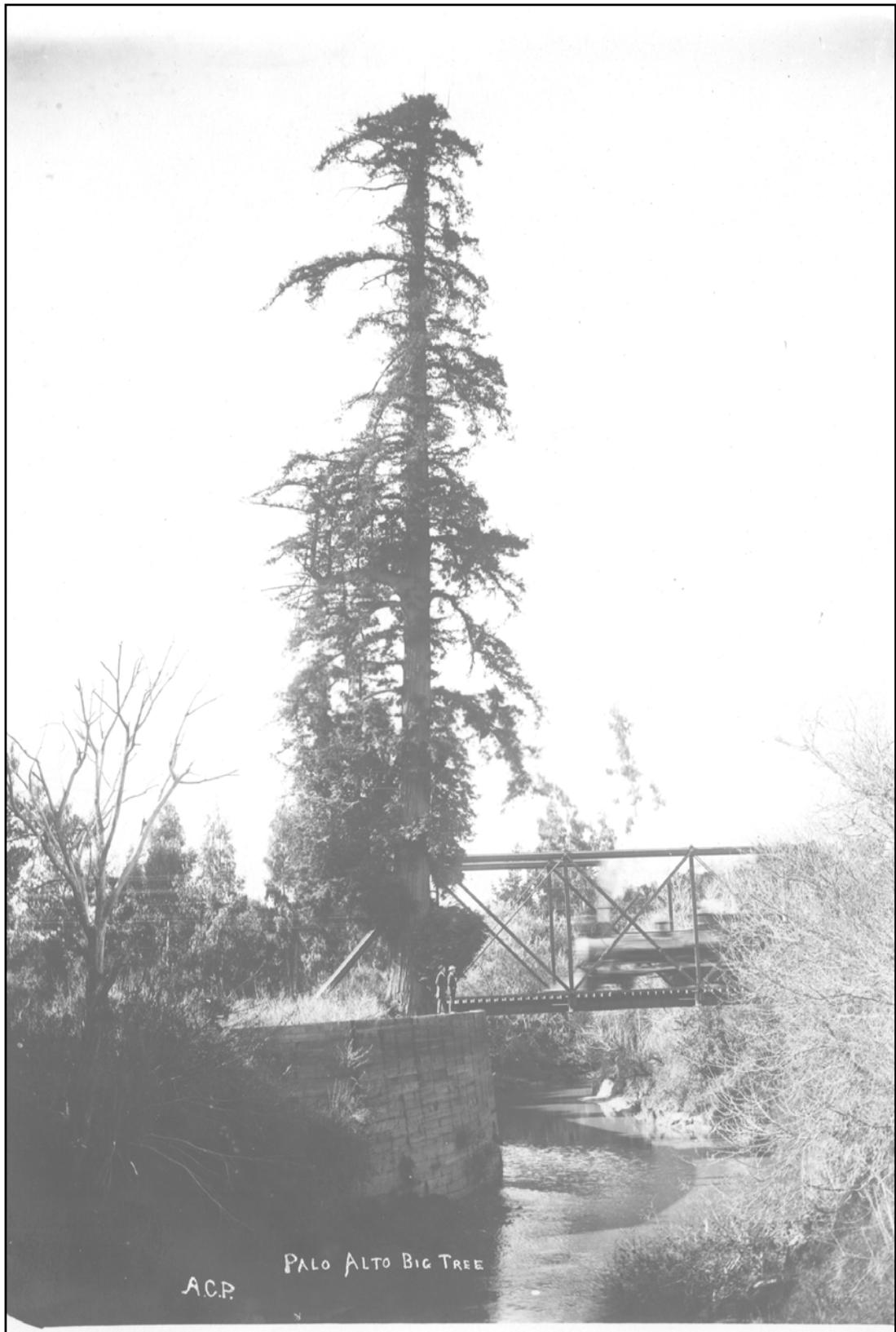
Circa ?

Young girl near tree roots in San Fransisquito Creek



The El Palo Alto Redwood Archives

Circa late 1880's



PALO ALTO BIG TREE
ACP.

The El Palo Alto Redwood Archives

Circa early 1890's



The El Palo Alto Redwood Archives

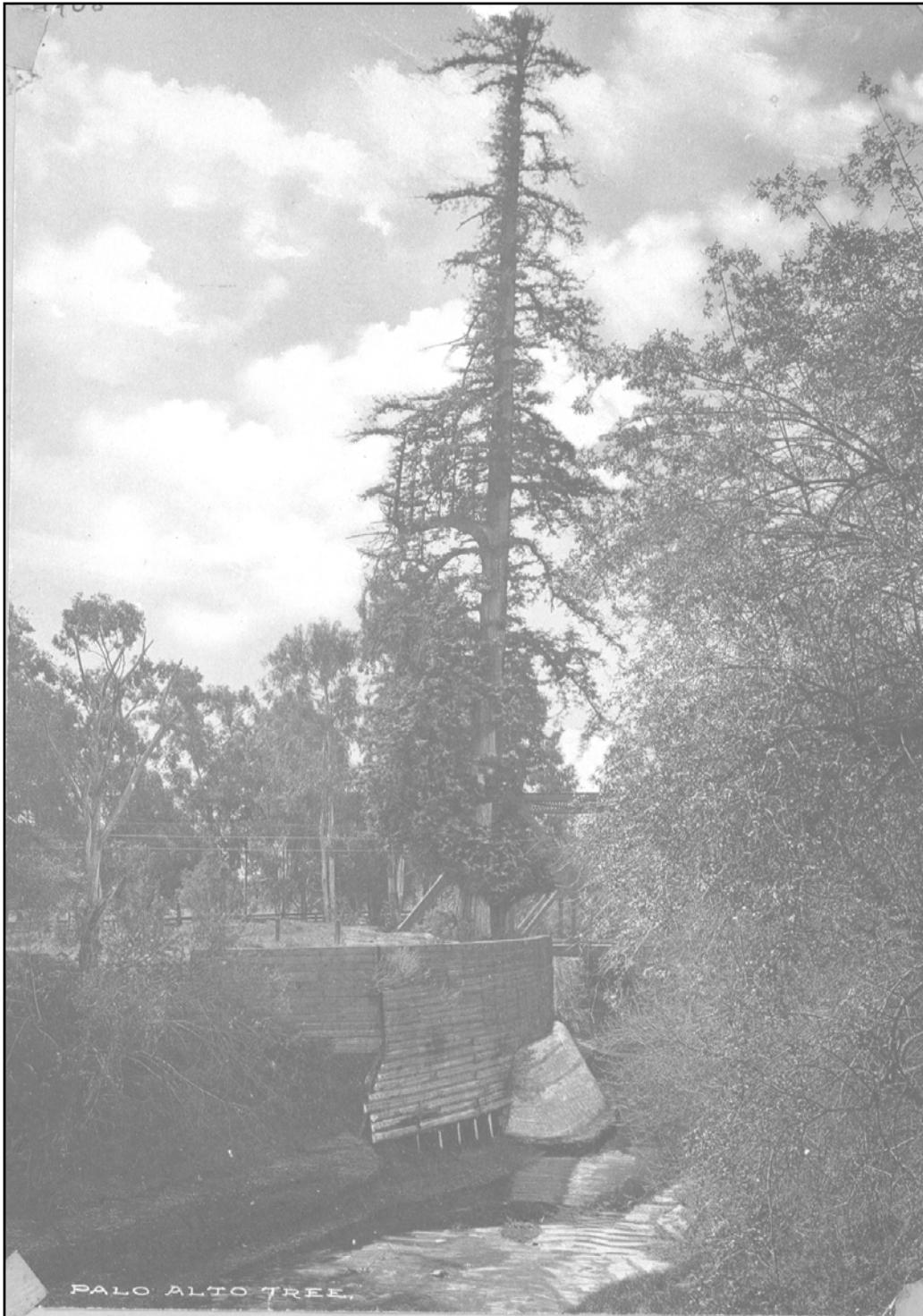
Circa early 1900



The El Palo Alto Redwood Archives

Circa early 1900

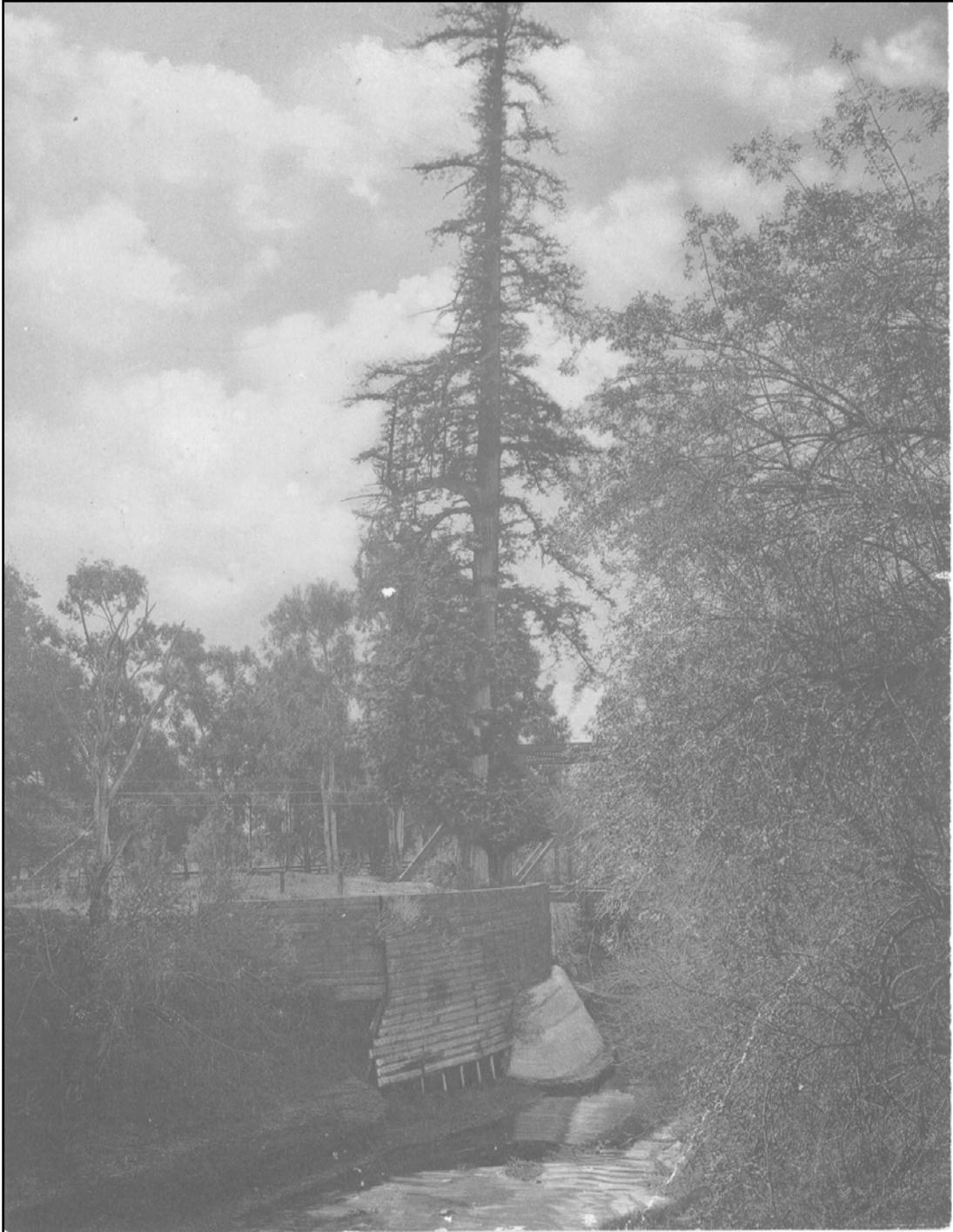
Wood & concrete buttress



The El Palo Alto Redwood Archives

Circa early 1900

Wood & concrete buttress



The El Palo Alto Redwood Archives

Circa early 1900's

Overlaid concrete buttress



The El Palo Alto Redwood Archives

Circa ?



The El Palo Alto Redwood Archives

Circa 1951



The El Palo Alto Redwood Archives

Circa ?



The El Palo Alto Redwood Archives

Circa late 1950's



The El Palo Alto Redwood Archives

Circa 1960's (note: high climber at top of tree)



The El Palo Alto Redwood Archives

Circa ? Looking east





EL PALO ALTO *As it stands today*

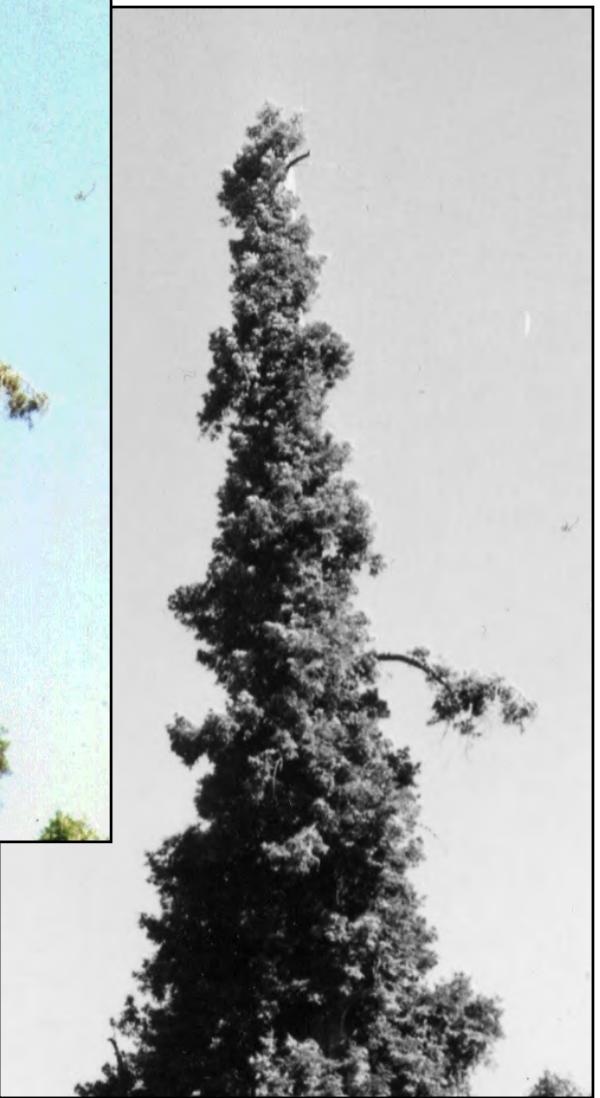
For centuries, the coast redwood tree has functioned as the primary sentinel and gateway to this region. The oldest living California Historical Landmark No.2 has been central to the City of Palo Alto since it's incorporation in 1894 and Stanford University for over a century. In 1955, an increment boring of the tree rings was taken and the tree's age was accurately determined to be 1,015 years, and in 2004 was 1,064 years old. The tree stands anchored to the San Francisquito Creek bank with a trunk size of over eight feet in diameter. In 1951 its height was 134.6-feet, in 1977 its height was reduced to 126-feet to remove the dead top, and again in 1999 where it still stands at nearly 110-feet in height.

From 1865-1955, the tree was in serious decline with alarmingly sparse branching and foliage. Implicating factors of decline were (1) the foliage was coated with coal-burning train soot which passed beneath the tree's canopy on a daily basis and, (2) the increasing reduction of the aquifer (available water table) from wells in the thriving orchards of the 'blossom valley', including the 1912 Tower Well only two blocks away. It is surmised that by 1955, the disappearing orchards and county water district program to cap wells helped to recharge the aquifer in the region back to a level that the El Palo Alto redwood had historically grown accustomed. In spite of an eroding top, aerial termites and an associated decay column on the west side of the top (left side), the tree today has a much greater volume of foliage and biomass and is healthier today than nearly a century ago.

Excepting a catastrophic disaster, the ***life expectancy and prognosis for the El Palo Alto redwood is that it will continue to overlook the region for at least 300 more years.***

The El Palo Alto Redwood Archives

Circa ? Looking west



The El Palo Alto Redwood Archives

Circa 1998



ELPALO~2.JPG

A piece of the top was cut off the El Palo Alto redwood at the 110-foot height. Cursory dendrology count was 157 rings. Termites and decay are evident around the perimeter.

The El Palo Alto Redwood Archives

Circa November 14, 2001



The El Palo Alto Redwood Archives

Circa: November 14, 2001
helicopter photo by Dave Dockter





ON SOLID GROUND

for centuries, the tree roots have established themselves firmly into the soil and deflected creek bank erosion where it otherwise would be washed away. the massive tree used to have a second spar located on the left side of the trunk. wound-wood has callused over the missing trunk and sprouts are now growing in the area.



In 1926 a plaque was mounted on a boulder by the native sons of the golden west showing El Palo Alto was once a twin-trunked tree as reported by early California explorers and inhabitants.

in 1987, the national arborist association recognized the tree and international society of Arboriculture for its historical significance as noted by general Portola's 1786 expedition. At the time of the 1776 signing of our national constitution, El Palo Alto was 836 years old.

The El Palo Alto Redwood Archives

Circa ?



Reverse photo--Dirt road into and out of the creek at Old Middlefield Road on the Palo Alto side. San Francisquito Creek separates Palo Alto, Santa Clara County and Menlo Park, San Mateo County.

The El Palo Alto Redwood Archives

Circa 1907--Pope Street, Palo Alto



Bridge over San Francisquito Creek

The El Palo Alto Redwood Archives

Circa ?



Bridges over
San Francisquito Creek



The El Palo Alto Redwood Archives

Circa ?



County Bridge
Santa Clara - San Mateo
Counties

Bridges over
San Francisquito Creek

Carnahan, David

From: Frayda Glass <fglass1@gmail.com>
Sent: Wednesday, January 10, 2018 11:20 AM
To: Council, City; Gitelman, Hillary; Kamhi, Philip
Subject: January 10, 2018 Meeting Southgate RPP

This is the fourth time I've said this, please hear me.



Frayda Glass, Southgate · 23h ago

I can not attend the meeting. I live on Madrono Ave. right off of Churchill. This block is where all trucks seem to enter Southgate, and where extra drivers living in apartments (not individual houses) want to park. Some streets have more traffic and parked cars than other streets in Southgate.

The RPP for Southgate was supposed to alleviate parking congestion in our neighborhood. I didn't think we'd become involved in an argument with nearby businesses wanting to provide parking for their employees. Our streets are too narrow overall for the businesses that must come into our neighborhood to provide services for the neighborhood.



Carnahan, David

From: bill wallau <lovethyref@aol.com>
Sent: Wednesday, January 03, 2018 7:51 PM
To: Council, City
Cc: bill wallau
Subject: Lack of proper lighting at Mayfield Soccer fields (North & South)

Good People:

I am a referee that participates in games that start after dark on the two fields in question. Over half the flood lights are out on the north field as well as one pointing directly in the eyes of the players and the referee. On the south field there also are a number of lights that are not functioning.

Please! For the safety of the players, have this problem resolved as promptly as possible. It is extremely dangerous and could well end up in a litigation against the City of Palo Alto if not rectified.

This request has fallen on deaf ears thus far and has been an ongoing problem for over four months.

Thank you for your kind attention in this matter.

Charles "Bill" Wallau

lovethyref@aol.com

650-329-0339

Sent from [Mail](#) for Windows 10

Carnahan, David

From: clarice nolet <cnolet8@gmail.com>
Sent: Tuesday, January 09, 2018 4:12 PM
To: Council, City; Howard, Adam
Cc: Debby Ruskin; jennie chan; laura Roberts
Subject: Mitchell Park tennis courts

Hello,

As a member of the Palo Alto Tennis Club and tennis player who utilizes Mitchell Park courts on a regular basis, I would be very upset at losing the number of lit tennis courts. We always have full courts and many people waiting. I urge you to find another solution for Pickleball. I know it is growing in popularity, but please don't add courts at the expense of the tennis players, please seek to find another solution that allows both groups to thrive.

Best,

Clari Nolet
cnolet8@gmail.com
650-224-4591

Carnahan, David

From: cjapic@gmail.com
Sent: Tuesday, January 09, 2018 7:22 PM
To: Council, City
Subject: Parking Program in Southgate

Greetings Palo Alto City Council: I understand that you are discussing changes to the Southgate parking program tomorrow. I'd like to ask that you not give any more permits to area businesses to park in Southgate. I am directly impacted as my house is on El Camino Real and I often can't find parking for my own car due to all of the employees parking in front of my house.

Thank you for your consideration.

Best,
Caroline Japic
1655 El Camino Real
650-619-4162

Sent from my iPhone

Carnahan, David

From: Nancy Shepherd <nlshep@pacbell.net>
Sent: Wednesday, January 10, 2018 8:56 AM
To: Council, City
Subject: Prop 13 correction ballot initiative 2018
Attachments: 17-0055 (Funding for Schools and Communities).pdf; CA SCHOOLS AND LOCAL COMM Policy Brief_v1 (1) (2).pdf

Dear Mayor Kniss, Vice Mayor Filseth and Council Members,

Happy New Years, I enjoyed attending the reorganization meeting on Monday night. Congratulations to Mayor Kniss and Vice Mayor Filseth.

At this meeting there was some angst related to property tax collections and how it supports city services—the 1978 Prop 13 initiative has not kept up with municipal, school or county budgets for the modern era. Hopefully, this can change in November 2018.

I am reaching out to Palo Alto and other communities as an advisory board member to Evolve California, a key coalition partner to the The California Schools and Local Communities Funding Act of 2018. This Act is a constitutional amendment that requires a simple majority vote to change the method of assessment for commercial and industrial property—often coined “dual rolls”. Residential and agricultural property will not be changed. The initiative targets the corporate tax loophole and is explained in the attached materials: summary brief and ballot language as submitted.

Once the Attorney General completes the impartial analysis and assigns a proposition number, volunteers will be collecting signatures for the November ballot.

It is my hope that Palo Alto will become an early endorser of this initiative. Therefore, I would like to meet with each of you soon to learn of your interest and answer questions. This is a historic moment in the State of California, the correction will generate over \$11 billion in new tax revenue annually, and over \$1 billion for Santa Clara County.

Please let me know when I can meet with each of you.

Nancy Shepherd
Advisory Board Member
Evolve California.

Sent from my iPad

**THE CALIFORNIA SCHOOLS
AND LOCAL COMMUNITIES
FUNDING ACT OF 2018**

How to Raise Billions for Schools and Services by Reforming the Commercial Property Tax System

Policy Brief

Summary

The California Schools and Local Communities Funding Act of 2018 proposes a constitutional amendment to put before voters an improvement to the 1978 law, Proposition 13. It will periodically reassess commercial and industrial properties to full market value, while safeguarding homeowners, renters and agricultural land. It will provide tax relief to small businesses and full transparency for the public. It will raise approximately \$11.4 billion in statewide revenues from reassessment for 2019-2020, if fully implemented. A large share of the new revenues, or over \$4.5 billion, will support K-12 schools and community colleges, with the balance allocated to local government (cities, counties, special districts).

I. The Problem

The system for assessment of commercial and industrial property is loophole-ridden, harmful to sound land use, housing, and new investment, and negatively impacts revenue for cities, counties, and schools. Not even the largest beneficiaries of the system—wealthy property owners and large corporations—can provide a rationale for its continuation.

A. The Loophole-Ridden System

Property tax assessment under Proposition 13 is based on a “change of ownership”, which locks in assessment at the purchase price (plus 2% per year), and limits the tax rate for all properties to 1%. Intended to help homeowners, change of ownership is easily avoided by corporations and wealthy investors because of the complex ways commercial and industrial property is legally held, and cannot be reformed without maintaining loopholes and inequities.

1. *Publicly-Traded Corporations:* Change of ownership fails to reassess publicly-traded corporations, whose stock turns over regularly, unless those companies are fully bought out. For example, Chevron, Intel and IBM own land still assessed at 1975 values while nearby land is assessed at 50 times the value or more.

2. *Investor-owned Property:* Complex ownership patterns allow for avoidance of reassessment in many ways, on everything from industrial parks, offices, shopping centers and hotels to parking lots and mini-malls. Real Estate Investment Trusts (REITs) allow Wall Street investors to buy and sell shares in large properties without reassessment. Limited liability companies (LLC's) and partnerships have changing ownership shares and members but easily avoid reassessment. Family trusts have passed down ownership of valuable land for generations, protecting low assessments for the last 40 years and indefinitely into

the future. Land leases are often used to keep land taxes low even when new construction occurs.

B. Unfair to New Investment

The current system taxes new investment heavily while failing to tax windfalls, the opposite of good economics. It holds land off the market, inflating land prices, which is bad for housing affordability and new investment. It is anti-competitive, as new businesses have to pay higher property taxes than their competitors, even though they are charging the same prices for their rents, products and/or services. Newer investors pay taxes on inflated market values and substantial fees and mitigations, while older commercial property owners who benefit from infrastructure growth and rising markets continue to pay on the old, outdated property values.

C. Failed Fiscal Policy

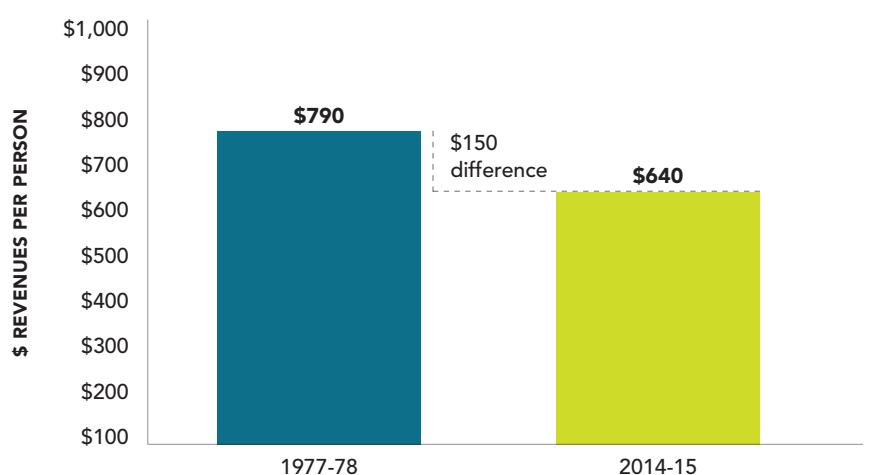
Even with massive economic growth and a proliferation of new local taxes, tax revenue per capita for cities and counties has fallen from \$790 per person to \$640 since 1978, according to the Legislative Analyst's Office (LAO), generating fiscal stress on most local governments in the state. The property tax has shifted away from commercial/industrial to residential in virtually every county. Our infrastructure investment has declined because local governments cannot generate the revenue needed from the growth in land values.

D. Works Against "Smart Growth" Land Use

The system has negative impacts on land use and the environment. The LAO and academic research shows that the system promotes keeping urban land vacant. It increases speculation and sprawl, the opposite of "Smart Growth". It drives up land prices that make housing less affordable. Important approaches to climate change and livability—increased density and transit—are discouraged by the current failure to tax commercial land appropriately.

Decline in Cities/Counties Per Person Revenues, 1977 to 2014

Legislative Analyst's Office. September 2016.
Common Claims about Proposition 13.
[http://lao.ca.gov/reports/2016/3497/
common-claims-prop13-091916.pdf](http://lao.ca.gov/reports/2016/3497/common-claims-prop13-091916.pdf).



II. The Policy Solution

This policy proposal will require a constitutional amendment to be approved by California voters in order to reform the system for assessment of commercial and industrial property.

A. Reassessment

The core component of this proposal is the reassessment of commercial and industrial property to market value on a periodic basis, as occurs nearly everywhere else in the country. The current constitutionally mandated rate of 1% would remain unchanged.

B. Protecting Residential and Agricultural Property

Periodic reassessment will only affect commercial and industrial property, NOT residential and agricultural property. The measure defines such property through zoning categories in order to establish a "bright line". Properties zoned for agricultural purposes have long been protected by the Williamson Act, and are not to be reassessed. No residential properties will be reassessed, whether rental residential (apartments and rental homes), homeowner or condominium owner, or mobile home. To the extent that zoning categories are not sufficiently tight (e.g. residential hotels, nursing homes), the legislature is required to make certain by statute than no residential property will ever be affected. Mixed-use property is to be assessed based on proportion of commercial to residential footage.

C. Phasing In the New System

Since the system has not been changed in 40 years, a transition period will be necessary.

1. *Assessor Provisions:* The measure requires the legislature to provide for a "start-up" period, not less than two years, plus one year of lead time, to ensure a reasonable workload and implementation period for

assessors. It then requires on-going assessment on a periodic basis, but no more than every three years, after initial reassessment is completed. There are many ways for the assessors to approach this work. For example, assessing the oldest properties and the largest properties first would generate substantial revenue while allowing smaller properties to be phased-in over a longer period. The timing is to be worked out by the legislature, in consultation with the assessors.

2. Taxpayer Phase-In: The phase-in process is also to be developed by the legislature. One possibility is a 3-year phase-in for the first properties to be reassessed, to ease in any increases in taxes, and 2-years for the more recent properties. The legislature will determine the appropriate phase-in period, but not less than two years.

D. Small Business Protections

1. Business Personal Property Tax Relief: The measure provides relief from the business personal property tax, eliminating it for all small businesses under 50 employees and providing an exemption of the first \$500,000 for all other businesses. This exemption helps the vast majority of businesses that lease but do not own their property. It will take over 90% of businesses off the business personal property tax rolls, and provides relief from a nuisance tax as well as financial relief to small businesses.

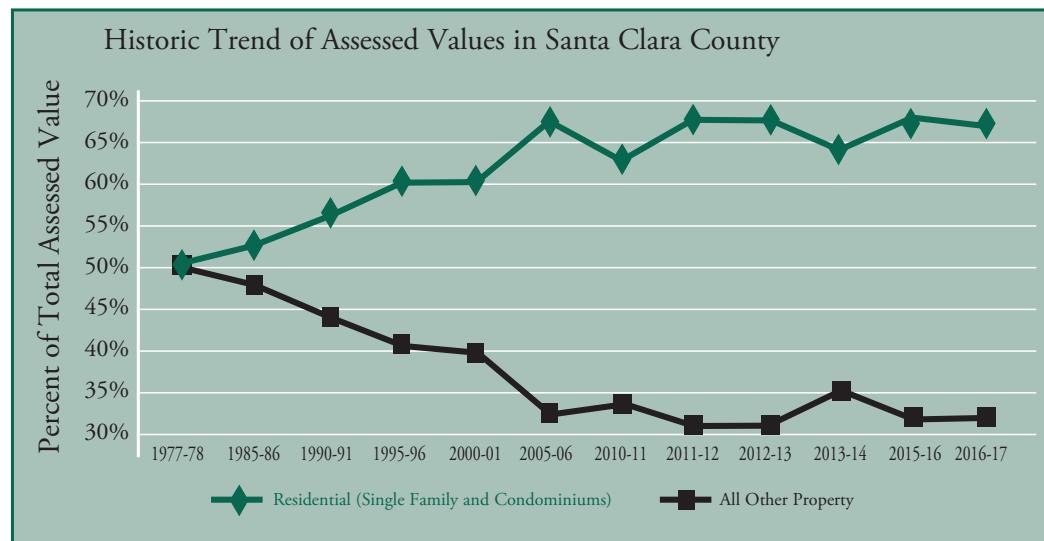
2. Small Owner-Operators: A very small number of smaller businesses own their properties and also run their businesses on it, most often in rural areas (e.g. motels, independent gas stations). Those businesses, with property value under \$2 million, will be exempt from reassessment until they sell or no longer run their businesses on their property

E. Revenue Allocation

1. Local Government Share of Revenue: The proposal calls for revenue in each county to be allocated based on the current proportions of the property tax which go to the cities, counties, schools, and special districts. Except for the schools, the local jurisdictions in each county will receive the new revenue based on the share of the local property tax they currently receive. The measure leaves property tax allocation unchanged, because a combination of Proposition 13, (which puts property tax allocation in the hands of the legislature), and a subsequent constitutional measure (Prop 1A) control allocation.

2. School Share of Revenue: Because of the potentially great fiscal differences among school districts in richer vs. poorer areas, the school revenue generated in each county from the share of the property tax in each school district will be pooled statewide and protected for use solely by K-14 education. This incremental revenue will be over and above Prop. 98 formulas, so will not lower any state support for schools. To further address equity, it will be distributed based on the current Local Control Funding Formula or any successor formula provided by statute.

Property Tax Shift in 55 of 58 Counties



Office of the County Assessor. September 2016. 2016-2017 Assessor's Annual Report. https://www.sccassessor.org/edocman/AnnualReport2016_2017.pdf

F. Revenue Reimbursements

The state General Fund will be reimbursed against any losses resulting from an increase in commercial property tax deductions caused by reassessment, with the Franchise Tax Board to provide an estimate yearly. Assessors will be reimbursed from the new revenue for any increased costs of implementation. Revenue will be allocated to the newly-created school fund and to local districts after these reimbursements, which are a very small percentage of total revenue.

G. Accountability to Taxpayers

All school districts and local governments receiving revenue from the measure will be required to prepare reports to provide accountability to taxpayers for the use of the incremental revenue from collections. The legislature shall develop a consistent method to calculate the incremental revenues received.

Estimated Revenue Gains by County 2019-2020

COUNTY	ESTIMATED RANGE	MID-ESTIMATE	COUNTY	ESTIMATED RANGE	MID-ESTIMATE
ALAMEDA	523.9 - 583.9	553.4	PLACER	58.3 - 66.5	62.4
ALPINE	.2 - .2	0.2	PLUMAS	3.8 - 4.3	4.1
AMADOR	2.4 - 2.9	2.7	RIVERSIDE	314.6 - 356.7	335.3
BUTTE	15.0 - 17.5	16.3	SACRAMENTO	134.2 - 155.5	144.7
CALAVERAS	2.3 - 2.7	2.5	SAN BENITO	5.8 - 6.5	6.2
COLUSA	4.0 - 4.4	4.2	SAN BERNARDINO	387.5 - 438.2	412.4
CONTRA COSTA	329.5 - 366.7	347.8	SAN DIEGO	800.1 - 898.4	848.4
DEL NORTE	1.4 - 1.6	1.5	SAN FRANCISCO	795.4 - 877.7	835.9
EL DORADO	16.1 - 18.4	17.2	SAN JOAQUIN	84.0 - 96.1	90.0
FRESNO	106.7 - 120.4	113.4	SAN LUIS OBISPO	54.8 - 61.8	58.2
GLENN	3.2 - 3.5	3.3	SAN MATEO	559.5 - 615.7	587.2
HUMBOLDT	20.8 - 23.2	22.0	SANTA BARBARA	122.7 - 137.4	129.9
IMPERIAL	14.4 - 16.3	15.3	SANTA CLARA	1,011.4 - 1,121.3	1,065.5
INYO	6.8 - 7.9	7.3	SANTA CRUZ	43.5 - 48.7	46.1
KERN	105.4 - 119.1	112.1	SHASTA	18.6 - 21.3	19.9
KINGS	15.6 - 17.6	16.6	SIERRA	.1 - .1	0.1
LAKE	1.7 - 2.1	1.9	SISKIYOU	4.5 - 5.2	4.9
LASSEN	1.3 - 1.5	1.4	SOLANO	57.6 - 66.2	61.8
LOS ANGELES	3,443.8 - 3,826.9	3,632.2	SONOMA	109.0 - 122.0	115.4
MADERA	10.4 - 12.1	11.2	STANISLAUS	43.6 - 50.2	46.8
MARIN	67.1 - 75.1	71.0	SUTTER	13.3 - 15.0	14.1
MARIPOSA	1.9 - 2.2	2.1	TEHAMA	6.3 - 7.0	6.6
MENDOCINO	25.8 - 29.0	27.4	TRINITY	1.4 - 1.6	1.5
MERCED	29.5 - 33.2	31.4	TULARE	30.1 - 35.2	32.6
MODOC	.3 - .4	0.4	TUOLUMNE	5.6 - 6.4	6.0
MONO	2.0 - 2.5	2.2	VENTURA	163.0 - 183.2	172.9
MONTEREY	61.9 - 70.6	66.2	YOLO	25.2 - 29.2	27.1
NAPA	62.9 - 70.7	66.7	YUBA	7.1 - 7.9	7.5
NEVADA	15.8 - 17.8	16.8	Total	10,778.8 - 12,031.3	11,394.7

Program for Environmental and Regional Equity, University of Southern California Dornsife. May 2015. *Getting Real About Reform: Estimating Revenue Gains from Changes to California's System of Assessing Commercial Real Estate.* <http://dornsife.usc.edu/pere/getting-real-about-reform/>. Revenue estimates updated in June 2017.

III. Impacts

A. Projected Revenue

1. Statewide Revenue: Statewide revenue from reassessment is estimated at \$11.4 billion annually, or between \$10.8 and \$12 billion statewide if it were to be fully implemented in 2019-2020. This is higher than the previously estimated \$8-10 billion and is based on over 10 years of complete statewide commercial property data sets running from 2004-2016. This amount will grow with economic growth. The reform will generate \$3.6 billion in Los Angeles County, \$1 billion each in Santa Clara and Orange Counties, and produce substantial increases for all counties.

2. Schools: Schools will see over \$4.5 billion in increased revenue yearly. This translates into between \$15,000-\$20,000 per classroom when fully implemented. Every school district will receive increased revenue, based on the Local Control Funding Formula applied statewide. All revenue will be in addition to and on top of current revenue guaranteed by Proposition 98.

3. Local Government: Cities, counties, and special districts will receive over \$6 billion in increased revenues. Like all property taxes, revenues will be spent at local government discretion, for parks, libraries, public safety, capital outlay, health and social services, etc.

B. Who Pays?

1. Highest-Value Properties Pay the Most: The highest-value properties provide most of the revenue. 77% of the revenue comes from a small share of properties—that is, from properties estimated worth over \$5 million, or 8% of commercial and industrial properties. These are mostly corporate-owned and wealthy investor-owned and have the lowest current assessment compared to market value. In contrast, nearly 75% of properties are worth under \$1 million and generate only 5% of the total revenue.

2. Many Properties See Little Change: Many properties will see little or no impact. 46% of all commercial/industrial properties are within 30% of market value, with many of those close to or at market, and will pay little or no additional taxes as the measure phases in.

3. Oldest Properties Pay: Over 56% of the revenue comes from properties which were last reassessed before 2000. These include large corporate and investor-owned properties, many of which have not been reassessed since the 1970s and 1980s.

4. Most Value in Land, Not Buildings: Sixty percent of the revenue comes from the reassessment of land as compared to buildings and improvements. Buildings

which are improved are currently reassessed while land may still be held at very old values. The differences in building values are nowhere near the disparities in land values, which can be as high as 100 to 1 in places where values have grown rapidly, such as Silicon Valley, San Francisco, and west Los Angeles.

5. Out of State Investors: Substantial amounts of the new tax revenue will be paid by out-of-state and foreign investors and the very wealthy. Large properties are often owned by Real Estate Investment Trusts and are publicly-traded on national and international exchanges, and foreign investors have seen California commercial property as a safe long-term investment. Corporate shareholders are widely distributed nationally and internationally and would pay much of the property tax. Owners of commercial property are far wealthier than most citizens, generally within the top 1% of earners.

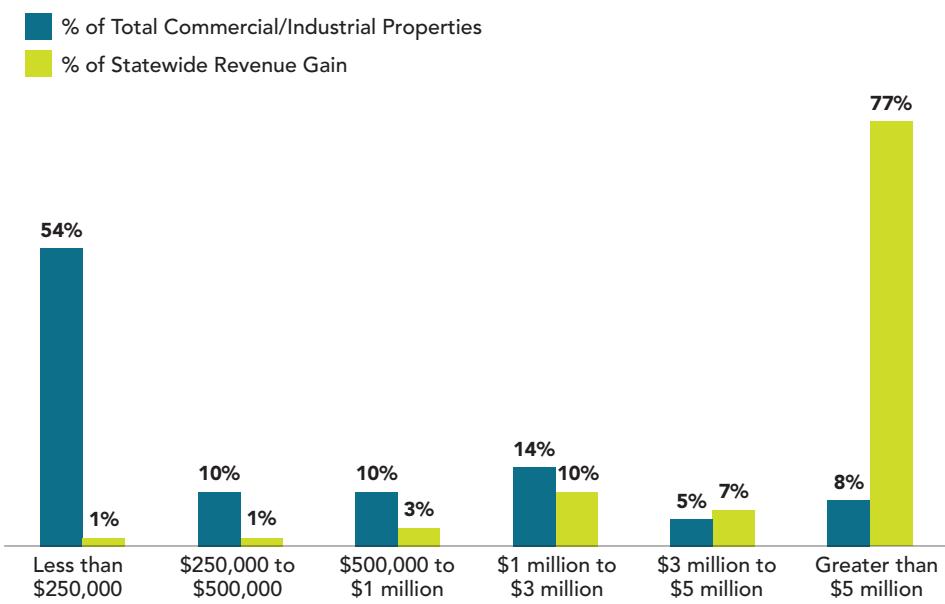
C. Broader Benefits and Impacts

1. Relief from Fees and Local Tax Pressures: Increasing revenue from commercial property taxes eliminates pressures for additional local taxes and fees, which have grown considerably as a portion of local government expenses. Over time, citizens and businesses have borne many of these new taxes and fees because large property owners have paid so little.

2. Infrastructure Benefits: Because rising land values will be captured, the ability to finance infrastructure is greatly improved, particularly for transit, where new investments can recover costs from rising land values.

Share of Total Number of Commercial/Industrial Properties and Share of Statewide Revenue Gain by Estimated Market Value, 2019

Source: USC PERE analysis of disparity ratios of commercial and industrial properties based on CoreLogic assessor roll data for 2016.



3. "Smart Growth" Benefits: Development which concentrates urban land use instead of promoting suburban sprawl and big-box retail will increase as underutilized, in-fill properties with high value but low assessments will be brought onto the market. Smart growth is a necessary part of combating climate change.

4. Regulatory Climate Will Improve for Business: The regulatory burden of fees and exactions put on new economic development will diminish, as cities have stronger fiscal incentives for new development and will be able to finance the costs of economic growth.

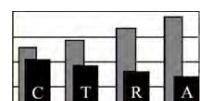
5. Affordable Housing: Local revenues from reassessment will enable cities to meet their local affordable housing obligations and address their homeless problems. The heavy fee burden on new housing development is likely to diminish. And the land use benefits will improve affordability for all types of housing.

6. Small Business Benefits: Every small business will benefit from the elimination of the business personal property tax. Opponents of reform cite the pressures on small business who have leases which would require pass-through of property taxes as rent increases. The fact is that commercial rents are at market and will not increase as a result of reassessment. Since many properties will face little or no increases, many businesses will have net benefits due to the elimination of the business personal property tax. A phase-in period allows small business the ability to adjust, including in their leases.

THE CALIFORNIA SCHOOLS AND LOCAL COMMUNITIES FUNDING ACT OF 2018

phone: 323-735-9515

The CALIFORNIA SCHOOLS AND LOCAL COMMUNITIES FUNDING ACT OF 2018 Coalition Steering Committee



December 15, 2017

VIA MESSENGER DELIVERY

Ashley Johansson, Initiative Coordinator
Office of the Attorney General
1300 I Street
Sacramento, CA 95814

Re: Request for Title and Summary

Dear Ms. Johansson:

Pursuant to Elections Code section 9001, we are hereby submitting the enclosed initiative and request that the Attorney General prepare a title and summary.

Also enclosed you will find the full text of the proposal, a check for \$2,000, and the necessary certifications required by sections 9001(b) and 9608 of the Elections Code.

Please direct all future communications to the attention of:

Anthony Thigpenn, President
California Calls
4801 Exposition Blvd.
Los Angeles, CA 90016

Very truly yours,

Helen L. Hutchison
Helen Hutchison

Anthony Thigpenn

Benjamin McBride

RECEIVED

DEC 15 2017

**INITIATIVE COORDINATOR
ATTORNEY GENERAL'S OFFICE**

December 15, 2017

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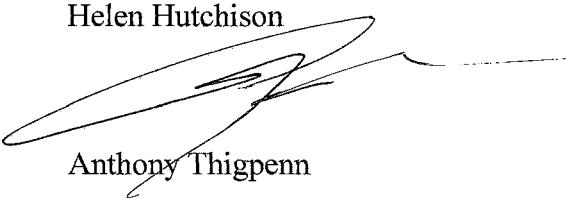
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Helen Hutchison



Anthony Thigpenn

Benjamin McBride

December 15, 2017

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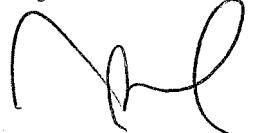
Anthony Thigpenn, President
California Calls
4801 Exposition Blvd.
Los Angeles, CA 90016

Very truly yours,

Helen Hutchison

Anthony Thigpenn

Benjamin McBride

A handwritten signature in black ink, appearing to read "Benjamin McBride".

SECTION 1. Title

This measure shall be known as "The California Schools and Local Communities Funding Act of 2018."

SEC. 2. Findings

- a) California's public schools, once the envy of the nation, are severely underfunded. Restoring funding to create world-class schools that educate the next generation of entrepreneurs and the workforce for tomorrow's economy is critical to California's future.
- b) California has slid to 41st in the nation in per pupil spending, putting a severe strain on students, families, and teachers of our K-12 schools and community colleges.
- c) California's local governments are also chronically underfunded which has hurt the quality of local services including emergency responder services, parks and libraries, health clinics and trauma centers, housing construction and homeless services, roads and bridges, and local schools and community colleges.
- d) A loophole in California's tax system has been the primary driver of this disinvestment by failing to reassess commercial and industrial real property on a regular basis.
- e) A recent study by the University of Southern California has found that commercial and industrial property owners avoid over \$11 billion in local property taxes.
- f) Closing this loophole would raise billions in new funding for schools, and local city and county services to extend library hours, fix roads, expand health access, and re-open fire stations each year.
- g) This loophole creates an unequal playing field for new and small businesses in California. Thousands of large commercial property owners are paying a small fraction of what many other businesses and property owners are paying,
- h) A relatively small number of properties owned by the largest corporations and wealthiest investors get most of the benefits from this tax loophole. Almost 80% of this tax avoidance comes from only 8% of the properties worth \$5 million or more.
- i) The federal tax proposal currently under consideration by Congress provides huge tax cuts to the same large corporations and wealthy investors that benefit from California's commercial property tax loophole.
- j) Much of the money pocketed through the existing loophole flows to out-of-state and foreign shareholders. Reassessing commercial property would ensure that money stays here in California.

- k) Recent analysis demonstrates that reassessing commercial and industrial real property will have a net positive effect on California's economy, improving competition and helping new business and new investment which creates jobs.
- l) Reassessing commercial property is critical to smart and environmentally safe local development. The failure to reassess commercial property has encouraged owners to keep land parcels vacant, exacerbating the housing crisis and promoting sprawl.
- m) Reassessing commercial property at fair market value will close the loophole and still maintain California's property tax rates as among the lowest in the country.
- n) By closing this loophole, California can restore funding to its underfunded schools, invest in local communities, level the playing field for business, and stimulate the economy. Given the consequences of the proposed federal tax plan, closing this loophole is important to California's future.

SEC. 3. Purpose and Intent.

It is the intent of the people of the State of California to do all of the following in this measure:

- (a) Provide for increased and stable revenues for schools, cities, counties, and local agencies by requiring that all commercial and industrial real properties are assessed at their full market value.
- (b) Ensure that the portion of any new revenues going to local schools and community colleges is treated as new revenues that are in addition to all other funding for schools and community colleges, and is allocated in a manner that benefits all schools and community colleges consistent with constitutional requirements to advance equity.
- (c) Distribute to cities, counties and special districts any new revenues resulting from the implementation of this law in the same manner as other property tax revenues.
- (d) Provide funding for infrastructure through faster payment of current bonded indebtedness on the property tax.
- (e) Preserve in every way Proposition 13's protections for homeowners and for rental residential properties. This measure only affects the assessment of taxable commercial and industrial real property.
- (f) Provide small commercial real property owners owning and operating their business on their property an exemption that ensures stability for their business.
- (g) Make no change to existing laws affecting the taxation or preservation of agricultural land.

- (h) Assist businesses, whether they own or rent their place of business, by reducing the business tangible personal property tax on equipment and fixtures for each business by exempting \$500,000 of that property from taxation, and by eliminating this tax for small businesses with 50 or fewer employees. This would eliminate the tax on equipment and fixtures for about 90 percent of all California businesses. The Legislature would be prohibited from lowering this exemption but would be authorized to increase it.
- (i) Require the Legislature to provide for the phase-in of the assessment of under assessed commercial and industrial real properties to give county assessors time to effectively implement the new law.
- (j) Require the Legislature to provide owners of under assessed commercial and industrial real properties time to meet their obligations under the law by phasing in assessment increases resulting from the initial implementation of this law.
- (k) Make sure schools, community colleges, counties, cities and counties, cities, and special districts are appropriately spending any new revenues they receive from this measure by requiring that new revenues and their expenditure be publicly disclosed.
- (l) Ensure that the General Fund and other funds of the State are held harmless by reimbursing the State for reductions in personal income tax and corporation tax revenue caused by the deductibility of the property tax.

SEC. 4. Section 8.7 of Article XVI of the California Constitution is added to read:

SEC. 8.7. (a) The Local School and Community College Property Tax Fund is hereby created in the State Treasury, to be held in trust, and is continuously appropriated for the support of school districts, schools operated by county offices of education, and community college districts. The moneys deposited in the Local School and Community College Property Tax Fund shall be held in this trust for schools, and shall be distributed pursuant to the local control funding formula and other distribution formulas for community college districts and county offices of education as these formulas were operative on January 1, 2018, or pursuant to any subsequent modification of the formula that provides for funding, as provided by statute, for school districts, schools operated by county offices of education, and community college districts.

(b) Notwithstanding any other law, the moneys deposited in the Local School and Community College Property Tax Fund shall not be subject to appropriation, reversion, or transfer by the Legislature, the Governor, the Director of Finance, or the Controller for any purpose other than those specified in this section, nor shall these revenues be loaned to the General Fund or any other fund of the State or any local government fund.

(c) Moneys allocated to school districts, county offices of education, and community college districts from the Local School and Community College Property Tax Fund shall supplement, and shall not replace, other funding for education. Funds deposited into the Local School and

Community College Property Tax Fund and allocated from the Local School and Community College Property Tax Fund shall not be part of total allocations to school districts and community college districts from General Fund proceeds of taxes appropriated pursuant to Article XIII B and allocated local proceeds of taxes for purposes of paragraphs (2) and (3) of subdivision (b) of Section 8 or for purposes of Section 21. Revenues generated by Section 2.5 of Article XIII A shall not be deemed to be General Fund revenues which may be appropriated pursuant to Article XIII B for purposes of paragraph (1) of subdivision (b) of Section 8, nor shall they be considered in the determination of per capita General Fund revenues for purposes of subdivisions (b) and (e) of Section 8.

(d) Revenues generated by Section 2.5 of Article XIII A shall not be deemed to be General Fund proceeds of taxes that may be appropriated pursuant to Article XIII B for purposes of Section 20 or Section 21.

SEC. 5. Section 8.6 of Article XVI of the California Constitution is added to read:

SEC. 8.6. (a) The county auditor shall annually determine the additional revenue in the county resulting from the application of Section 2.5 of Article XIII A. The Legislature shall by statute prescribe the methodology to calculate the additional revenues. For an initial period following the operation of Section 2.5 of Article XIII A, the duration of which shall be determined by the Legislature, the additional revenues resulting from the application of Section 2.5 of Article XIII A for each fiscal year in each county shall be calculated by comparing total property tax revenues resulting from the application of Section 2.5 of Article XIII A, less amounts transferred pursuant to subdivision (c) and (d) of this section, to the total amount of property tax revenues that would have resulted for that fiscal year if Section 2.5 of Article XIII A had not been operative. For purposes of calculating the additional revenues for each county for fiscal years following the initial period, the average ratio of the amount of additional revenues resulting from the application of Section 2.5 of Article XIII A compared to the total amount of property tax revenues that would have resulted for that fiscal year if Section 2.5 had not been operative for all fiscal years over the initial period during which Section 2.5 of Article XIII A is fully implemented shall be used.

(b) After transferring the necessary funds pursuant to subdivisions (c) and (d), the additional revenue resulting from the application of Section 2.5 of Article XIII A shall be allocated and transferred as follows:

(1) First, to the Local School and Community College Property Tax Fund created pursuant to Section 8.7, in an amount equal to the school and community college share as determined pursuant to Chapter 6 (commencing with Section 95) of Part 0.5 of Division 1 of the Revenue and Taxation Code, as that chapter read on January 1, 2018.

(2) Second, among cities, counties and special districts pursuant to Chapter 6 (commencing with Section 95) of Part 0.5 of Division 1 of the Revenue and Taxation Code, as that chapter read on January 1, 2018.

(c) The Franchise Tax Board shall determine the reduction to the General Fund and any other affected state fund of revenues derived from the taxes imposed by the Personal Income Tax Law (Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code) and the Corporation Tax Law (Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code), as those laws read on January 1, 2018, due to the deduction of any net increase in property taxes resulting from the implementation of Section 2.5 of Article XIII A and Section 3.1 of Article XIII. The amount of reduction as determined by the Franchise Tax Board shall be transferred to the General Fund and any other affected state fund prior to the allocation specified in subdivision (b). The amount transferred pursuant to this subdivision shall for each fiscal year be apportioned among the counties in proportion to each county's contribution to the total additional revenue resulting from the application of Section 2.5 of Article XIII A determined for all counties.

(d) Each county or city and county shall be annually compensated for the actual direct administrative costs of implementing Section 2.5 of Article XIII A as identified by the board of supervisors of the county or city and county consistent with statutes identifying those costs, not to exceed 3 percent of the revenues that have been collected in that county or city and county as a result of the implementation of Section 2.5 of Article XIII A. The board of supervisors of the county or city and county shall identify the annual costs of implementing Section 2.5 of Article XIII A.

(e) All local education agencies, community colleges, counties, cities and counties, cities, and special districts that receive funds from the revenues generated by Section 2.5 of Article XIII A shall publicly disclose for each fiscal year, including in their annual budgets, the amount of property tax revenues they received for that fiscal year as the result of Section 2.5 of Article XIII A and how those revenues were spent. This subdivision shall not apply to funds transferred pursuant to subdivision (c) of this section.

SEC. 6. Section 2.5 of Article XIII A of the California Constitution is added to read:

SEC. 2.5. (a) (1) Notwithstanding Section 2, for the lien date for the 2020-21 fiscal year and each lien date thereafter, the "full cash value" of commercial and industrial real property that is not zoned for commercial agricultural production or otherwise exempt under the Constitution is the fair market value of that property as of that date, except as provided by the Legislature pursuant to subdivision (b).

(2) Paragraph (1) shall not apply to residential property as defined in this section, whether it is occupied by a homeowner or a renter. Residential property as defined in this section shall be assessed as required by Section 2 of this Article. Paragraph (1) shall also not apply to real property used for commercial agricultural production as defined in this section. Real property used for commercial agricultural production as defined in this section shall be assessed as required by Section 2 of this Article.

(b) The Legislature shall provide by statute for the phase-in of the reassessment of commercial and industrial real property as required by paragraph (1) of subdivision (a) over two or more lien dates commencing with the lien date in 2020, in order to ensure a reasonable workload and implementation period for county assessors and taxpayers. After the phase-in of the reassessment of commercial and industrial real property, the Legislature shall provide for periodic reassessment of commercial and industrial real property. Such reassessments shall occur no less frequently than every three years.

(c) For purposes of this section:

(1) "Commercial and industrial real property" means any real property that is zoned as commercial or as industrial property, or is vacant land not zoned for residential use or used for commercial agricultural production.

(2) "Mixed-use real property" means real property on which both residential and commercial or industrial uses are permitted.

(3) "Real property used for commercial agricultural production" means land that is zoned for producing commercial agricultural commodities.

(4)(A) "Residential property" shall include property zoned as residential property, including both single-family and multiunit structures, and the land on which those structures are constructed or placed.

(B) The Legislature shall provide by statute for the classification as residential property of property, zoned as commercial or industrial, that is used as long-term residential property such that real property that is zoned as commercial or industrial and is also used as long-term residential property shall be classified as residential property. For mixed-use real property, the Legislature shall ensure only that portion of the property that is used for commercial and industrial purposes shall be subject to reassessment as required by this paragraph.

SEC. 7. Section 3.1 of Article XIII of the California Constitution is added to read:

SEC. 3.1. (a) (1) For each taxpayer paying the tax on tangible personal property used for business purposes, either of the following shall apply:

(A) Except for a taxpayer subject to subparagraph (B), an amount of up to five hundred thousand dollars (\$500,000) of tangible personal property per taxpayer is exempt from taxation.

(B) (i) For a taxpayer that is a business with 50 or fewer employees, all tangible personal property used for business purposes is exempt from taxation.

(ii) A taxpayer shall certify to the assessor under penalty of perjury that the condition required by this subparagraph for exemption has been met and shall be subject to audit by the assessor as to that certification.

(2) Fixtures shall be included as tangible personal property subject to this exemption, but aircraft and vessels shall not be included.

(3) The Legislature shall not lower the exemption amounts provided by this subdivision or change their application, but may increase the exemption amount specified in subparagraph (A) of paragraph (1) consistent with the authority enumerated in Section 2.

- (b) (1) Real property owned by a taxpayer that operates a business or businesses on that real property shall not be subject to reassessment pursuant to Section 2.5 of Article XIII A if both of the following conditions are met:
- (A) The business or businesses are operating on a majority of the property.
- (B) The total fair market value of all property owned by the taxpayer in the state on which the business operates is less than two million dollars (\$2,000,000).
- (2) Real property described in paragraph (1) shall be subject to reassessment pursuant to Section 2.5 of Article XIII A if either of the following occurs:
- (A) The property is sold.
- (B) The business or businesses no longer operate on a majority of the property.
- (3) A taxpayer shall certify to the assessor under penalty of perjury that the conditions required by this subdivision have been met and shall be subject to audit by the assessor as to that certification.

SEC. 8. Section 15 of Article XIII B of the California Constitution is added to read:

SEC. 15. (a) For purposes of this article, proceeds of taxes shall not include the additional revenues generated by Section 2.5 of Article XIII A.

(b) For purposes of this article, appropriations subject to limitation of each entity of government shall not include appropriations of the additional revenues collected as a result of the implementation of Section 2.5 of Article XIII A.

SEC. 9. Effective Date.

This measure shall become operative on January 1, 2020, except that subdivision (a) of Section 3.1 of Article XIII shall become operative on January 1, 2021.

SEC. 10. Severability

The provisions of this Act are severable. If any portion, section, subdivision, paragraph, clause, sentence, phrase; word, or application of this Act is for any reason held to be invalid by a decision of any court of competent jurisdiction, that decision shall not affect the validity of the remaining portions of this Act. The People of the State of California hereby declare that they would have adopted this Act and each and every portion, section, subdivision, paragraph, clause, sentence, phrase, word, and application not declared invalid or unconstitutional without regard to whether any portion of this Act or application thereof would be subsequently declared invalid.

Carnahan, David

From: Palo Alto Free Press <paloaltofreepress@gmail.com>
Sent: Saturday, January 06, 2018 9:54 AM
To: Aram James
Cc: cbolanos@co.sanmateo.ca.us; gkirby@redwoodcity.org; jcorral@redwoodcity.org; bos@smcgov.org; Council, City; dprice@padailypost.com; rcpd@redwoodcity.org; citycouncil@menlopark.org; pacquilar@redwoodcity.org; jbeiers@smcgov.org; swagstaffe@smcgov.org; myraw@smcba.org; jgreen@dailynewsgroup.com; allison@padailypost.com; RJonsen@menlopark.org; dcbertini@menlopark.org; Watson, Ron; chuckjagoda1@gmail.com; vramirez@redwoodcity.org; timothygray@sbcglobal.net; michael.gennaco@oirgroup.com; stevendlee@alumni.duke.edu; Kilpatrick, Brad; Lee, Craig; Kan, Michael; Perron, Zachary; Stump, Molly
Subject: Re: California Public Records Act -Request for the names of the 7 Redwood City Police Officers-and the 1 San Mateo County Sheriff's Deputy -involved in the Saturday December 30-2017-officer involved shooting/killing of Marco Antonio Carlos—said fatal o...

Please release all personnel photos of all police officer involved in the stated CPRA request by Attorney Aram James. Applicable case law:

**217 Cal.App.4th 695 (2013)
158 Cal.Rptr.3d 751**

ARMANDA IBARRA et al., Petitioners,

v.

THE SUPERIOR COURT OF LOS ANGELES COUNTY, Respondent;
WILLIAM TILLMAN, Real Party in Interest.

No. B244824.

Court of Appeals of California, Second District, Division Three.

June 27, 2013.

Thank you,

Mark Petersen-Perez
Editor: Palo Alto Free Press
Ticuanape, Nicaragua NI
@PAFreePress

Sent from my iPad

On Jan 6, 2018, at 1:09 AM, Aram James <abjpd1@gmail.com> wrote:

To: San Mateo County Sheriff Carlos Bolanos, Interim Redwood City Police Chief Gary Kirby, San Mateo County Counsel John Beiers, Redwood City Attorney Veronica Ramierz et al: (I am requesting that the above city and county officials -execute the (CPRA) California Public Records Act request- in a timely fashion).

Pursuant to the California Public Records Act -and pursuant to the leading California Supreme Court decision -re the appropriateness of releasing the names of police officers/sheriff deputies involved in officer involved shooting- *Long Beach Police Officers Association v. City of Long Beach et al.*, 59 Cal. 4th 59 (2014):

I am requesting the release of the names of the 7 Redwood City police officers and the 1 San Mateo County Sheriff Deputy- involved in the Saturday December 30, 2017 -officer involved shooting/killing -of Marco Antonio Carlos.

Said officer involved shooting occurred at approximately 2:25 p.m. on the above date-December 30, 2017-at the Wells Fargo Bank at 1900 Broadway, Redwood City, CA.

Sincerely-

Aram B. James
Citizen Advocate

Carnahan, David

From: Sam Song Liang <samsliang@gmail.com>
Sent: Sunday, January 07, 2018 11:05 AM
To: runlongz@yahoo.com
Cc: jennie chan; Jason L; Howard, Adam; Council, City; Ricky; 3xjiang@gmail.com; Adam Nelson; Craig Brandle; amitrao10@gmail.com; andytzhou@yahoo.com; d.gmach@gmail.com; danielzcb@gmail.com; dillon.b.yang@gmail.com; gerry.fan@gmail.com; harrywang5300@gmail.com; hgjbworks@yahoo.com; hocken1@sbcglobal.net; jeff.curtiss@gmail.com; julien.klein@gmail.com; laurierng@gmail.com; lysosomes; msmithphd@att.net; pmacadem@gmail.com; qiangc@gmail.com; ryanpcaloca@gmail.com; tkmori@gmail.com; yipgordon@yahoo.com; yjing@yahoo.com; zhouemily6@gmail.com
Subject: Re: Mitchell Park plans to designate permanent Pickle Ball courts

Dear City Council members,

I'm a 20+ year resident in Palo Alto. I got my Ph.D in EE from Stanford, and I founded my two successful high-tech startups in Palo Alto.

In addition, I and my children are avid tennis players in Mitchell Park. We have the first hand experience on the difficulty to get a court because there are so many tennis players to compete for the limited number of tennis courts there.

I strongly support Runlong's points to preserve the tennis courts in Mitchell Park.

I hope the Council should at least do more investigation, and get more input from Palo Alto residents, before rushing to a decision to make such a big change and spend so much tax-payer money.

I hope you take these Palo Alto resident's opinions seriously. Thanks,

Sam

Sam
[Linkedin](#)

On Sun, Jan 7, 2018 at 12:53 AM, <runlongz@yahoo.com> wrote:

Dear City Council,

My name is Runlong Zhou, a proud Palo Alto resident since 2006 as well as a concerned Palo Alto resident who refuses to see Palo Alto to become worse in any way.

First of all, I want to thank you in advance for paying attention to our voice and input. Secondly, I want to thank both Jennie Chan and Jason Li for reaching out to city for help, they are not speaking for themselves, they are representing thousands of Palo Alto tennis players age from 2-3 years young to 80+ years old. I'd like to emphasize and add a few more points regarding this project from all PALO ALTO residents perspective.

--- The tennis/handball wall is heavily used by tennis players, handball players, even volleyball players and soccer players, many people need the wall to exercise when they come alone, warm up, etc. Even the pickle ball people can probably use the wall area to set up their net and play in case no court is available.

--- The 2 "sort of pickle ball" courts can easily be lighted by adding 2 light bulbs on the same pole of court1, just pointing to the opposite side.

--- Per Adam Howard, every other neighbor city has denied the request of building dedicated pickle ball courts, what is the reason? Shouldn't the cities coordinate among each other to fulfill their own residents' pickle ball activity needs? Why should Palo Alto city alone build 12 pickle ball courts with the capacity of hosting 48 players simultaneously? Assuming each player plays pickle ball one hour a day, from 8:00am-10:00pm, do we have close 600 man hour daily pickle ball activity needs by Palo Alto residents(Please don't tell me that we have to count in Mountain View residents or San Jose residents etc., because we don't use our children's lunch budget to host dinner parties for our friends) .

--- Talking about other cities, Mountain View for example, has the biggest well maintained tennis center in Cuesta Park. Only Mountain View residents can reserve courts there and is free. For Palo Alto residents, why do we have to give up Palo Alto tennis courts to Mountain View pickle ball players and we cannot even go to Mountain View Cuesta Park to play tennis? City council and officials, what kind of logic is this? Can you give Palo Alto residents a good explanation?

--- Palo Alto Magical Bridge Playground is becoming more and more famous, people living in San Francisco and Morgan Hill take their kids to Palo Alto Michelle Park to enjoy the playground. We, PALO ALTO residents, on one hand are proud of our good deed to our extended community, on the other hand we are suffering and spending longer and longer time looking for parking lot in Michelle Park during the weekends. Now this project will invite estimated additional 70-100 people to Michelle Park, is there a chance that majority of PALO ALTO residents will appreciate this project?

--- As parents, we can afford to not host dinner party for our friends and neighbors no matter how much we enjoy hosting parties, but we cannot afford our children to not have lunch to eat. Taking away children's lunch budget in order to host dinner party for friends is a sin and cannot be forgiven, the consequences of this project are not much more forgiven by PALO ALTO residents.

--- What about Palo Alto pickle ball players without this project? We listened to them, we care them, we help them, we share our tennis courts with them, they never get kicked by tennis players, we are following the default first come first serve rule, I don't understand why someone wants to break this harmony by converting tennis courts to pickle ball courts which will exclude tennis activity afterwards. If sharing palo alto tennis courts for palo alto(not other city) pickle ball activity cannot fulfill the pickle ball needs, which I totally disagree, then city should consider to build more tennis courts which both tennis and pickle ball activities can share.

--- To city council and related departments, we, PALO ALTO residents, trust and authorize you to work for the best benefit of us, is this a project that truly benefits PALO ALTO residents by evaluating both pros and cons? If the answer is "no", then please cancel it; If the answer is "not sure", then please make sure first; If the answer is "yes", then you owe the Palo Alto residents an explanation. Why? Why? Why?

--- To the fellow Palo Alto residents, Palo Alto is our city, MICHELLE PARK is our park, tennis courts are our tennis courts. We, Palo Alto residents, want to share the courts with our fellow Palo Alto residents who play pickle ball. We don't have more than enough tennis courts to be given away permanently to those pickle ball players from outside PALO ALTO. In fact, there are already too many pickle ball players from outside Palo Alto using our tennis courts regularly which heavily impacts our own residents' usage of our own tennis courts. City should do something about it.

--- Finally, I want to hold my confidence that our city officials will use their power and authority along with their responsibility and mission to serve PALO ALTO residents and always pursue the best benefit of PALO ALTO. This project does more harm than good to PALO ALTO. If city officials are interested, I would be happy to provide more details, facts and my first hand experience regarding tennis and pickle ball activities in Michelle Park.

Runlong Zhou

From: jennie chan <jennietuchan@hotmail.com>
To: Jason L <jl1999@gmail.com>; "Adam.howard@cityofpaloalto.org"
<Adam.howard@cityofpaloalto.org>; "city.council@cityofpaloalto.org"
<city.council@cityofpaloalto.org>
Cc: Sam Song Liang <samsliang@gmail.com>; Ricky <khune.rachna@gmail.com>;
"3xjiang@gmail.com" <3xjiang@gmail.com>; Adam Nelson <anelson@pausd.org>; Craig Brandle
<Craig.Brandle@wedbush.com>; "amitrao10@gmail.com" <amitrao10@gmail.com>;
"andytzhou@yahoo.com" <andytzhou@yahoo.com>; "d_gmach@gmail.com"
<d_gmach@gmail.com>; "danielzcb@gmail.com" <danielzcb@gmail.com>;
"dillon.b.yang@gmail.com" <dillon.b.yang@gmail.com>; "gerry.fan@gmail.com"
<gerry.fan@gmail.com>; "harrywang5300@gmail.com" <harrywang5300@gmail.com>;
"hqjbworks@yahoo.com" <hqjbworks@yahoo.com>; "hocken1@sbcglobal.net"
<hocken1@sbcglobal.net>; "jeff.curtiss@gmail.com" <jeff.curtiss@gmail.com>;
"julien.klein@gmail.com" <julien.klein@gmail.com>; "lauriernq@gmail.com" <lauriernq@gmail.com>;
lysosomes <lysosomes@yahoo.com>; "msmithphd@att.net" <msmithphd@att.net>;
"pmacadem@gmail.com" <pmacadem@gmail.com>; "qiangc@gmail.com" <qiangc@gmail.com>;
"runlongz@yahoo.com" <runlongz@yahoo.com>; "ryanpcaloca@gmail.com"
<ryanpcaloca@gmail.com>; "tkmori@gmail.com" <tkmori@gmail.com>; "yipgordon@yahoo.com"
<yipgordon@yahoo.com>; "yjing@yahoo.com" <yjing@yahoo.com>; "zhouemily6@gmail.com"
<zhouemily6@gmail.com>

Sent: Friday, January 5, 2018 10:45 PM

Subject: Re: Mitchell Park plans to designate permanent Pickle Ball courts

Dear Adam,

Before you feel this change does not impact tennis players at Mitchell Park since the data that was provided to you suggests that those three courts are not used often by tennis players, please come to Mitchell Park on a summer night and observe. I frequently play at summer nights at Mitchell Park and even with seven lighted courts, I often had to wait. If this change takes place, we will be down to only four lighted courts, wait, in fact, it will be only two lighted courts since the other two courts are used by city coaches for private

lessons and clinics. Where else can we go for lit courts? Cubberly, no lights. Gunn, no lights. Paly, lights, but also busy. Rinconada, lights, but also crowded. Thus, in south Palo Alto, we are down to only 2 lighted courts, and courts on the north side (Paly and Rinconada) are also crowded. Where can we go?! It is going to be very painful for tennis players to be waiting for a court (for a long time too) at Mitchell Park while watching the courts over the bridge being available and yet can't play tennis on them. What a waste of resource!

Since the pickleball community is growing, the best way to serve our community is for the city to either build new pickleball courts without taking away tennis courts or put lights at Cubberly courts. Please think for our youth. Where are the children going to play tennis at nights? My kids are older now, one is already out of school, so this change won't impact them as much. However, as a parent of two tennis players, I feel sorry for the school age children who play tennis because there will be only 2 lighted courts for them in South Palo Alto.

Another possible solution would be for the city to convert two courts only, keeping one court as a tennis court, then build one new tennis court and have lights on the one new court. This way, tennis players only loose one lighted court and pickleball players gain 8 courts.

Thanks,

Jennie

From: Jason L <jli999@gmail.com>
Sent: Friday, January 5, 2018 9:48 PM
To: jennie chan; Adam.howard@cityofpaloalto.org; city.council@cityofpaloalto.org
Cc: Sam Song Liang; Ricky; 3xjiang@gmail.com; Adam Nelson; Craig Brandle; amitrao10@gmail.com; andytzhou@yahoo.com; d.gmach@gmail.com; danielzcb@gmail.com; dillon.b.yang@gmail.com; gerry.fan@gmail.com; harrywang5300@gmail.com; hgibworks@yahoo.com; hocken1@sbcglobal.net; jeff.curtiss@gmail.com; julien.klein@gmail.com; laurierng@gmail.com; lysosomes; msmithphd@att.net; pmacadem@gmail.com; qiangc@gmail.com; runlongz@yahoo.com; ryanpcaloca@gmail.com; tkmori@gmail.com; yipgordon@yahoo.com; yijing@yahoo.com; zhouemily6@gmail.com
Subject: Re: Mitchell Park plans to designate permanent Pickle Ball courts

Hi Palo Alto City Council,

I am writing to get your attention regarding the project of converting Mitchell Park's court 5-7 to pickle ball courts.

Just learned from Jennie that the decision has been made to proceed. Not sure if this can be confirmed but the question is regarding the decision making process regarding the proposal and how much effort has been mad to collect inputs from Palo Alto residents and the communities.

First of all, I am not sure if Palo Alto residents have been solicited for input in a way that is convincing. I hesitate to say that most of Palo Alto residents will be surprised to learned the decision. But I am sure most

tennis players who plays often at MP will be surprised to learn about this as I have just talked to about 10 players at MP in the holiday season and none of them knew the plan, less alone the decision.

Can I say that this is not the proper way how Palo Alto city makes this kind of decision ?

I am NOT convinced that having Pickle ball players share the courts with tennis players has permit issue. What issues are we facing here? Can this be explained in some detail at all?

Also I am curious about the initial motivation to this. What are we trying to achieve by this? Are we trying to get more people to sport activities and thus more healthy living in Palo Alto? Then tennis playing is not? If both are, then are we saying that there are more pickle ball players waiting for courts than tennis players? If that is the reason, can someone really present the evidence? So please let us know the motivation behind all these.

If city budget to build new pickle courts is limited, then why are we trying to tear down the tennis/hand ball walls and built one new tennis court over there? I guess it is non sense if someone hints that the city can save a bit of money, let alone at the cost of tennis courts destructions.

So in short, I am confused by the wisdom of our city council regarding this project. Sorry this is my first time publicly ...

Regards,
Jason Li

Carnahan, David

From: Keith Ferrell <ferrell.keith@gmail.com>
Sent: Thursday, January 04, 2018 2:43 PM
To: Kamhi, Philip
Cc: Hur, Mark; Council, City
Subject: Re: Question on permits
Attachments: PRR_W000960-101717_Active_Permit_Count_.pdf

Thanks

I forgot to attach the file, but I have attached it here.

Looking at 1691 El Camino Real: It shows them as having 10 EPR permits, 8 EPRH permits and 1 EPERS. So, one business address has 18 resident permits in addition to a resident scratcher if I'm reading that correctly.

Yet, according to the resolution, residents are only able to purchase 5 permits in the Evergreen Park/Mayfield district.

The same issue occurs with 1681 El Camino Real. That address shows 4 EPR permits, 2 EPRH permits and 10 EPERS.

That is 24 permits sold as residential, that are actually businesses. In addition, if the mistake is that they were considered residences, then they were still sold too many permits. On top of that, due to this error, your show rates, at least for Zone A are incorrect and misleading. According to the people at 1681 and 1691 that were at our meeting in December, all of their employees are at work every day. So, your average show rate in Zone A is now more like 66%. Your data would also show that between 12pm and 5pm, approximately half of all of the cars in Zone A are non-residents. I would not consider that the goal of Comp Plan Policy T-47 "Protect residential areas from the parking impacts of nearby business districts."

Given that your recommendations are based on this incorrect information. I do not see how this information can be presented to council, when it is obviously and knowingly inaccurate.

Looking at the verbiage of the EP/Mayfield RPP resolution, it states:

"It provides for implementation of the Evergreen Park-Mayfield RPP program as a one-year pilot by enacting the following measures:

Establishes a cap of 250 annual employee parking permits for the first year of the Evergreen Park-Mayfield RPP program. Permits will be allocated by employee parking zone."

It also states:

"Residents of Evergreen Park have requested that the number of employee permits be reduced each year, such that they are zero after five years. Staff does not recommend implementation of an employee parking permit reduction or phase out at this time, although that could be considered after the one-year pilot."

I also notice that **one address**, 1795 El Camino Real **has 35 permits in Zone A out of a total of 75 issued.**

Questions:

Why is it that the business can request MORE permits prior to the end of the one-year pilot, but residents can not request a reduction of permits until AFTER the one-year pilot?

Whats the difference between a daily permit and a scratcher? Is it that only residents can purchase scratchers?

Is there not a delineation between employees and residents for hangtags? There only seems to be one designation for hangtags, EPRH. I have seen many employee hangtags.

How do we tell the difference between an employee hangtag and a resident hangtag? This report does not show a difference. Given that there are over 250 of the EPRH permits, it is fairly important to be able to determine how many are residents vs. employees.

There are several addresses that are not Palo Alto addresses and/or are not in the Evergreen Park/Mayfield district. How can we tell what business those permits are attached to?

Can you also send me a copy of the slides you presented at the Evergreen Park/Mayfield community meeting that occurred after the Southgate meeting?

Thanks
Keith

On Thu, Jan 4, 2018 at 1:51 PM, Kamhi, Philip <Philip.Kamhi@cityofpaloalto.org> wrote:

Hi Keith,

Here is the code from our contractor:

EPESA is a daily permit in zone A Evergreen Park

EPESB Zone B daily Evergreen Park

EPESC Zone C daily Evergreen Park

EPRH Evergreen Park Hangtag

EPRS Evergreen Park scratcher, only good for residents

Best,



Philip Kamhi
Transportation Programs Manager

PLANNING & COMMUNITY ENVIRONMENT

Transportation

Philip.Kamhi@CityofPaloAlto.org

Use PaloAlto311 to report items you'd like the City to fix. Download the [app](#) or click [here](#) to make a service request.

From: Keith Ferrell [mailto:ferrell.keith@gmail.com]

Sent: Thursday, January 04, 2018 12:09 PM

To: Kamhi, Philip

Subject: Question on permits

Hi Philip,

Looking at this file, can you clarify for me what the following acronyms mean?

EPEA: Looks like Evergreen Park Employee Zone A

EPEB: same in Zone B

EPEC: same in Zone C

EPR: Evergreen Park Resident

My question is in the following:

EPESA

EPESB

EPESC

EPRH

EPRS

What is the purpose of those last 5?

Thanks
Keith

Permit Prefix (Employee - Decals)	Total
EPEA	71
EPEB	50
EPEC	123
Total	244
Permit Prefix (Employee - Daily Scratches)	
EPESA	131
EPESB	135
EPESC	141
Total	407
Permit Prefix (Residents)	
EPR	566
EPRH	266
EPRS	97
Total	929

Customer UID	SubClass	Prefix	Address	Secondary	City	State	Zip	Permit Count
9205	Employee - Reduced	EPEA	2233 El Camino Real		palo alto	CA	94306	1
10015	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
10251	EPM-Employee	EPEA	450 Cambridge Avenue		Palo Alto	CA	94306	1
10148	EPM-Employee	EPEA	1805 El Camino Real		Palo alto	CA	94306	1
11378	EPM-Employee	EPEA	1895 El Camino Real		PALO ALTO	CA	94306	1
10012	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
9885	EPM-Employee	EPEA	2209 El Camino Real #200		Palo Alto	CA	94306	1
10014	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
9699	EPM-Employee	EPEA	450 Cambridge Ave.		Palo Alto	CA	94306	1
11049	EPM-Employee	EPEA	2209 El Camino Real		Palo Alto	CA	94306	1
9704	EPM-Employee	EPEA	450 Cambridge Ave		Palo Alto	CA	94306	1
9884	EPM-Employee	EPEA	2209 El Camino Real #200		Palo Alto	CA	94306	1
9794	EPM-Employee	EPEA	1805 El Camino Real		Palo alto	CA	94306	1
11556	EPM-Employee	EPEA	2051 El Camino Real		Palo Alto	CA	94306	1
9798	EPM-Employee	EPEA	1805 El Camino Real		Palo Alto	CA	94306	1
9748	EPM-Employee	EPEA	1895 El Camino Real		Palo Alto	CA	94306	1
10013	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
10018	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
9553	EPM-Employee	EPEA	480 S. California Ave, Suite 201		Palo Alto	CA	94306	1
10166	EPM-Employee	EPEA	1805 el camino real		palo alto	CA	94306	1
10712	EPM-Employee	EPEA	2290 Birch St. Suite C		Palo Alto	CA	94306	1
10185	EPM-Employee	EPEA	1805 El Camino Real		Palo Alto	CA	94306-	1163
10312	EPM-Employee	EPEA	1895 El Camino Real		Palo Alto	CA	94306	1
9806	EPM-Employee	EPEA	250 Cambridge Ave		Palo Alto	CA	94306	1
10016	EPM-Employee	EPEA	1865 El Camino Real		Palo Alto	CA	94306	1
9582	EPM-Employee	EPEA	1895 El Camino Real		Palo Alto	CA	94306	1
9882	EPM-Employee	EPEA	2209 El Camino Real #200		Palo Alto	CA	94306	1
10084	EPM-Employee	EPEA	1895 El Camino Real		Palo Alto	CA	94306	1
10308	EPM-Employee	EPEA	1895 El Camino Real		Palo Alto	CA	94306	1
9655	EPM-Employee	EPEA	2209 El Camino Real #200		Palo Alto	CA	94306	1
10259	EPM-Employee	EPEA	1805 el camino real		palo alto	CA	94306	1

9795	Evergreen Park Business Owner	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
9932	Evergreen Park Business Owner	EPEA	2233 El Camino Real	Palo Alto	CA	94306	1
9433	Evergreen Park Business Owner	EPEA	908 cottrell way	Stanford	CA	94305	1
10786	Evergreen Park Business Owner	EPEA	318 Cambridge Ave.	Palo Alto	CA	94306	3
10270	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10054	Evergreen Park Reduced	EPEA	1795 El Camino Real	Palo Alto	CA	94306	1
10031	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
10088	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
9994	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
10038	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10085	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10025	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94036	1
10269	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10332	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
11969	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
10281	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10023	Evergreen Park Reduced	EPEA	1805 El Camino real	Palo Alto	CA	94306	1
10302	Evergreen Park Reduced	EPEA	450 Cambridge Avenue	Palo Alto	CA	94306	1
9991	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
10032	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
10176	Evergreen Park Reduced	EPEA	1795 El Camino Real	Palo Alto	CA	94306	1
9989	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
10271	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10780	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
9984	Evergreen Park Reduced	EPEA	1795 El Camino Real	Palo Alto	CA	94306	1
10056	Evergreen Park Reduced	EPEA	1795 El Camino Real	Palo Alto	CA	94306	1
11972	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
11970	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
10039	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
9987	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10272	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
9990	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
9993	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
9996	Evergreen Park Reduced	EPEA	1795 el camino real	palo alto	CA	94306	1
9992	Evergreen Park Reduced	EPEA	1795 El Camino Real Suite	Palo Alto	CA	94306	1
10081	Evergreen Park Reduced	EPEA	1805 El Camino Real	Palo Alto	CA	94306	1
10086	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1
10040	Evergreen Park Reduced	EPEA	1921 El Camino Real	Palo Alto	CA	94306	1

EPEA

71

9953	EPM-Employee	EPEB	2443 Ash St	Palo Alto	CA	94306	1
10608	EPM-Employee	EPEB	2051 El Camino Real	Palo Alto	CA	94306	1
11809	EPM-Employee	EPEB	2051 El Camino Real	PALO ALTO	CA	94306	1
10286	EPM-Employee	EPEB	448 College Ave	Palo Alto	CA	94306	1
9917	EPM-Employee	EPEB	2443 Ash Street	Palo Alto	CA	94306	1
9688	EPM-Employee	EPEB	20800 Homestead Road	Cupertino	CA	95014	1
11777	EPM-Employee	EPEB	2443 Ash Str	Palo Alto	CA	94306	1

10174	EPM-Employee	EPEB	456 College Ave.	Palo Alto	CA	94306	1
10171	EPM-Employee	EPEB	456 College Ave.	Palo Alto	CA	94306	1
11762	EPM-Employee	EPEB	490 California Ave	Palo Alto	CA	94306	1
11806	EPM-Employee	EPEB	2051 El Camino Real	Palo Alto	CA	94306	1
11811	EPM-Employee	EPEB	2051 El Camino Real	Palo Alto	CA	94306	1
10716	EPM-Employee	EPEB	2290 Birch St. Suite C	Palo Alto	CA	94306	1
11031	EPM-Employee	EPEB	2443 Ash St	Palo Alto	CA	94306	1
10708	EPM-Employee	EPEB	2290 Birch St. Suite C	Palo Alto	CA	94306	1
9549	EPM-Employee	EPEB	387 Anna Avenue	Mountain View	CA	94043	1
10712	EPM-Employee	EPEB	2290 Birch St. Suite C	Palo Alto	CA	94306	1
11755	EPM-Employee	EPEB	490 California Ave	Palo Alto	CA	94306	1
10711	EPM-Employee	EPEB	2290 Birch St. Suite C	Palo Alto	CA	94306	1
10713	EPM-Employee	EPEB	2290 Birch St. Suite C	Palo Alto	CA	94306	1
10715	EPM-Employee	EPEB	2290 Birch St, Ste C	Palo Alto	CA	94306	1
10143	EPM-Employee	EPEB	1285 Chapel Drive	Santa Clara	CA	95050	1
11752	EPM-Employee	EPEB	2443 Ash St	Palo Alto	CA	94306	1
9626	EPM-Employee	EPEB	450 Cambridge Avenue	Palo Alto	CA	94306	1
11764	EPM-Employee	EPEB	2443 Ash St.	Palo Alto	CA	94306	1
11886	EPM-Employee	EPEB	1519 Willowgate Drive	San Jose	CA	95118	1
11171	EPM-Employee	EPEB	410 Cambridge Ave	Palo Alto	CA	94306	1
10710	EPM-Employee	EPEB	2290 Birch St, Ste C	Palo Alto	CA	94306	1
9893	EPM-Employee	EPEB	2318 Buena Vista Ave	Belmont	CA	94002	1
10786	Evergreen Park Business Owner	EPEB	318 Cambridge Ave.	Palo Alto	CA	94306	1
10028	Evergreen Park Business Owner	EPEB	480 California Ave	Palo Alto	CA	94306	1
9753	Evergreen Park Reduced	EPEB	457 College Avenue	Palo Alto	CA	94306	1
9721	Evergreen Park Reduced	EPEB	450 CAMBRIDGE AVE	PALO ALTO	CA	94306	1
11731	Evergreen Park Reduced	EPEB	440 S California Ave	Palo Alto	CA	94306	1
10811	Evergreen Park Reduced	EPEB	P.O. Box 633	Saratoga	CA	95071	1
9768	Evergreen Park Reduced	EPEB	457 College Ave	Palo Alto	CA	94306	1
10169	Evergreen Park Reduced	EPEB	456 College Avenue	PALO ALTO	CA	94306	1
9854	Evergreen Park Reduced	EPEB	457 College Avenue	Palo Alto	CA	94306	1
9650	Evergreen Park Reduced	EPEB	450 Cambridge Avenue	Palo Alto	CA	94306	1
10184	Evergreen Park Reduced	EPEB	440 S California Ave	Palo Alto	CA	94306	1
9729	Evergreen Park Reduced	EPEB	463 California Avenue	Palo Alto	CA	94306	1
9752	Evergreen Park Reduced	EPEB	450 Cambridge Ave.	Palo Alto	CA	94306	1
9867	Evergreen Park Reduced	EPEB	457 College Ave	Palo Alto	CA	94306	1
9700	Evergreen Park Reduced	EPEB	450 Cambridge Avenue	Palo Alto	CA	94306	1
9646	Evergreen Park Reduced	EPEB	440 S CALIFORNIA AVE	PALO ALTO	CA	94306-1605	1
10096	Evergreen Park Reduced	EPEB	440 S California Ave	Palo Alto	CA	94306	1
11563	Evergreen Park Reduced	EPEB	4307 Renaissance Dr	San Jose	CA	95134	1
9774	Evergreen Park Reduced	EPEB	310 California Ave	Palo Alto	CA	94306	1
9713	Evergreen Park Reduced	EPEB	250 Cambridge Ave	Palo Alto	CA	94306	1
9755	Evergreen Park Reduced	EPEB	457 College ave	Palo Alto	CA	94306	1
					EPEB	50	
9205	Employee - Reduced	EPEC	2111 El Camino	palo alto	CA	94306	1
9773	EPM-Employee	EPEC	261 south california ave	palo alto	CA	94306	1
9679	EPM-Employee	EPEC	955 Esalon Ave	Sunnyvale	CA	94085	1

9760	EPM-Employee	EPEC	440 S California Ave	Palo Alto	CA	94306	1
11966	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
4167	EPM-Employee	EPEC	33933 Whitehead lane	Fremont	CA	94555	1
11948	EPM-Employee	EPEC	2290 Birch St. Suite C	Palo Alto	CA	94306	1
10806	EPM-Employee	EPEC	206 S. California Ave	Palo Alto	CA	94086	1
9941	EPM-Employee	EPEC	451 Sherman Ave	Palo Alto	CA	94306	1
11910	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
11889	EPM-Employee	EPEC	2443 Ash Street	Palo Alto	CA	94306	1
10380	EPM-Employee	EPEC	4610 Winding Way	San Jose	CA	95129	1
9580	EPM-Employee	EPEC	1106 Laguna Avenue Apt 5	Burlingame	CA	94010	1
9900	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
11950	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10240	EPM-Employee	EPEC	Stanford Medicine Imaging Center	Palo Alto	CA	94306	1
9951	EPM-Employee	EPEC	2443 Ash St	palo alto	CA	94306	1
10021	EPM-Employee	EPEC	2443 Ash Street	Palo Alto	CA	94306	1
9948	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
11955	EPM-Employee	EPEC	1104 SOCORRO AVE	SUNNYVALE	CA	94089	1
11915	EPM-Employee	EPEC	21230 Homestead Rd	Cupertino	CA	95014	1
10799	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
11759	EPM-Employee	EPEC	2443 Ash Street	Palo Alto	CA	94306	1
11827	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
11765	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
11964	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
12040	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10051	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
11770	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
10772	EPM-Employee	EPEC	445 Sherman Ave	Palo Alto	CA	94306	1
10299	EPM-Employee	EPEC	430 Sherman Ave	Palo Alto	CA	94306	1
9999	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
10768	EPM-Employee	EPEC	445 Sherman Aven	Palo Alto	CA	94306	1
11987	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
9661	EPM-Employee	EPEC	405 California Ave	Palo Alto	CA	94306	1
10796	EPM-Employee	EPEC	1080 69th Ave	Oakland	CA	94621	1
11954	EPM-Employee	EPEC	260 Sheridan Avenue	Palo Alto	CA	94306	1
11931	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
9954	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
9579	EPM-Employee	EPEC	2254 ALEXIAN DRIVE	SAN JOSE	CA	95116	1
9938	EPM-Employee	EPEC	451 Sherman Ave.	Palo Alto	CA	94306	1
10306	EPM-Employee	EPEC	445 Sherman Ave	Palo Alto	CA	94306	1
10001	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
11963	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10855	EPM-Employee	EPEC	206 S. California Ave	Palo Alto	CA	94306	1
11771	EPM-Employee	EPEC	575 S. Rengstorff Ave	Mountain View	CA	94040	1
10242	EPM-Employee	EPEC	4750 El Camino Real, Apt 410	Los Altos	CA	94022	1
9254	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10000	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
11750	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
10241	EPM-Employee	EPEC	Stanford Medicine Imaging Center	Palo Alto	CA	94306	1
10155	EPM-Employee	EPEC	590 San Juan St	Stanford	CA	94305	1

10067	EPM-Employee	EPEC	2443 Ash Street	Palo Alto	CA	94306	1
9840	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
11763	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
10521	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
12060	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10767	EPM-Employee	EPEC	445 Sherman Ave STE 130	Palo Alto	CA	94306	1
11971	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
11912	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
9877	EPM-Employee	EPEC	250 Cambridge Avenue, Suite 204	Palo Alto	CA	94306	1
10795	EPM-Employee	EPEC	38802 EMROL AVE	FREMONT	CA	94536	1
11968	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
9589	EPM-Employee	EPEC	290 S California Ave	Palo Alto	CA	94306	1
10809	EPM-Employee	EPEC	368 N Murphy Ave	Sunnyvale	CA	94085	1
9852	EPM-Employee	EPEC	667 Upton Street	Redwood City	CA	94061	1
9956	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94306	1
10763	EPM-Employee	EPEC	445 Sherman Ave, Suite 130	Palo Alto	CA	94306	1
9537	EPM-Employee	EPEC	451 Sherman Ave	Palo Alto	CA	94306	1
11605	EPM-Employee	EPEC	445 Sherman Ave	Palo Alto	CA	94306	1
11953	EPM-Employee	EPEC	2443 Ash Street	Palo Alto	CA	94306	1
11914	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
11708	EPM-Employee	EPEC	445 Sherman Avenue	palo alto	CA	94306	1
11700	EPM-Employee	EPEC	445 Sherman Avenue	Palo Alto	CA	94306	1
10354	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
10770	EPM-Employee	EPEC	5846 Zileman Court	San Jose	CA	95123	1
11909	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
11751	EPM-Employee	EPEC	490 CALIFORNIA AVE	PALO ALTO	CA	94306	1
12047	EPM-Employee	EPEC	2569 Park Blvd	Palo Alto	CA	94306	1
10463	EPM-Employee	EPEC	1895 El Camino Real	Palo Alto	CA	94306	1
12065	EPM-Employee	EPEC	1380 Oak Creek Dr	Palo Alto	CA	94304	1
9998	EPM-Employee	EPEC	1795 El Camino Real	Palo Alto	CA	94306	1
12003	EPM-Employee	EPEC	2175 Decoto Road Apt. 120	Union City	CA	94587	1
10243	EPM-Employee	EPEC	Stanford Medicine Imaging Center	Palo Alto	CA	94306	1
10003	EPM-Employee	EPEC	1795 El Camino Real Suite 100	Palo Alto	CA	94306	1
9818	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	943064306	1
11761	EPM-Employee	EPEC	490 California Ave	Palo Alto	CA	94306	1
11921	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
11754	EPM-Employee	EPEC	2443 Ash St	Palo Alto	CA	94036	1
10300	EPM-Employee	EPEC	430 Sherman Ave.	Palo Alto	CA	94306	1
10194	EPM-Employee	EPEC	430 Sherman Ave	Palo Alto	CA	94306	1
11917	EPM-Employee	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	1
10193	EPM-Employee	EPEC	430 Sherman Ave	Palo Alto	CA	94306	1
9878	Evergreen Park Business Owner	EPEC	430 Sherman Ave.	Palo Alto	CA	94306	1
9779	Evergreen Park Business Owner	EPEC	310 S California Avenue	Palo Alto	CA	94306	1
10919	Evergreen Park Business Owner	EPEC	260 sheridan	palo alto	CA	94301	1
10582	Evergreen Park Business Owner	EPEC	2625 park blvd.	palo alto	CA	94306	1
10431	Evergreen Park Business	EPEC	260 Sheridan Ave	Palo Alto	CA	94306	6

	Owner								
11730	Evergreen Park Business Owner	EPEC	1104 SOCORRO AVE		SUNNYVALE	CA	94089	1	
10786	Evergreen Park Business Owner	EPEC	318 Cambridge Ave.		Palo Alto	CA	94306	8	
11888	Evergreen Park Reduced	EPEC	2443 Ash St		Palo Alto	CA	94306	1	
9627	Evergreen Park Reduced	EPEC	463 s california avenue		palo alto	CA	94306	1	
10900	Evergreen Park Reduced	EPEC	415 s California av.		Palo alto	CA	94306	1	
9521	Evergreen Park Reduced	EPEC	928 Los Robles Ave		Palo Alto	CA	94306	1	
9943	Evergreen Park Reduced	EPEC	451 Sherman Avenue		Palo Alto	CA	94306	1	
10064	Evergreen Park Reduced	EPEC	407 Sherman Avenue		Palo Alto	CA	94306	1	
11599	Evergreen Park Reduced	EPEC	407 California Avenue		Palo Alto	CA	94306	1	
9659	Evergreen Park Reduced	EPEC	463 California Ave.		Palo Alto	CA	94306	1	
11844	Evergreen Park Reduced	EPEC	5484 Blossom Terrace Ct		San Jose	CA	95124	1	
10412	Evergreen Park Reduced	EPEC	405 California Ave		Palo Alto	CA	94306	1	
10883	Evergreen Park Reduced	EPEC	777 San Antonio rd		Palo alto	CA	94303	1	
					EPEC		123		
11378	EPM-Employee	EPESA	1895 El Camino Real		PALO ALTO	CA	94306	5	
10316	EPM-Employee	EPESA	2185 Park Blvd		Palo Alto	CA	94306	10	
9900	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	10	
10409	EPM-Employee	EPESA	2185 Park Blvd		Palo Alto	CA	94306	10	
9621	EPM-Employee	EPESA	1691 El Camino Real		Palo alto	CA	94306	1	
9999	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	4	
10001	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	10	
10000	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	10	
10354	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	5	
9998	EPM-Employee	EPESA	1795 El Camino Real		Palo Alto	CA	94306	10	
10003	EPM-Employee	EPESA	1795 El Camino Real Suite 100		Palo Alto	CA	94306	10	
9796	Evergreen Park Business Owner	EPESA	1921 El Camino Real		Palo Alto	CA	94306	10	
10786	Evergreen Park Business Owner	EPESA	318 Cambridge Ave.		Palo Alto	CA	94306	10	
10396	Evergreen Park Business Owner	EPESA	1795 El Camino Real		Palo Alto	CA	94306	1	
10054	Evergreen Park Reduced	EPESA	1795 El Camino Real		Palo Alto	CA	94306	10	
10031	Evergreen Park Reduced	EPESA	1805 El Camino Real		Palo Alto	CA	94306	1	
10542	Evergreen Park Reduced	EPESA	507 Central Ave		Mountain View	CA	94043	1	
10125	Evergreen Park Reduced	EPESA	2011 El Camino Real		Palo Alto	CA	94306	1	
10343	Evergreen Park Reduced	EPESA	1921 El Camino Real		Palo Alto	CA	94306	1	
9992	Evergreen Park Reduced	EPESA	1795 El Camino Real Suite		Palo Alto	CA	94306	10	
3902	Resident Verified	EPESA	1200 Bryant St		Palo Alto	CA	94301	1	
					EPESA		131		
9540	EPM-Employee	EPESB	176 W. Bonner Drive		Mountain House	CA	95391	10	
10316	EPM-Employee	EPESB	2185 Park Blvd		Palo Alto	CA	94306	10	
10409	EPM-Employee	EPESB	2185 Park Blvd		Palo Alto	CA	94306	10	
9952	EPM-Employee	EPESB	940 Colonial Lane		Palo Alto	CA	94303	10	
12158	EPM-Employee	EPESB	2151 Deodara Drive		Los Altos	CA	94024	10	
11762	EPM-Employee	EPESB	490 California Ave		Palo Alto	CA	94306	10	
10708	EPM-Employee	EPESB	2290 Birch St. Suite C		Palo Alto	CA	94306	10	

11755	EPM-Employee	EPESB	490 California Ave	Palo Alto	CA	94306	10
11750	EPM-Employee	EPESB	490 California Ave	Palo Alto	CA	94306	10
9934	EPM-Employee	EPESB	2233 El Camino Real	Palo Alto	CA	94306	10
10604	EPM-Employee	EPESB	260 S California Ave	Palo Alto	CA	94306	1
9582	EPM-Employee	EPESB	1895 El Camino Real	Palo Alto	CA	94306	2
9956	EPM-Employee	EPESB	2443 Ash St	Palo Alto	CA	94306	1
11751	EPM-Employee	EPESB	490 CALIFORNIA AVE	PALO ALTO	CA	94306	7
11761	EPM-Employee	EPESB	490 California Ave	Palo Alto	CA	94306	10
9932	Evergreen Park Business Owner	EPESB	2233 El Camino Real	Palo Alto	CA	94306	2
10786	Evergreen Park Business Owner	EPESB	318 Cambridge Ave.	Palo Alto	CA	94306	10
12153	Evergreen Park Reduced	EPESB	310 S Cal Ave	Palo Alto	CA	94306	1
9774	Evergreen Park Reduced	EPESB	310 California Ave	Palo Alto	CA	94306	1
					EPESB	135	
10687	EPM-Employee	EPESC	2443 Ash Street	Palo Alto	CA	94306	10
12361	EPM-Employee	EPESC	430 Sherman Avenue	Palo Alto	CA	94306	10
10736	EPM-Employee	EPESC	421 california ave	palo alto	CA	94306	1
11316	EPM-Employee	EPESC	430 Sherman Av	Palo Alto	CA	94306	10
12347	EPM-Employee	EPESC	407 Sherman Ave	Palo Alto	CA	94306	10
12158	EPM-Employee	EPESC	2151 Deodara Drive	Los Altos	CA	94024	10
11762	EPM-Employee	EPESC	490 California Ave	Palo Alto	CA	94306	10
10051	EPM-Employee	EPESC	2443 Ash St	Palo Alto	CA	94306	1
11111	EPM-Employee	EPESC	430 Sherman Avenue	Palo Alto	CA	94306	10
11755	EPM-Employee	EPESC	490 California Ave	Palo Alto	CA	94306	10
10306	EPM-Employee	EPESC	445 Sherman Ave	Palo Alto	CA	94306	10
11771	EPM-Employee	EPESC	575 S. Rengstorff Ave	Mountain View	CA	94040	1
11750	EPM-Employee	EPESC	490 California Ave	Palo Alto	CA	94306	10
10653	EPM-Employee	EPESC	2275 el Camino real	Palo alto	CA	94306	1
10521	EPM-Employee	EPESC	2443 Ash St	Palo Alto	CA	94306	1
10795	EPM-Employee	EPESC	38802 EMROL AVE	FREMONT	CA	94536	8
11764	EPM-Employee	EPESC	2443 Ash St.	Palo Alto	CA	94306	2
11751	EPM-Employee	EPESC	490 CALIFORNIA AVE	PALO ALTO	CA	94306	5
11761	EPM-Employee	EPESC	490 California Ave	Palo Alto	CA	94306	10
10786	Evergreen Park Business Owner	EPESC	318 Cambridge Ave.	Palo Alto	CA	94306	10
9730	Evergreen Park Reduced	EPESC	463 s. california avenue	Palo Alto	CA	94306	1
					EPESC	141	
9205	Evergreen Park Resident	EPR	376 College #5	palo alto	CA	94306	3
9205	Evergreen Park Resident	EPR	360 Sheridan #113	Palo Alto	CA	94306	2
9205	Evergreen Park Resident	EPR	360 Sheridan #318	Palo Alto	CA	94306	2
9205	Evergreen Park Resident	EPR	445 Grant Ave #2	Palo Alto	CA	94306	1
9205	Evergreen Park Resident	EPR	1866 Park Blvd.	Palo Alto	CA	94306	1
9764	Evergreen Park Resident	EPR	1805 El Camino Real	Palo Alto	CA	94306	2
10208	Evergreen Park Resident	EPR	1805 El Camino Real	Palo Alto	CA	94306	2
9685	Evergreen Park Resident	EPR	163 Park Avenue	palo alto	CA	94306	1
11639	Evergreen Park Resident	EPR	303 Sheridan Ave	Palo Alto	CA	94306	1
10725	Evergreen Park Resident	EPR	354 College Avenue	Palo Alto	CA	94306	1
11180	Evergreen Park Resident	EPR	340 Stanford Ave.	Palo Alto	CA	94306	1

10764	Evergreen Park Resident	EPR	410 Sheridan ave	palo alto	CA	94306	1
9305	Evergreen Park Resident	EPR	277 College Ave.	Palo Alto	CA	94306	1
11058	Evergreen Park Resident	EPR	2585 park blvd.	palo alto	CA	94306	1
11740	Evergreen Park Resident	EPR	484 Oxford Ave	Palo Alto	CA	94306	1
10851	Evergreen Park Resident	EPR	410 leland	palo alto	CA	94306	1
9645	Evergreen Park Resident	EPR	396 Stanford Ave	Palo Alto	CA	94306	2
11149	Evergreen Park Resident	EPR	2091A El Camino Real	Palo Alto	CA	94306	1
10844	Evergreen Park Resident	EPR	2166 Ash Street	Palo Alto	CA	94306	2
10145	Evergreen Park Resident	EPR	360 Sheridan Ave.	Palo Alto	CA	94306	1
9963	Evergreen Park Resident	EPR	123 Sherman Avenue	Palo Alto	CA	94306	1
10498	Evergreen Park Resident	EPR	454 Grant Avenue	Palo Alto	CA	94306	1
11721	Evergreen Park Resident	EPR	267 College Ave	Palo Alto	CA	94306	2
11156	Evergreen Park Resident	EPR	425 Grant Ave	Palo Alto	CA	94306	1
10288	Evergreen Park Resident	EPR	430 Stanford Avenue	Palo Alto	CA	94306	1
11515	Evergreen Park Resident	EPR	346 College Ave APT A	Palo Alto	CA	94306	1
11500	Evergreen Park Resident	EPR	260 College Ave	Palo Alto	CA	94306	1
9732	Evergreen Park Resident	EPR	334 College Ave	Palo Alto	CA	94306	1
10500	Evergreen Park Resident	EPR	446 Grant Ave	Palo Alto	CA	94306	1
10797	Evergreen Park Resident	EPR	425 Grant Avenue #19	Palo Alto	CA	94306-1814	1
12192	Evergreen Park Resident	EPR	346 College Ave	Palo Alto	CA	94306	1
10594	Evergreen Park Resident	EPR	484 Oxford Avenue	Palo Alto	CA	94306	2
9590	Evergreen Park Resident	EPR	117 S California Ave Apt D400	Palo Alto	CA	94306	1
10805	Evergreen Park Resident	EPR	348 grant avenue	Palo alto	CA	94306	1
10662	Evergreen Park Resident	EPR	1720 Park Blvd	Palo Alto	CA	94306	1
10664	Evergreen Park Resident	EPR	1720 Park Blvd	Palo Alto	CA	94306	1
12233	Evergreen Park Resident	EPR	391 College Ave	Palo Alto	CA	94306	1
10591	Evergreen Park Resident	EPR	428 Oxford Ave.	Palo Alto	CA	94306	3
9744	Evergreen Park Resident	EPR	1810 Birch St.	Palo Alto	CA	94306	1
10338	Evergreen Park Resident	EPR	290 Stanford Ave	Palo Alto	CA	94306	2
11069	Evergreen Park Resident	EPR	155 S. California Ave.	Palo Alto	CA	94306	2
11734	Evergreen Park Resident	EPR	420 Cambridge Avenue	Palo Alto	CA	94306	1
9922	Evergreen Park Resident	EPR	322 College Ave Apt. F	Palo Alto	CA	94306	1
10506	Evergreen Park Resident	EPR	425 college ave	palo alto	CA	94306	1
11216	Evergreen Park Resident	EPR	2585 Park Boulevard	Palo Alto	CA	94306	1
10789	Evergreen Park Resident	EPR	376 College Avenue	Palo Alto	CA	94306	2
10738	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
12121	Evergreen Park Resident	EPR	360 sheridan avenue	Palo Alto	CA	94306	1
10701	Evergreen Park Resident	EPR	149 S. California Ave.	Palo Alto	CA	94306	1
10760	Evergreen Park Resident	EPR	416 Leland Avenue	Palo Alto	CA	94306	1
10218	Evergreen Park Resident	EPR	376 College Avenue	palo alto	CA	94306	1
10749	Evergreen Park Resident	EPR	2065 Park Blvd.	Palo Alto	CA	94306	1
9629	Evergreen Park Resident	EPR	178 park ave	palo alto	CA	94306	1
11331	Evergreen Park Resident	EPR	360 sheridan ave	Palo Alto	CA	94306	1
9503	Evergreen Park Resident	EPR	1880 Park Blvd	Palo Alto	CA	94306	1
11394	Evergreen Park Resident	EPR	316 Grant Avenue	Palo Alto	CA	94306	1
10007	Evergreen Park Resident	EPR	446 College Ave	Palo Alto	CA	94306	1
10948	Evergreen Park Resident	EPR	447 Leland Ave.	Palo Alto	CA	94306	1
9791	Evergreen Park Resident	EPR	1933 Birch Street	Palo Alto	CA	94306	2
10831	Evergreen Park Resident	EPR	2585 park blvd Z206	palo alto	CA	94306	1
9457	Evergreen Park Resident	EPR	435 Sheridan Ave Apt 302	Palo Alto	CA	94306-1	1

							2052
10233	Evergreen Park Resident	EPR	334 grant ave.	palo alto	CA	94306	1
10798	Evergreen Park Resident	EPR	301 Stanford Ave	Palo Alto	CA	94306	1
10252	Evergreen Park Resident	EPR	390 College Avenue	Palo Alto	CA	94306	3
10895	Evergreen Park Resident	EPR	2583 Park Blvd.	Palo Alto	CA	94306	1
9776	Evergreen Park Resident	EPR	444 Oxford Ave	Palo Alto	CA	94306	1
11139	Evergreen Park Resident	EPR	345 Sheridan Ave	Palo Alto	CA	94306-	1
						2000	
12146	Evergreen Park Resident	EPR	314 College Avenue	Palo Alto	CA	94306	1
9175	Evergreen Park Resident	EPR	2431 Ash Street #102	Palo Alto	CA	94304	1
10913	Evergreen Park Resident	EPR	270 Leland Avenue	Palo Alto	CA	94306	1
10403	Evergreen Park Resident	EPR	345 Leland Avenue	Palo Alto	CA	94306	3
9821	Evergreen Park Resident	EPR	1743 Park Blvd	Palo Alto	CA	94306	1
10334	Evergreen Park Resident	EPR	425 grant ave	palo alto	CA	94306	1
11412	Evergreen Park Resident	EPR	376 College Avenue	Palo Alto	CA	94306	1
9602	Evergreen Park Resident	EPR	1691 El Camino Real, Suite 100	Palo Alto	CA	94306	3
9890	Evergreen Park Resident	EPR	435 Sheridan Ave	Palo Alto	CA	94306	1
10046	Evergreen Park Resident	EPR	175 Campbell Dr	Mountain View	CA	94043	1
10865	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
11348	Evergreen Park Resident	EPR	395 Leland Avenue	Palo Alto	CA	94306	1
9712	Evergreen Park Resident	EPR	427 College Avenue	Palo Alto	CA	94306	1
10048	Evergreen Park Resident	EPR	416 Oxford Ave	Palo Alto	CA	94306	1
12022	Evergreen Park Resident	EPR	210 College Ave	Palo Alto	CA	94306	1
10230	Evergreen Park Resident	EPR	1834 Park Blvd.	Palo Alto	CA	94306	2
9865	Evergreen Park Resident	EPR	435 Sheridan Ave. #102	Palo Alto	CA	94306-	2
						2044	
12059	Evergreen Park Resident	EPR	334 College Ave	Palo Alto	CA	94306	1
10695	Evergreen Park Resident	EPR	1815 Park Blvd	Palo Alto	CA	94306	1
10596	Evergreen Park Resident	EPR	332 Oxford Ave	Palo Alto	CA	94306	1
10562	Evergreen Park Resident	EPR	443 1/2 Leland Avenue	Palo Alto	CA	94306	1
10729	Evergreen Park Resident	EPR	360 College Avenue	Palo Alto	CA	94306	1
10947	Evergreen Park Resident	EPR	418 College Avenue	Palo Alto	CA	94306	1
12226	Evergreen Park Resident	EPR	2431 Ash St	Palo Alto	CA	94306	1
11807	Evergreen Park Resident	EPR	269 College Ave	Palo Alto	CA	94306	1
10563	Evergreen Park Resident	EPR	2583 Park Blvd Apt W200	Palo Alto	CA	94306	1
9740	Evergreen Park Resident	EPR	423 Oxford Ave	Palo Alto	CA	94306	2
11351	Evergreen Park Resident	EPR	314 College Ave. #2	Palo Alto	CA	94306	2
10020	Evergreen Park Resident	EPR	374 Stanford Ave	Palo Alto	CA	94306	1
10425	Evergreen Park Resident	EPR	326 Leland Ave.	Palo Alto	CA	94306-	1
						1127	
10422	Evergreen Park Resident	EPR	390 Oxford Avenue	PALO ALTO	CA	94306	1
10702	Evergreen Park Resident	EPR	260 College Ave	Palo Alto	CA	94306	1
9681	Evergreen Park Resident	EPR	200 Sheridan Ave	Palo Alto	CA	94306	1
9972	Evergreen Park Resident	EPR	469 Grant Avenue	Palo Alto	CA	94306	1
10688	Evergreen Park Resident	EPR	373 Oxford Avenue	Palo Alto	CA	94306	1
10535	Evergreen Park Resident	EPR	137 Park Avenue	Palo Alto	CA	94306	2
10545	Evergreen Park Resident	EPR	129 Park Ave.	Palo Alto	CA	94306	1
9745	Evergreen Park Resident	EPR	1691 El Camino Real	Palo Alto	CA	94306	4
10588	Evergreen Park Resident	EPR	410 STANFORD AVENUE	PALO ALTO	CA	94306	3
10584	Evergreen Park Resident	EPR	2585 Park Blvd	Palo Alto	CA	94306	1

9829	Evergreen Park Resident	EPR	280 Oxford Avenue	Palo Alto	CA	94306	2
10298	Evergreen Park Resident	EPR	222 Oxford Avenue	Palo Alto	CA	94306	2
10903	Evergreen Park Resident	EPR	360 sheridan ave	palo alto	CA	94306	2
10841	Evergreen Park Resident	EPR	455 Grant Ave	Palo Alto	CA	94306	1
10488	Evergreen Park Resident	EPR	2431 Ash Street	Palo Alto	CA	94306	1
10880	Evergreen Park Resident	EPR	455 Grant Avenue	Palo Alto	CA	94306	1
9856	Evergreen Park Resident	EPR	2130 Birch St.	Palo Alto	CA	94306	2
10324	Evergreen Park Resident	EPR	2160 Ash Street	Palo Alto	CA	94306	1
11473	Evergreen Park Resident	EPR	285 College Ave	Palo Alto	CA	94306	1
10635	Evergreen Park Resident	EPR	301 Oxford Ave	Palo Alto	CA	94306	2
10938	Evergreen Park Resident	EPR	2431 Ash Street	Palo Alto	CA	94306	1
12080	Evergreen Park Resident	EPR	2510 Birch St.	Palo Alto	CA	94306	1
10523	Evergreen Park Resident	EPR	2431 Ash Street	Palo Alto	CA	94306	1
10564	Evergreen Park Resident	EPR	344 Leland Ave	Palo Alto	CA	94306	1
9662	Evergreen Park Resident	EPR	1901 Birch St	Palo Alto	CA	94306	1
9835	Evergreen Park Resident	EPR	2150 Birch St	Palo Alto	CA	94306	2
10670	Evergreen Park Resident	EPR	2155 BIRCH STREET	PALO ALTO	CA	94306	3
10536	Evergreen Park Resident	EPR	281 Stanford Ave.	Palo Alto	CA	94306	1
9611	Evergreen Park Resident	EPR	420 Cambridge Avenue, Unit 1	Palo Alto	CA	94306	3
10984	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
10675	Evergreen Park Resident	EPR	231 College Ave.	Palo Alto	CA	94306	1
10667	Evergreen Park Resident	EPR	322 College Avenue	Palo Alto	CA	94306	1
10791	Evergreen Park Resident	EPR	416 College Ave	Palo Alto	CA	94306	1
9586	Evergreen Park Resident	EPR	322 College Ave	Palo Alto	CA	94306	1
11114	Evergreen Park Resident	EPR	441 Leland Ave	Palo Alto	CA	94306	1
9724	Evergreen Park Resident	EPR	1681 El Camino Real	Palo Alto	CA	94306	4
11670	Evergreen Park Resident	EPR	414 College Avenue	Palo Alto	CA	94306	1
10200	Evergreen Park Resident	EPR	440 College Ave	Palo Alto	CA	94306	1
9970	Evergreen Park Resident	EPR	2581 Park Blvd Apt Y207	Palo Alto	CA	94306	1
10441	Evergreen Park Resident	EPR	2263 Yale Ave	palo alto	CA	94306	1
9784	Evergreen Park Resident	EPR	1920 Park Blvd	Palo Alto	CA	94306	4
11150	Evergreen Park Resident	EPR	2573 Park Blvd	Palo Alto	CA	94306	1
10515	Evergreen Park Resident	EPR	1900 Birch Street	Palo Alto	CA	94306	2
11024	Evergreen Park Resident	EPR	432 College Ave	Palo Alto	CA	94305	1
10836	Evergreen Park Resident	EPR	466 Grant Avenue	Palo Alto	CA	94306	3
10587	Evergreen Park Resident	EPR	PO Box 60447	Palo Alto	CA	94306	2
10330	Evergreen Park Resident	EPR	2581 Park Blvd.	Palo Alto	CA	94306	1
11549	Evergreen Park Resident	EPR	360 sheridan ave	palo alto	CA	94306	1
9723	Evergreen Park Resident	EPR	149 California Ave	Palo Alto	CA	94306	1
10574	Evergreen Park Resident	EPR	381 Oxford Avenue	Palo Alto	CA	94306	2
10113	Evergreen Park Resident	EPR	431 College Ave	Palo Alto	CA	94306	1
9765	Evergreen Park Resident	EPR	214 Oxford Ave	Palo Alto	CA	94306	2
9838	Evergreen Park Resident	EPR	2101 Park Blvd	Palo Alto	CA	94306	1
9903	Evergreen Park Resident	EPR	2579 Park Boulevard	Palo Alto	CA	94306	1
9622	Evergreen Park Resident	EPR	416 Oxford Ave	Palo Alto	CA	94306	2
10801	Evergreen Park Resident	EPR	254 College Ave	Palo Alto	CA	94306	3
9810	Evergreen Park Resident	EPR	408 GRANT AVE	PALO ALTO	CA	94306	1
9668	Evergreen Park Resident	EPR	220 College Ave Apt A	Palo Alto	CA	94306	1
9824	Evergreen Park Resident	EPR	360 Stanford Ave	Palo Alto	CA	94306	1
11083	Evergreen Park Resident	EPR	311 Bryant St	palo alto	CA	94301	1

10627	Evergreen Park Resident	EPR	381 Stanford Ave	Palo Alto	CA	94306	2
11831	Evergreen Park Resident	EPR	2077 El camino real	palo alto	CA	94306	1
10745	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
12064	Evergreen Park Resident	EPR	375 Whitman Ct	Palo Alto	CA	94301-2753	1
9899	Evergreen Park Resident	EPR	1795 Park Blvd	Palo Alto	CA	94306	3
10041	Evergreen Park Resident	EPR	1789 Park Blvd	Palo Alto	CA	94306	2
10123	Evergreen Park Resident	EPR	1805 Park Blvd	Palo Alto	CA	94306	2
9161	Evergreen Park Resident	EPR	314 Poe Street	Palo Alto	CA	94301	1
9946	Evergreen Park Resident	EPR	280 College Avenue	Palo Alto	CA	94306	1
10534	Evergreen Park Resident	EPR	274 College Ave	Palo Alto	CA	94306-1513	2
10673	Evergreen Park Resident	EPR	391 Oxford Avenue	Palo Alto	CA	94306	1
10894	Evergreen Park Resident	EPR	1795 El Camino Real	Palo Alto	CA	94306	1
11511	Evergreen Park Resident	EPR	433 College Ave	Palo Alto	CA	94306	1
10061	Evergreen Park Resident	EPR	31712 Florence Ave	Laguna Beach	CA	92651	1
9847	Evergreen Park Resident	EPR	333 Leland Avenue	Palo Alto	CA	94306	3
10437	Evergreen Park Resident	EPR	431 Stanford Ave	Palo Alto	CA	94306	1
10159	Evergreen Park Resident	EPR	186 Park Avenue	Palo Alto	CA	94306	1
10457	Evergreen Park Resident	EPR	411 College Ave	Palo Alto	CA	94306	1
10581	Evergreen Park Resident	EPR	360 Leland Ave	Palo Alto	CA	94306	1
10206	Evergreen Park Resident	EPR	186 Park Ave	Palo Alto	CA	94306	1
9761	Evergreen Park Resident	EPR	2110 Ash Street	Palo Alto	CA	94306	3
11125	Evergreen Park Resident	EPR	345 Sheridan Avenue	Palo Alto	CA	94306	1
12261	Evergreen Park Resident	EPR	346 College Avenue	Palo Alto	CA	94306	1
10019	Evergreen Park Resident	EPR	260 College Avenue	Palo Alto	CA	94306	2
10953	Evergreen Park Resident	EPR	2083 El Camino Real	Palo Alto	CA	94306	1
10909	Evergreen Park Resident	EPR	1856 Ash St	Palo Alto	CA	94306	1
9716	Evergreen Park Resident	EPR	345 Sheridan Ave.	Palo Alto	CA	94306	1
9710	Evergreen Park Resident	EPR	1883 Park Blvd.	Palo Alto	CA	94306	2
9923	Evergreen Park Resident	EPR	290 Oxford Avenue	Palo Alto	CA	94306	2
11128	Evergreen Park Resident	EPR	2110 Park Blvd	Palo Alto	CA	94306	1
11839	Evergreen Park Resident	EPR	425 Grant Ave	Palo Alto	CA	94306	2
9707	Evergreen Park Resident	EPR	425 Grant Ave	Palo Alto	CA	94306	1
9832	Evergreen Park Resident	EPR	345 SHERIDAN AVE	PALO ALTO	CA	94306	1
12238	Evergreen Park Resident	EPR	220 COLLEGE AVE	PALO ALTO	CA	94306	1
10700	Evergreen Park Resident	EPR	449 College Ave	Palo Alto	CA	94306	1
9980	Evergreen Park Resident	EPR	317 Leland Ave	Palo Alto	CA	94306	2
10189	Evergreen Park Resident	EPR	360 Sheridan	Palo Alto	CA	94306	1
9833	Evergreen Park Resident	EPR	172 Park Ave	Palo Alto	CA	94306-1107	1
9766	Evergreen Park Resident	EPR	328 Oxford Avenue	Palo Alto	CA	94306	1
10807	Evergreen Park Resident	EPR	306 Grant Ave	Palo Alto	CA	94306	1
11397	Evergreen Park Resident	EPR	411 Stanford Ave	Palo Alto	CA	94306	1
10790	Evergreen Park Resident	EPR	315 Sheridan Ave	Palo Alto	CA	94306	2
10681	Evergreen Park Resident	EPR	395 Ieland avenue	Palo alto	CA	94306	1
10835	Evergreen Park Resident	EPR	291 Stanford Ave.	Palo Alto	CA	94306	1
10532	Evergreen Park Resident	EPR	1837 Park Blvd.	Palo Alto	CA	94306	1
10432	Evergreen Park Resident	EPR	469 Grant Avenue	Palo Alto	CA	94306	1
10234	Evergreen Park Resident	EPR	2160 Yale St	Palo Alto	CA	94306	1
11735	Evergreen Park Resident	EPR	425 Sherman Ave.	Palo Alto	CA	94306	1

11469	Evergreen Park Resident	EPR	415 Oxford Avenue	Palo Alto	CA	94306	1
10737	Evergreen Park Resident	EPR	2060 Park Blvd	palo alto	CA	94306	1
10748	Evergreen Park Resident	EPR	159 California Avenue	Palo Alto	CA	94306	1
10533	Evergreen Park Resident	EPR	359 Ieland ave.	palo alto	CA	94306	1
10177	Evergreen Park Resident	EPR	245 College Ave.	Palo Alto	CA	94306	1
10744	Evergreen Park Resident	EPR	411 COLLEGE AVE	PALO ALTO	CA	94306	1
9942	Evergreen Park Resident	EPR	365 College Ave	Palo Alto	CA	94306	2
10657	Evergreen Park Resident	EPR	429 College Avenue	Palo Alto	CA	94306	1
9486	Evergreen Park Resident	EPR	380 Conil Way	Portola Valley	CA	94028	1
11072	Evergreen Park Resident	EPR	245 Leland Ave	Palo Alto	CA	94306	1
9869	Evergreen Park Resident	EPR	2508 Birch St	Palo Alto	CA	94306	1
11994	Evergreen Park Resident	EPR	311 Sheridan Ave.	Palo Alto	CA	94306	1
9789	Evergreen Park Resident	EPR	1763 Park Blvd	Palo Alto	CA	94306	1
10973	Evergreen Park Resident	EPR	375 LELAND AVE	PALO ALTO	CA	94306	3
10520	Evergreen Park Resident	EPR	408 Grant Avenue	Palo Alto	CA	94306	1
10600	Evergreen Park Resident	EPR	2011 Park Blvd	Palo Alto	CA	94306	1
10660	Evergreen Park Resident	EPR	2005 Park blvd	palo alto	CA	94306	2
9827	Evergreen Park Resident	EPR	335 College Av	Palo Alto	CA	94306	1
11475	Evergreen Park Resident	EPR	411 College Avenue	PALO ALTO	CA	94306	1
9964	Evergreen Park Resident	EPR	261 Stanford Avenue	Palo Alto	CA	94306	2
9616	Evergreen Park Resident	EPR	2557 Park Blvd	Palo Alto	CA	94306	1
10642	Evergreen Park Resident	EPR	231 Stanford Avenue	Palo Alto	CA	94306	2
9758	Evergreen Park Resident	EPR	334 College Ave	Palo Alto	CA	94306	1
10696	Evergreen Park Resident	EPR	164 Park Ave	Palo Alto	CA	94306-	1107
11840	Evergreen Park Resident	EPR	305 College Ave	Palo Alto	CA	94306	1
10740	Evergreen Park Resident	EPR	397 College Ave	Palo Alto	CA	94306	1
11282	Evergreen Park Resident	EPR	360 sheridan ave	palo alto	CA	94306	1
11541	Evergreen Park Resident	EPR	309 Grant Ave	Palo Alto	CA	94306	1
9889	Evergreen Park Resident	EPR	2431 Ash St.	Palo Alto	CA	94306	1
10847	Evergreen Park Resident	EPR	334 College Ave	Palo Alto	CA	94306	1
9657	Evergreen Park Resident	EPR	1691 El Camino Real	Palo Alto	CA	94306	2
12340	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
10852	Evergreen Park Resident	EPR	390 Ieland ave. Apt A	Palo alto	CA	94306	1
9985	Evergreen Park Resident	EPR	354 Leland Ave	Palo Alto	CA	94306	1
9720	Evergreen Park Resident	EPR	469 Grant Avenue	Palo Alto	CA	94306	1
9767	Evergreen Park Resident	EPR	351 Stanford Avenue	Palo Alto	CA	94306	1
11685	Evergreen Park Resident	EPR	435 SHERIDAN AVE	PALO ALTO	CA	94306-	2044
10325	Evergreen Park Resident	EPR	434 Stanford Avenue	Palo Alto	CA	94306	1
9859	Evergreen Park Resident	EPR	201 Stanford	Palo Alto	CA	94306	4
10002	Evergreen Park Resident	EPR	2431 Ash Street	Palo Alto	CA	94306	1
10860	Evergreen Park Resident	EPR	360 sheridan ave. #102	palo alto	CA	94306	1
10108	Evergreen Park Resident	EPR	447 College Avenue	Palo Alto	CA	94306	1
10097	Evergreen Park Resident	EPR	330 Stanford Ave.	Palo Alto	CA	94306	1
9692	Evergreen Park Resident	EPR	1895 Park Blvd	PALO ALTO	CA	94306	2
10471	Evergreen Park Resident	EPR	456 Grant Avenue	Palo Alto	CA	94306	1
10759	Evergreen Park Resident	EPR	315 College Avenue	Palo Alto	CA	94306	1
10522	Evergreen Park Resident	EPR	1874 Park Blvd	Palo Alto	CA	94306-	1111
10850	Evergreen Park Resident	EPR	412 Ieland	palo alto	CA	94306	1

10567	Evergreen Park Resident	EPR	2105 Birch St	Palo Alto	CA	94306	1
10511	Evergreen Park Resident	EPR	1820 Ash St	Palo Alto	CA	94306	2
11145	Evergreen Park Resident	EPR	2120 Ash Street	Palo Alto	CA	94306	1
12058	Evergreen Park Resident	EPR	443 1/2 Leland Ave	Palo Alto	CA	94306	1
10283	Evergreen Park Resident	EPR	260 Stanford Avenue	Palo Alto	CA	94306	2
11843	Evergreen Park Resident	EPR	2565 Park Blvd.	Palo Alto	CA	94306	1
12018	Evergreen Park Resident	EPR	432 COLLEGE AVE	Palo Alto CA	CA	94306	1
11004	Evergreen Park Resident	EPR	360 Sheridan Avenue	Palo Alto	CA	94306	1
11017	Evergreen Park Resident	EPR	1737 Park Blvd	Palo Alto	CA	94306	1
11161	Evergreen Park Resident	EPR	2581 Park Blvd	Palo Alto	CA	94306	1
11828	Evergreen Park Resident	EPR	404 OXFORD AVE	PALO ALTO	CA	94306	1
10192	Evergreen Park Resident	EPR	153 Park Ave	Palo Alto	CA	94306	1
10837	Evergreen Park Resident	EPR	482 Oxford Ave	Palo Alto	CA	94306	2
10364	Evergreen Park Resident	EPR	437 College Ave	Palo Alto	CA	94306	1
10699	Evergreen Park Resident	EPR	410 Sheridan Ave.	Palo Alto	CA	94306	1
11624	Evergreen Park Resident	EPR	455 Grant Ave	Palo Alto	CA	94306	1
10037	Evergreen Park Resident	EPR	2145 Birch Street	Palo Alto	CA	94306	1
10936	Evergreen Park Resident	EPR	310 Ieland	palo alto	CA	94306	1
10866	Evergreen Park Resident	EPR	360 Sheridan Ave.	Palo Alto	CA	94306	2
10929	Evergreen Park Resident	EPR	455 Grant Ave Apt 12	Palo Alto	CA	94306	1
10352	Evergreen Park Resident	EPR	1850 Ash St	Palo Alto	CA	94306	1
11299	Evergreen Park Resident	EPR	2579 Park Blvd	Palo Alto	CA	94306	1
10826	Evergreen Park Resident	EPR	425 Grant Avenue	Palo Alto	CA	94306	1
11943	Evergreen Park Resident	EPR	408 Grant Ave	Palo Alto	CA	94306	1
11136	Evergreen Park Resident	EPR	2143 Park Blvd	Palo Alto	CA	94306	1
11023	Evergreen Park Resident	EPR	376 College Ave Apt 7	Palo Alto	CA	94306	1
10503	Evergreen Park Resident	EPR	121 Park Ave	Palo Alto	CA	94306	1
10454	Evergreen Park Resident	EPR	271 Stanford Avenue	Palo Alto	CA	94306	1
9813	Evergreen Park Resident	EPR	245 College Ave	Palo Alto	CA	94306	1
10694	Evergreen Park Resident	EPR	435 SHERIDAN AVE	PALO ALTO	CA	94306	1
10580	Evergreen Park Resident	EPR	334 Leland Avenue	Palo Alto	CA	94306	2
9888	Evergreen Park Resident	EPR	2561 Park Bl	Palo Alto	CA	94306	1
10195	Evergreen Park Resident	EPR	412 College Ave	Palo Alto	CA	94306	1
10742	Evergreen Park Resident	EPR	425 Grant Ave.	Palo Alto	CA	94306	1
10008	Evergreen Park Resident	EPR	425 Grant Avenue	Palo Alto	CA	94306	1
10655	Evergreen Park Resident	EPR	263 Oxford Ave	Palo Alto	CA	94306	1
10616	Evergreen Park Resident	EPR	443 Oxford Avenue	Palo Alto	CA	94306	2
9630	Evergreen Park Resident	EPR	1769 Park Blvd	Palo Alto	CA	94306	2
11084	Evergreen Park Resident	EPR	2053 Park Blvd	Palo Alto	CA	94306	1
9797	Evergreen Park Resident	EPR	784 Ponderosa ave	Sunnyvale	CA	94086	1
10724	Evergreen Park Resident	EPR	469 Grant Avenue Apt L	Palo Alto	CA	94306-1821	1
11329	Evergreen Park Resident	EPR	322 College Ave	Palo Alto	CA	94306-1517	1
9891	Evergreen Park Resident	EPR	322 Stanford Ave.	Palo Alto	CA	94306	2
10622	Evergreen Park Resident	EPR	2140 Ash st	PALO ALTO	CA	94306	2
11020	Evergreen Park Resident	EPR	376 College Ave	Palo Alto	CA	94306	1
11177	Evergreen Park Resident	EPR	245 College Ave	Palo Alto	CA	94306	1
10781	Evergreen Park Resident	EPR	285 Oxford avenue	Palo alto	CA	94306	1
10044	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	943066	1
11418	Evergreen Park Resident	EPR	410 Sheridan Ave.	Palo Alto	CA	94306	1

11153	Evergreen Park Resident	EPR	P.O. Box 361243	Milpitas	CA	95036-1243	1
10692	Evergreen Park Resident	EPR	360 College Ave	Palo Alto	CA	94306	2
11075	Evergreen Park Resident	EPR	2512 Birch St.	Palo Alto	CA	94306	1
9814	Evergreen Park Resident	EPR	285 College Ave Apt A	Palo Alto	CA	94306	1
10144	Evergreen Park Resident	EPR	424 College Ave.	Palo Alto	CA	94306	1
10623	Evergreen Park Resident	EPR	2079 park Blvd	Palo Alto	CA	94306	2
9905	Evergreen Park Resident	EPR	143 Park Ave	Palo Alto	CA	94306	1
10590	Evergreen Park Resident	EPR	343 Oxford Ave.	Palo Alto	CA	94306	1
9702	Evergreen Park Resident	EPR	363 Stanford Ave.	Palo Alto	CA	94306	2
9871	Evergreen Park Resident	EPR	351 Leland Ave	Palo Alto	CA	94306-1128	1
10857	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
11080	Evergreen Park Resident	EPR	2575 Park Blvd.	Palo Alto	CA	94306	1
9863	Evergreen Park Resident	EPR	2577 Park Blvd	Palo Alto	CA	94306	2
10598	Evergreen Park Resident	EPR	1970 Birch St	Palo Alto	CA	94306	2
10497	Evergreen Park Resident	EPR	421 Oxford Avenue	Palo Alto	CA	94306	1
10877	Evergreen Park Resident	EPR	1851 Park Blvd.	Palo Alto	CA	94306	3
10273	Evergreen Park Resident	EPR	410 Sheridan Ave	Palo Alto	CA	94306	1
10569	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
10474	Evergreen Park Resident	EPR	1863 Park Blvd	Palo Alto	CA	94306	1
10207	Evergreen Park Resident	EPR	315 Stanford Ave	Palo Alto	CA	94306	1
9606	Evergreen Park Resident	EPR	254 College Ave Apt E	Palo Alto	CA	94306	1
10632	Evergreen Park Resident	EPR	343 Stanford Avenue	Palo Alto	CA	94306-1147	2
9769	Evergreen Park Resident	EPR	1830 Birch Street	Palo Alto	CA	94306	1
9625	Evergreen Park Resident	EPR	307 Sheridan Avenue	Palo Alto	CA	94306	1
9780	Evergreen Park Resident	EPR	1850 Park Blvd	Palo Alto	CA	94306	1
10047	Evergreen Park Resident	EPR	2171 El Camino Real	Palo Alto	CA	94306	1
10210	Evergreen Park Resident	EPR	342 Oxford Ave	Palo Alto	CA	94306	2
9912	Evergreen Park Resident	EPR	432 Stanford Ave.	Palo Alto	CA	94306	1
10524	Evergreen Park Resident	EPR	330 Grant Ave	Palo Alto	CA	94306	1
9974	Evergreen Park Resident	EPR	302 College Avenue	Palo Alto	CA	94306	1
10529	Evergreen Park Resident	EPR	1825 Park Blvd	Palo Alto	CA	94306	1
10538	Evergreen Park Resident	EPR	2150 Park Blvd	Palo Alto	CA	94306	2
10473	Evergreen Park Resident	EPR	383 College Ave	Palo Alto	CA	94306	1
10617	Evergreen Park Resident	EPR	2040 Ash Street	Palo Alto	CA	94306	1
10217	Evergreen Park Resident	EPR	455 Grant Avenue	Palo Alto	CA	94306	2
9825	Evergreen Park Resident	EPR	425 Grant Ave.	Palo Alto	CA	94306	2
10552	Evergreen Park Resident	EPR	1980 ASH STREET	PALO ALTO	CA	94306-1114	1
11579	Evergreen Park Resident	EPR	360 Sheridan Ave	Palo Alto	CA	94306	1
9706	Evergreen Park Resident	EPR	234 Oxford Avenue	Palo Alto	CA	94306	1
11874	Evergreen Park Resident	EPR	2585 Park blvd	Palo Alto	CA	94306	1
11542	Evergreen Park Resident	EPR	432 College Ave.	Palo Alto	CA	94306	1
11028	Evergreen Park Resident	EPR	360 College Avenue	Palo Alto	CA	94306	1
10361	Evergreen Park Resident	EPR	1862 Ash Street	Palo Alto	CA	94306	1
10668	Evergreen Park Resident	EPR	417 college avenue	palo alto	CA	94306	2
9911	Evergreen Park Resident	EPR	1901 Birch Street	Palo Alto	CA	94306	1
11039	Evergreen Park Resident	EPR	120 Park Ave	Palo Alto	CA	94306	1
10756	Evergreen Park Resident	EPR	2454 Ash St.	Palo Alto	CA	94306	3

11009	Evergreen Park Resident	EPR	345 Sheridan Ave	PALO ALTO	CA	94306	1	
11211	Evergreen Park Resident	EPR	2431 Ash Street, Apt 122	Palo Al	CA	94306	1	
10510	Evergreen Park Resident	EPR	1731 Park Blvd	Palo Alto	CA	94306	1	
9678	Evergreen Park Resident	EPR	325 College Ave	Palo Alto	CA	94306	1	
9641	Evergreen Park Resident	EPR	419 Leland Avenue	Palo Alto	CA	94306	1	
11212	Evergreen Park Resident	EPR	435 Sheridan Ave	Palo Alto	CA	94306	1	
11155	Evergreen Park Resident	EPR	376 College Ave	Palo Alto	CA	94306	2	
10788	Evergreen Park Resident	EPR	455 grant ave	Palo Alto	CA	94306	1	
10068	Evergreen Park Resident	EPR	280 Stanford Avenue	Palo Alto	CA	94306	1	
10487	Evergreen Park Resident	EPR	2091 Park Boulevard	Palo Alto	CA	94306	1	
10508	Evergreen Park Resident	EPR	360 sheridan ave	palo alto	CA	94306	1	
10010	Evergreen Park Resident	EPR	425 Grant Ave Apt 23	Palo Alto	CA	94306	2	
10140	Evergreen Park Resident	EPR	245 College Ave Apt B	Palo Alto	CA	94306	1	
10516	Evergreen Park Resident	EPR	2431 Ash St #114	Palo Alto	CA	94306	1	
11571	Evergreen Park Resident	EPR	425 grant avenue	palo alto	CA	94306	1	
11074	Evergreen Park Resident	EPR	443 college avenue	palo alto	CA	94306-1525	1	
9831	Evergreen Park Resident	EPR	309 College Ave	Palo Alto	CA	94306	1	
9862	Evergreen Park Resident	EPR	323 Stanford Ave.	Palo Alto	CA	94306	1	
9816	Evergreen Park Resident	EPR	230 Leland Ave	Palo Alto	CA	94306	1	
9628	Evergreen Park Resident	EPR	243 Oxford Ave.	Palo Alto	CA	94306	1	
10751	Evergreen Park Resident	EPR	333 STANFORD AVE	PALO ALTO	CA	94306	3	
10130	Evergreen Park Resident	EPR	334 College Avenue	Palo Alto	CA	94306	2	
10640	Evergreen Park Resident	EPR	251 Stanford Ave	Palo Alto	CA	94306	3	
10035	Evergreen Park Resident	EPR	456 College Ave.	Palo Alto	CA	94306	1	
11096	Evergreen Park Resident	EPR	250 LELAND AVENUE	PALO ALTO	CA	94306	1	
10362	Evergreen Park Resident	EPR	380 Oxford Ave	Palo Alto	CA	94306	1	
10698	Evergreen Park Resident	EPR	142 Park Ave	Palo Alto	CA	94306	1	
10124	Evergreen Park Resident	EPR	410 Sheridan Ave	Palo Alto	CA	94306	1	
10930	Evergreen Park Resident	EPR	2115 Park Blvd	Palo Alto	CA	94306	2	
11119	Evergreen Park Resident	EPR	410 sheridan ave	Palo Alto	CA	94306	1	
9897	Evergreen Park Resident	EPR	428 Stanford Ave	Palo Alto	CA	94306-1148	2	
9738	Evergreen Park Resident	EPR	252 Stanford Ave.	Palo Alto	CA	94306	2	
10315	Evergreen Park Resident	EPR	1960 Park Blvd	palo alto	CA	94306	1	
10631	Evergreen Park Resident	EPR	408 Leland Avenue	Palo Alto	CA	94306	1	
9792	Evergreen Park Resident	EPR	PO BOX	1035	Palo Alto	CA	94302	1
11481	Evergreen Park Resident	EPR	1757 Park Blvd.		Palo Alto	CA	94306	2
10911	Evergreen Park Resident	EPR	141 S California Ave		Palo Alto	CA	94306	1
11126	Evergreen Park Resident	EPR	345 Sheridan Ave		Palo Alto	CA	94306	1
10602	Evergreen Park Resident	EPR	314 Stanford Ave		Palo Alto	CA	94306	2
10817	Evergreen Park Resident	EPR	253 Oxford Ave		Palo Alto	CA	94306-1133	1
10219	Evergreen Park Resident	EPR	223 Oxford		Palo Alto	CA	94306	4
9820	Evergreen Park Resident	EPR	425 Grant Avenue		Palo Alto	CA	94306	1
11038	Evergreen Park Resident	EPR	2277 Park Blvd		Palo Alto	CA	94306	1
9772	Evergreen Park Resident	EPR	355 College Ave.		Palo Alto	CA	94306	3
10080	Evergreen Park Resident	EPR	1824 Park Blvd.		Palo Alto	CA	94306	1
10571	Evergreen Park Resident	EPR	370 Oxford Avenue		Palo Alto	CA	94306-1134	1
10957	Evergreen Park Resident	EPR	455 Grant Ave		Palo Alto	CA	94306	1

10717	Evergreen Park Resident	EPR	447 college ave	Palo Alto	CA	94306	1
10485	Evergreen Park Resident	EPR	464 Grant Ave.	Palo Alto	CA	94306	1
11561	Evergreen Park Resident	EPR	345 Sheridan Avenue	Palo Alto	CA	94306	1
10705	Evergreen Park Resident	EPR	390 Ieland ave	palo alto	CA	94306	1
10005	Evergreen Park Resident	EPR	359 Stanford Avenue	Palo Alto	CA	94306	1
11686	Evergreen Park Resident	EPR	2557 Park Boulevard	Palo Alto	CA	94306	1
11077	Evergreen Park Resident	EPR	325 Leland Avenue	Palo Alto	CA	94306	1
10117	Evergreen Park Resident	EPR	240 Leland Ave	Palo Alto	CA	94306	2
10077	Evergreen Park Resident	EPR	322 COLLEGE AVE	PALO ALTO	CA	94306	2
10111	Evergreen Park Resident	EPR	432 College Avenue	Palo Alto	CA	94306-1530	1
9906	Evergreen Park Resident	EPR	270 Stanford Ave	Palo Alto	CA	94306	1
10235	Evergreen Park Resident	EPR	360 Sheridan Avenue	Palo Alto	CA	94306	1
11653	Evergreen Park Resident	EPR	307 College Avenue	Palo Alto	CA	94306	2
12075	Evergreen Park Resident	EPR	435 Sheridan Avenue 108	Palo Alto	CA	94306	1
10004	Evergreen Park Resident	EPR	150 Park Ave	Palo Alto	CA	94306	1
10859	Evergreen Park Resident	EPR	360 Sheridan Ave.	Palo Alto	CA	94306	1
11116	Evergreen Park Resident	EPR	455 Grant Ave. Apt. 11	Palo Alto	CA	94306	1
10043	Evergreen Park Resident	EPR	2443 Ash St	Palo Alto	CA	94306	2
10674	Evergreen Park Resident	EPR	393 Stanford Ave.	Palo Alto	CA	94306	2
11793	Evergreen Park Resident	EPR	345 Sheridan Ave #207	Palo Alto	CA	94306	1
10260	Evergreen Park Resident	EPR	384 Stanford Ave	Palo Alto	CA	94306	1
10833	Evergreen Park Resident	EPR	455 grant ave, APT 8	Palo Alto	CA	94306	1
10680	Evergreen Park Resident	EPR	323 Oxford Ave	Palo Alto	CA	94306	1
11920	Evergreen Park Resident	EPR	200 Sheridan ave	Palo Alto	CA	94306	1
9680	Evergreen Park Resident	EPR	254 College Ave Apt C	Palo Alto	CA	94306	1
11085	Evergreen Park Resident	EPR	360 Sheridan Avenue	Palo Alto	CA	94306	1
11929	Evergreen Park Resident	EPR	138 Park ave	Palo Alto	CA	94306	2
10628	Evergreen Park Resident	EPR	290 LELAND AVE	PALO ALTO	CA	94306	2
10839	Evergreen Park Resident	EPR	2458 Ash St	Palo Alto	CA	94306	1
10875	Evergreen Park Resident	EPR	2060 Birch Street	Palo Alto	CA	94306	1
10225	Evergreen Park Resident	EPR	2431 Ash St	Palo Alto	CA	94306	1
10714	Evergreen Park Resident	EPR	230 college Ave	Palo Alto	CA	94306	1
11526	Evergreen Park Resident	EPR	2031 Park Blvd	Palo Alto	CA	94306	1
10677	Evergreen Park Resident	EPR	305 College Ave	Palo Alto	CA	94306	2
9913	Evergreen Park Resident	EPR	285 College Ave	Palo Alto	CA	94306	2
10489	Evergreen Park Resident	EPR	161 California	palo alto	CA	94306	1
				EPR		566	
10388	Evergreen Park Resident	EPRH	2585 Park Blvd.	Palo Alto	CA	94301	2
9764	Evergreen Park Resident	EPRH	1805 El Camino Real	Palo Alto	CA	94306	2
10208	Evergreen Park Resident	EPRH	1805 El Camino Real	Palo Alto	CA	94306	2
9685	Evergreen Park Resident	EPRH	163 Park Avenue	palo alto	CA	94306	2
10725	Evergreen Park Resident	EPRH	354 College Avenue	Palo Alto	CA	94306	2
9305	Evergreen Park Resident	EPRH	277 College Ave.	Palo Alto	CA	94306	1
10851	Evergreen Park Resident	EPRH	410 Ieland	palo alto	CA	94306	2
9645	Evergreen Park Resident	EPRH	396 Stanford Ave	Palo Alto	CA	94306	2
10551	Evergreen Park Resident	EPRH	359 Leland Ave.	Palo Alto	CA	94306	1
9963	Evergreen Park Resident	EPRH	123 Sherman Avenue	Palo Alto	CA	94306	1
11156	Evergreen Park Resident	EPRH	425 Grant Ave	Palo Alto	CA	94306	1
11500	Evergreen Park Resident	EPRH	260 College Ave	Palo Alto	CA	94306	1

10500	Evergreen Park Resident	EPRH	446 Grant Ave	Palo Alto	CA	94306	1
10805	Evergreen Park Resident	EPRH	348 grant avenue	Palo alto	CA	94306	1
9744	Evergreen Park Resident	EPRH	1810 Birch St.	Palo Alto	CA	94306	1
10338	Evergreen Park Resident	EPRH	290 Stanford Ave	Palo Alto	CA	94306	2
12121	Evergreen Park Resident	EPRH	360 sheridan avenue	Palo Alto	CA	94306	1
10701	Evergreen Park Resident	EPRH	149 S. California Ave.	Palo Alto	CA	94306	1
9629	Evergreen Park Resident	EPRH	178 park ave	palo alto	CA	94306	1
11331	Evergreen Park Resident	EPRH	360 sheridan ave	Palo Alto	CA	94306	1
10007	Evergreen Park Resident	EPRH	446 College Ave	Palo Alto	CA	94306	1
9791	Evergreen Park Resident	EPRH	1933 Birch Street	Palo Alto	CA	94306	1
9457	Evergreen Park Resident	EPRH	435 Sheridan Ave Apt 302	Palo Alto	CA	94306-2052	1
10252	Evergreen Park Resident	EPRH	390 College Avenue	Palo Alto	CA	94306	2
10913	Evergreen Park Resident	EPRH	270 Leland Avenue	Palo Alto	CA	94306	1
9602	Evergreen Park Resident	EPRH	1691 El Camino Real, Suite 100	Palo Alto	CA	94306	2
11348	Evergreen Park Resident	EPRH	395 Leland Avenue	Palo Alto	CA	94306	2
12022	Evergreen Park Resident	EPRH	210 College Ave	Palo Alto	CA	94306	1
9865	Evergreen Park Resident	EPRH	435 Sheridan Ave. #102	Palo Alto	CA	94306-2044	2
10695	Evergreen Park Resident	EPRH	1815 Park Blvd	Palo Alto	CA	94306	2
10596	Evergreen Park Resident	EPRH	332 Oxford Ave	Palo Alto	CA	94306	1
10729	Evergreen Park Resident	EPRH	360 College Avenue	Palo Alto	CA	94306	1
9740	Evergreen Park Resident	EPRH	423 Oxford Ave	Palo Alto	CA	94306	1
10020	Evergreen Park Resident	EPRH	374 Stanford Ave	Palo Alto	CA	94306	1
10425	Evergreen Park Resident	EPRH	326 Leland Ave.	Palo Alto	CA	94306-1127	1
10422	Evergreen Park Resident	EPRH	390 Oxford Avenue	PALO ALTO	CA	94306	2
9972	Evergreen Park Resident	EPRH	469 Grant Avenue	Palo Alto	CA	94306	1
10688	Evergreen Park Resident	EPRH	373 Oxford Avenue	Palo Alto	CA	94306	2
10535	Evergreen Park Resident	EPRH	137 Park Avenue	Palo Alto	CA	94306	2
10545	Evergreen Park Resident	EPRH	129 Park Ave.	Palo Alto	CA	94306	2
9745	Evergreen Park Resident	EPRH	1691 El Camino Real	Palo Alto	CA	94306	2
10588	Evergreen Park Resident	EPRH	410 STANFORD AVENUE	PALO ALTO	CA	94306	2
9829	Evergreen Park Resident	EPRH	280 Oxford Avenue	Palo Alto	CA	94306	2
10298	Evergreen Park Resident	EPRH	222 Oxford Avenue	Palo Alto	CA	94306	2
10841	Evergreen Park Resident	EPRH	455 Grant Ave	Palo Alto	CA	94306	2
10880	Evergreen Park Resident	EPRH	455 Grant Avenue	Palo Alto	CA	94306	1
9856	Evergreen Park Resident	EPRH	2130 Birch St.	Palo Alto	CA	94306	2
9870	Evergreen Park Resident	EPRH	1691 El Camino Real	Palo Alto	CA	94306	2
10103	Evergreen Park Resident	EPRH	397 College Ave	Palo Alto	CA	94306	1
10564	Evergreen Park Resident	EPRH	344 Leland Ave	Palo Alto	CA	94306	2
9835	Evergreen Park Resident	EPRH	2150 Birch St	Palo Alto	CA	94306	1
10610	Evergreen Park Resident	EPRH	1866 Park Blvd	Palo Alto	CA	94306	1
9611	Evergreen Park Resident	EPRH	420 Cambridge Avenue, Unit 1	Palo Alto	CA	94306	2
10984	Evergreen Park Resident	EPRH	360 Sheridan Ave	Palo Alto	CA	94306	2
10675	Evergreen Park Resident	EPRH	231 College Ave.	Palo Alto	CA	94306	1
9586	Evergreen Park Resident	EPRH	322 College Ave	Palo Alto	CA	94306	1
9724	Evergreen Park Resident	EPRH	1681 El Camino Real	Palo Alto	CA	94306	2
10836	Evergreen Park Resident	EPRH	466 Grant Avenue	Palo Alto	CA	94306	2
10330	Evergreen Park Resident	EPRH	2581 Park Blvd.	Palo Alto	CA	94306	1

10574	Evergreen Park Resident	EPRH	381 Oxford Avenue	Palo Alto	CA	94306	2
9765	Evergreen Park Resident	EPRH	214 Oxford Ave	Palo Alto	CA	94306	1
9668	Evergreen Park Resident	EPRH	220 College Ave Apt A	Palo Alto	CA	94306	1
9824	Evergreen Park Resident	EPRH	360 Stanford Ave	Palo Alto	CA	94306	1
11083	Evergreen Park Resident	EPRH	311 Bryant St	palo alto	CA	94301	1
10627	Evergreen Park Resident	EPRH	381 Stanford Ave	Palo Alto	CA	94306	1
11382	Evergreen Park Resident	EPRH	250 Hamilton ave	palo alto	CA	94301	2
9899	Evergreen Park Resident	EPRH	1795 Park Blvd	Palo Alto	CA	94306	2
10041	Evergreen Park Resident	EPRH	1789 Park Blvd	Palo Alto	CA	94306	2
10123	Evergreen Park Resident	EPRH	1805 Park Blvd	Palo Alto	CA	94306	2
9946	Evergreen Park Resident	EPRH	280 College Avenue	Palo Alto	CA	94306	2
10534	Evergreen Park Resident	EPRH	274 College Ave	Palo Alto	CA	94306-1513	1
10673	Evergreen Park Resident	EPRH	391 Oxford Avenue	Palo Alto	CA	94306	2
10894	Evergreen Park Resident	EPRH	1795 El Camino Real	Palo Alto	CA	94306	1
9847	Evergreen Park Resident	EPRH	333 Leland Avenue	Palo Alto	CA	94306	2
10437	Evergreen Park Resident	EPRH	431 Stanford Ave	Palo Alto	CA	94306	2
10159	Evergreen Park Resident	EPRH	186 Park Avenue	Palo Alto	CA	94306	1
10581	Evergreen Park Resident	EPRH	360 Leland Ave	Palo Alto	CA	94306	2
11846	Evergreen Park Resident	EPRH	391 College Avenue	Palo Alto	CA	94306	2
11125	Evergreen Park Resident	EPRH	345 Sheridan Avenue	Palo Alto	CA	94306	1
9923	Evergreen Park Resident	EPRH	290 Oxford Avenue	Palo Alto	CA	94306	3
11015	Evergreen Park Resident	EPRH	360 sheridan ave	palo alto	CA	94306	1
9980	Evergreen Park Resident	EPRH	317 Leland Ave	Palo Alto	CA	94306	1
9833	Evergreen Park Resident	EPRH	172 Park Ave	Palo Alto	CA	94306-1107	1
10681	Evergreen Park Resident	EPRH	395 Ieland avenue	Palo alto	CA	94306	1
10835	Evergreen Park Resident	EPRH	291 Stanford Ave.	Palo Alto	CA	94306	2
10748	Evergreen Park Resident	EPRH	159 California Avenue	Palo Alto	CA	94306	2
10533	Evergreen Park Resident	EPRH	359 Ieland ave.	palo alto	CA	94306	1
9942	Evergreen Park Resident	EPRH	365 College Ave	Palo Alto	CA	94306	2
9789	Evergreen Park Resident	EPRH	1763 Park Blvd	Palo Alto	CA	94306	1
10973	Evergreen Park Resident	EPRH	375 LELAND AVE	PALO ALTO	CA	94306	2
10660	Evergreen Park Resident	EPRH	2005 Park blvd	palo alto	CA	94306	2
9828	Evergreen Park Resident	EPRH	345 Sheridan	Palo Alto	CA	94306	1
9967	Evergreen Park Resident	EPRH	2569 Park Blvd. T105	Palo Alto	CA	94306	2
9964	Evergreen Park Resident	EPRH	261 Stanford Avenue	Palo Alto	CA	94306	2
10696	Evergreen Park Resident	EPRH	164 Park Ave	Palo Alto	CA	94306-1107	1
10740	Evergreen Park Resident	EPRH	397 College Ave	Palo Alto	CA	94306	1
11282	Evergreen Park Resident	EPRH	360 sheridan ave	palo alto	CA	94306	1
9657	Evergreen Park Resident	EPRH	1691 El Camino Real	Palo Alto	CA	94306	2
10852	Evergreen Park Resident	EPRH	390 Ieland ave. Apt A	Palo alto	CA	94306	3
9767	Evergreen Park Resident	EPRH	351 Stanford Avenue	Palo Alto	CA	94306	1
9859	Evergreen Park Resident	EPRH	201 Stanford	Palo Alto	CA	94306	2
10097	Evergreen Park Resident	EPRH	330 Stanford Ave.	Palo Alto	CA	94306	2
10759	Evergreen Park Resident	EPRH	315 College Avenue	Palo Alto	CA	94306	2
10522	Evergreen Park Resident	EPRH	1874 Park Blvd	Palo Alto	CA	94306-1111	1
10850	Evergreen Park Resident	EPRH	412 Ieland	palo alto	CA	94306	4
10567	Evergreen Park Resident	EPRH	2105 Birch St	Palo Alto	CA	94306	1

11004	Evergreen Park Resident	EPRH	360 Sheridan Avenue	Palo Alto	CA	94306	1
11017	Evergreen Park Resident	EPRH	1737 Park Blvd	Palo Alto	CA	94306	1
10364	Evergreen Park Resident	EPRH	437 College Ave	Palo Alto	CA	94306	1
11624	Evergreen Park Resident	EPRH	455 Grant Ave	Palo Alto	CA	94306	1
11299	Evergreen Park Resident	EPRH	2579 Park Blvd	Palo Alto	CA	94306	1
11202	Evergreen Park Resident	EPRH	2151 park blvd	palo alto	CA	94306	1
11136	Evergreen Park Resident	EPRH	2143 Park Blvd	Palo Alto	CA	94306	2
10503	Evergreen Park Resident	EPRH	121 Park Ave	Palo Alto	CA	94306	2
10580	Evergreen Park Resident	EPRH	334 Leland Avenue	Palo Alto	CA	94306	2
9630	Evergreen Park Resident	EPRH	1769 Park Blvd	Palo Alto	CA	94306	1
11498	Evergreen Park Resident	EPRH	420 Stanford Ave	Palo Alto	CA	94306	1
11592	Evergreen Park Resident	EPRH	245 College Ave	Palo Alto	CA	94306	1
9891	Evergreen Park Resident	EPRH	322 Stanford Ave.	Palo Alto	CA	94306	2
11020	Evergreen Park Resident	EPRH	376 College Ave	Palo Alto	CA	94306	2
10781	Evergreen Park Resident	EPRH	285 Oxford avenue	Palo alto	CA	94306	1
10623	Evergreen Park Resident	EPRH	2079 park Blvd	Palo Alto	CA	94306	1
9905	Evergreen Park Resident	EPRH	143 Park Ave	Palo Alto	CA	94306	2
10590	Evergreen Park Resident	EPRH	343 Oxford Ave.	Palo Alto	CA	94306	2
9702	Evergreen Park Resident	EPRH	363 Stanford Ave.	Palo Alto	CA	94306	2
11445	Evergreen Park Resident	EPRH	360 College Avenue	Palo Alto	CA	94306	1
10598	Evergreen Park Resident	EPRH	1970 Birch St	Palo Alto	CA	94306	1
10877	Evergreen Park Resident	EPRH	1851 Park Blvd.	Palo Alto	CA	94306	1
10474	Evergreen Park Resident	EPRH	1863 Park Blvd	Palo Alto	CA	94306	2
10632	Evergreen Park Resident	EPRH	343 Stanford Avenue	Palo Alto	CA	94306-	2
						1147	
9769	Evergreen Park Resident	EPRH	1830 Birch Street	Palo Alto	CA	94306	1
9912	Evergreen Park Resident	EPRH	432 Stanford Ave.	Palo Alto	CA	94306	1
9974	Evergreen Park Resident	EPRH	302 College Avenue	Palo Alto	CA	94306	1
10538	Evergreen Park Resident	EPRH	2150 Park Blvd	Palo Alto	CA	94306	2
10473	Evergreen Park Resident	EPRH	383 College Ave	Palo Alto	CA	94306	2
10617	Evergreen Park Resident	EPRH	2040 Ash Street	Palo Alto	CA	94306	1
10217	Evergreen Park Resident	EPRH	455 Grant Avenue	Palo Alto	CA	94306	2
9825	Evergreen Park Resident	EPRH	425 Grant Ave.	Palo Alto	CA	94306	2
10668	Evergreen Park Resident	EPRH	417 college avenue	palo alto	CA	94306	2
11039	Evergreen Park Resident	EPRH	120 Park Ave	Palo Alto	CA	94306	2
10638	Evergreen Park Resident	EPRH	225 Leland	Palo Alto	CA	94306	2
10510	Evergreen Park Resident	EPRH	1731 Park Blvd	Palo Alto	CA	94306	2
9641	Evergreen Park Resident	EPRH	419 Leland Avenue	Palo Alto	CA	94306	1
10788	Evergreen Park Resident	EPRH	455 grant ave	Palo Alto	CA	94306	1
10487	Evergreen Park Resident	EPRH	2091 Park Boulevard	Palo Alto	CA	94306	1
10508	Evergreen Park Resident	EPRH	360 sheridan ave	palo alto	CA	94306	1
10516	Evergreen Park Resident	EPRH	2431 Ash St #114	Palo Alto	CA	94306	1
9831	Evergreen Park Resident	EPRH	309 College Ave	Palo Alto	CA	94306	1
9816	Evergreen Park Resident	EPRH	230 Leland Ave	Palo Alto	CA	94306	2
10130	Evergreen Park Resident	EPRH	334 College Avenue	Palo Alto	CA	94306	1
10640	Evergreen Park Resident	EPRH	251 Stanford Ave	Palo Alto	CA	94306	1
11096	Evergreen Park Resident	EPRH	250 LELAND AVENUE	PALO ALTO	CA	94306	1
10362	Evergreen Park Resident	EPRH	380 Oxford Ave	Palo Alto	CA	94306	2
11283	Evergreen Park Resident	EPRH	2585 Park Blvd	Palo Alto	CA	94306	1
10124	Evergreen Park Resident	EPRH	410 Sheridan Ave	Palo Alto	CA	94306	1
9897	Evergreen Park Resident	EPRH	428 Stanford Ave	Palo Alto	CA	94306-	2

9738	Evergreen Park Resident	EPRH	252 Stanford Ave.		Palo Alto	CA	94306	1148	
9792	Evergreen Park Resident	EPRH	PO BOX	1035	Palo Alto	CA	94302		2
11481	Evergreen Park Resident	EPRH	1757 Park Blvd.		Palo Alto	CA	94306		1
10911	Evergreen Park Resident	EPRH	141 S California Ave		Palo Alto	CA	94306		2
10602	Evergreen Park Resident	EPRH	314 Stanford Ave		Palo Alto	CA	94306		1
10817	Evergreen Park Resident	EPRH	253 Oxford Ave		Palo Alto	CA	94306-		1
							1133		
11038	Evergreen Park Resident	EPRH	2277 Park Blvd		Palo Alto	CA	94306		2
10295	Evergreen Park Resident	EPRH	2581 Park Blvd.		Palo Alto	CA	94306		2
10080	Evergreen Park Resident	EPRH	1824 Park Blvd.		Palo Alto	CA	94306		1
10571	Evergreen Park Resident	EPRH	370 Oxford Avenue		Palo Alto	CA	94306-		2
							1134		
10717	Evergreen Park Resident	EPRH	447 college ave		Palo Alto	CA	94306		1
10705	Evergreen Park Resident	EPRH	390 leland ave		palo alto	CA	94306		2
10005	Evergreen Park Resident	EPRH	359 Stanford Avenue		Palo Alto	CA	94306		1
11077	Evergreen Park Resident	EPRH	325 Leland Avenue		Palo Alto	CA	94306		1
10117	Evergreen Park Resident	EPRH	240 Leland Ave		Palo Alto	CA	94306		2
10111	Evergreen Park Resident	EPRH	432 College Avenue		Palo Alto	CA	94306-		2
							1530		
10674	Evergreen Park Resident	EPRH	393 Stanford Ave.		Palo Alto	CA	94306		2
10833	Evergreen Park Resident	EPRH	455 grant ave, APT 8		Palo Alto	CA	94306		1
10628	Evergreen Park Resident	EPRH	290 LELAND AVE		PALO ALTO	CA	94306		2
10714	Evergreen Park Resident	EPRH	230 college Ave		Palo Alto	CA	94306		1
10489	Evergreen Park Resident	EPRH	161 california		palo alto	CA	94306		1
					EPRH		266		
12121	Evergreen Park Resident	EPRS	360 sheridan avenue		Palo Alto	CA	94306		2
9681	Evergreen Park Resident	EPRS	200 Sheridan Ave		Palo Alto	CA	94306		7
9745	Evergreen Park Resident	EPRS	1691 El Camino Real		Palo Alto	CA	94306		1
10324	Evergreen Park Resident	EPRS	2160 Ash Street		Palo Alto	CA	94306		1
9611	Evergreen Park Resident	EPRS	420 Cambridge Avenue, Unit 1		Palo Alto	CA	94306		5
9724	Evergreen Park Resident	EPRS	1681 El Camino Real		Palo Alto	CA	94306		10
10574	Evergreen Park Resident	EPRS	381 Oxford Avenue		Palo Alto	CA	94306		5
10627	Evergreen Park Resident	EPRS	381 Stanford Ave		Palo Alto	CA	94306		6
11446	Evergreen Park Resident	EPRS	158 Park Ave		Palo Alto	CA	94306		1
9828	Evergreen Park Resident	EPRS	345 Sheridan		Palo Alto	CA	94306		3
9616	Evergreen Park Resident	EPRS	2557 Park Blvd		Palo Alto	CA	94306		10
10522	Evergreen Park Resident	EPRS	1874 Park Blvd		Palo Alto	CA	94306-		3
							1111		
11418	Evergreen Park Resident	EPRS	410 Sheridan Ave.		Palo Alto	CA	94306		2
10207	Evergreen Park Resident	EPRS	315 Stanford Ave		Palo Alto	CA	94306		1
9606	Evergreen Park Resident	EPRS	254 College Ave Apt E		Palo Alto	CA	94306		3
10632	Evergreen Park Resident	EPRS	343 Stanford Avenue		Palo Alto	CA	94306-		11
							1147		
9641	Evergreen Park Resident	EPRS	419 Leland Avenue		Palo Alto	CA	94306		4
9816	Evergreen Park Resident	EPRS	230 Leland Ave		Palo Alto	CA	94306		2
9738	Evergreen Park Resident	EPRS	252 Stanford Ave.		Palo Alto	CA	94306		10
10117	Evergreen Park Resident	EPRS	240 Leland Ave		Palo Alto	CA	94306		5
10674	Evergreen Park Resident	EPRS	393 Stanford Ave.		Palo Alto	CA	94306		5
					EPRS		97		

Carnahan, David

From: Howard, Adam
Sent: Tuesday, January 09, 2018 3:39 PM
To: Debby Ruskin; Council, City
Cc: O'Kane, Kristen
Subject: RE: Tennis and Pickleball in Palo Alto

Good Afternoon Ms. Ruskin

Thank you for your email and for passing along your comments regarding the use of tennis courts at Mitchell Park for Pickleball.

Staff, along with the Parks and Recreation Commission are still evaluating the possibility of converting Mitchell courts 5, 6 and 7 into designated Pickleball courts. At this time, no decision has been made. We still need to have more conversations with all who would be affected by converting the tennis courts into pickleball courts. Staff will make a recommendation after considering all of the information. If staff recommends pursuing the project, staff would return to the Parks and Rec Commission and ultimately City Council for approval.

I will ensure that you are notified of future public meetings related to this topic, and you are always welcome to come and share your comments publicly with the Parks and Rec Commission. The next meeting is January 23rd at 7pm in Council Chambers.

If you would like to discuss further, please feel free to contact me at the number below.

Kindest regards,



Adam Howard | Community Services Manager | Mitchell Park Community Center
Community Services Department
3700 Middlefield Road | Palo Alto, CA 94303
O: 650.329.2192 F: 650.251.9109
E-mail: Adam.howard@cityofpaloalto.org

Please think of the environment before printing this email – Thank you!

From: Debby Ruskin [mailto:debby@ruskingardens.com]
Sent: Tuesday, January 09, 2018 2:36 PM
To: Howard, Adam; Council, City
Subject: Tennis and Pickleball in Palo Alto

As a Palo Alto resident and enthusiastic athlete who has played tennis all my life, I have enjoyed hearing about and seeing the rise in popularity of Pickleball. I am certainly not against building new Pickleball courts in Palo Alto, but was MOST saddened to learn of the city's intent to eliminate lighted tennis courts in favor of Pickleball courts at Mitchell Park.

About 6 months ago, I was shocked to find some of the tennis courts at Mitchell “re-lined” by Pickleball players without authorization. Tennis was still possible on the courts, but the lines were confusing. So I know first hand how exuberant and enthusiastic the Pickleball community can be, but it doesn't seem appropriate that their loud and excited voices are given more consideration than those of the tennis community which hasn't necessarily been aware of our need to protect PA tennis courts that we didn't know were threatened.

However, tennis has been accommodated at Mitchell for a very long time, and the courts are well used. Late afternoon almost always has a queue on the lighted courts especially!

The Pickleball decision seems extreme and abrupt, and I would like the city to pause and back-up so the tennis community has more opportunity to be included in conversations that affect access to tennis courts in Palo Alto.

Has the city considered other sites that might accommodate PA's Pickleball needs? How about adding lighting to existing tennis courts or building Pickleball courts around town: Gunn, Paly, Hopkins, Rinconada, Greer, Eleanor, Heritage, Bay lands, evening rental of commercial parking lots, etc.

Are we working with private individuals or neighboring cities to meet the needs and popularity of Pickleball?

Please give more consideration to this topic before making the decision to permanently eliminate tennis courts, especially lighted tennis courts.

Thank you.

Debby Ruskin
174 Walter Hays Drive
Palo Alto, CA 94303
c-380-1598

Carnahan, David

From: Keith Ferrell <ferrell.keith@gmail.com>
Sent: Tuesday, January 09, 2018 8:29 PM
To: Keene, James
Cc: Shepherd, Nancy; Kamhi, Philip; Christine Shambora; Jim McFall; Council, City; Tom Vlasic
Subject: Re: Why a consent item?

Feels like the outreach is so staff can check off an item and add it to the consent calendar. That's not the intent of "outreach". Don't waste our time by doing ancillary outreach. The staff report was full of inaccuracies. If this is the type of work that council depends on to make decisions than the city is being sorely mismanaged.

The whole thing needs a good scrubbing. There is NO reason why this should be returned to council prior to the conclusion of the one-year pilot program. Any efforts to fast track this is a slap in the face to residents and council.

On Tue, Jan 9, 2018 at 8:20 PM, Keene, James <James.Keene@cityofpaloalto.org> wrote:

My understand, there is another outreach scheduled for tomorrow, Jan 10. Well in advance if Council meeting.

Jim

Get [Outlook for iOS](#)

From: Nancy Shepherd <nlshep@pacbell.net>
Sent: Tuesday, January 9, 2018 8:16:53 PM
To: Keith Ferrell
Cc: Kamhi, Philip; Christine Shambora; Jim McFall; Council, City; Tom Vlasic
Subject: Re: Why a consent item?

I agree with all your points here, and why I tried to flag it early to have staff pull the item. Thankfully it was, sadly it was hard to do...

Sent from my iPad

On Jan 9, 2018, at 8:14 PM, Keith Ferrell <ferrell.keith@gmail.com> wrote:

It's not a return to council. It's a major change to a resolution that has never had a chance to take effect. This is not a "follow-up" item.

Why go through the process of getting a public council vote only to make major changes and try to sneak them through council without those being affected getting notified. It's a bait and switch.

According to Merriam-Webster:

2: the ploy of offering a person something desirable to gain favor (such as political support) then thwarting expectations with something less desirable

Carnahan, David

From: Tom Vlasic <tom@tomvlasic.com>
Sent: Wednesday, January 10, 2018 8:25 AM
To: Keene, James
Cc: Shepherd, Nancy; Keith Ferrell; Kamhi, Philip; Christine Shambora; Jim McFall; Council, City; Gitelman, Hillary
Subject: Re: Why a consent item?

Good morning Mr. Keene,

Relative to the meeting tonight, can you please ensure that planning and transportation staff have all the details for zoning parking requirements for the businesses pushing for added parking in our Southgate neighborhood. This should include clarity on any non conforming uses, parking requirements set with any conditional use permits approved, and any pre existing uses that are not consistent with current zoning standards.

In most cases business uses that have gone on to sites not specifically designed or developed for the use have had to have special zoning approval, e.g., CUP, to ensure site and neighborhood compatibility. If they want to use off site areas for parking, this typically requires a special zoning approval by the planning commission with full surrounding neighborhood opportunity to provide input, like Castillija School. And zoning ordinances need to provide specific opportunity for the staff and commission to consider use of off site areas if the use can't satisfy parking needs/requirements on site. Has all of this been documented for the businesses wanting to use our neighborhood to satisfy their parking deficiencies that typically must be met on their own site?

Keith Farrell has spent considerable time raising important questions, and doing research that should be the burden of city staff. His efforts and questions as well as those above need proper attention by staff. This is not, and should not be a competition between residents and businesses. Southgate is a residential neighborhood. We did our homework on the RPP process. This should not be undermined because of problems a business is having due to an inadequate site. That is their problem to work out with staff consistent with zoning standards, CUP requirements, etc.

As others have stressed, please allow the RPP program to mature over the first full year before any changes are considered. This was, in any case, the council commitment to the neighborhood when the program was approved.

Best regards,
Tom Vlasic
Mariposa Avenue

Sent from my iPhone

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That is EXACTLY what staff is trying to do. What exactly did Hilary believe the timing issues to be? How could there possibly be any timing issues? That's a ridiculous excuse.

All staff is doing now is setting up a couple fluff one-hour meetings so they can tell council that they met with residents and businesses and try to get it on the Consent Calendar again. That is wholly unacceptable. Even to have the Evergreen Park/Mayfield RPP discussed at the same time as the Southgate RPP is improper. To equate the two and have them both put in the same report is misleading.

I understand that council does not have time to hold hearings on everything. That is exactly why these should both be moved until after the one-year pilot programs have completed. Why is staff wasting the council's time? In effect, they are telling council that what they approved is unacceptable to staff and staff wants to change what council approved. Maybe we should be voting for staff members instead of council members if they are the ones determining what is best for the city.

Which committee(s) would have seen this and who from the council is on that committee? What misinformation were they given by staff that would lead them to think this was well thought out and researched by staff?

On Jan 9, 2018 7:33 PM, "Nancy Shepherd" <nlshep@pacbell.net> wrote:

Since the item itself was a return to council, consent calendar is appropriate. The topic was decided already, and this was a follow up item. However, since staff never reached out to the stakeholders (us + businesses) I told staff I was shocked to see it before council, and shocked further that it was on consent.

Had staff held a stakeholder meeting and negotiations were agreed between parties, then consent calendar would be appropriate. The idea is to have some rigor via subcommittee, or committee etc so council can vote without a resolution that is bettered.

I reached out to Hillary (I didn't copy everyone on some of my communication with staff, and did not copy council either because I wanted staff to pull the item themselves. Eventually the CM pulled it) directly and basically begged her to pull the item. She felt there was a timing issues, and needed to hustle it through. I tried again, explaining that if they didn't pull the item Southgate would go crazy. I remember saying something about how I was trying to save them from themselves by pulling it and holding the stakeholder meeting, getting an agreement and the have council vote. She was dug in.

Getting back to consent calendar, items are usually scrubbed in Committee or ongoing items that are routine (think contracts for sampling bayland water next to waste treatment plan). Council simply does not have the time to hold hearings on everything staff works on.

Sent from my iPad

On Jan 9, 2018, at 6:52 PM, Keith Ferrell <ferrell.keith@gmail.com> wrote:

Philip,

I was looking through the city's Public Meeting Protocol and came across the topic "Consent Calendar Categories". I don't see where any changes to the RPP program would fit under a Consent Calendar item. I have copied the one that is most likely to be relevant.

It reads:

J. Consent Calendar Categories:

The consent calendar shall be presented in 5 categories in the following order:

- 1) Ordinances and Resolutions The following ordinances and resolutions may appear on a consent calendar:
- Second Reading (passage and adoption) of Ordinances. • a resolution which are ceremonial in nature.
 - Ordinances or resolutions that implement a prior Council policy direction in the manner contemplated by the Council's previous actions, in the Adopted Budget (including the Capital Improvement Program and especially in the department key plans); and the Council Top Priority Workplan, among other sources..
 - Budget amendment ordinances that accept funding such as grants or gifts, provided Council has previously approved the activity or program.
 - Resolutions approving funding applications, such as grants or loans, provided that the program or activity has been previously approved by Council.

Can you please point me to the verbage which allows this to even be placed on a Consent Calendar?

Nancy and Tom, you two are far more aware of the ins and outs of council meetings. Maybe you can help, as well.

I have copied a link to the document. The relevant section starts on page 9 of the document, 2.4 subsection J

<https://www.cityofpaloalto.org/civicax/filebank/documents/34330>

Thanks
Keith

Carnahan, David

From: Maryjane Marcus <maryjane.marcus@gmail.com>
Sent: Monday, January 08, 2018 9:40 AM
To: Council, City
Cc: Gitelman, Hillary
Subject: request to add 2100 El Camino to Jan 22nd agenda
Attachments: 2180_How do we ensure public benefit in grocery space_1215 draft.pdf

Dear City Council,

As you know, the College Terrace Market is closing this week or has closed. This was a situation many of us in the neighborhood foresaw, and we want to revisit the contingency plans now that it has occurred.

I request you add the College Terrace Market to the City Council agenda as soon as possible, such as January 22nd. I hope the City Council will recognize the Owner is not committed to keeping a grocer, and that the City Council consider amending the PC so that the grocer's space be given to the City or a community non-profit for public benefit uses for the greater College Terrace communities.

OWNER QUESTIONABLE COMMITMENT TO GROCER:

1. Miki Werness was never an owner, just a manager and he was let go a few months into the project when the Owner/Investors had no grocery experience and may have been friends of George Smailey;
2. Rent is \$22,500 currently and they were unwilling to waive it from what I understand.
3. The layout was mainly to benefit the office tenant. The location of the grocer reduces its likelihood of succeeding and limits its access to College Terrace. You can't turn left off El Camino to get there and the entrance is not where anyone in College Terrace ever walks. The public outdoor space was never used because of how unpleasant it is to sit so close to El Camino.
4. The signage was small.
5. The Tenant above was allowed to have a cafeteria when the owner had said they would not have a cafeteria and would use the space.
6. They required them to open before Summer when Fall was a much better time to start a grocery store according to the Manager.

PUBLIC BENEFIT: The reason a public benefit is required is because the City gave the owner millions of dollars in benefit (it can be calculated) by rezoning, and that benefit to the owner needed to be balanced with a benefit to the community. What we need is a place to gather, to see each other, and to do community-benefit activities.

I urge you to revisit the question of a public benefit unless the Owner can demonstrate they have a ready tenant who can help that place thrive under the conditions they set. And what if it is hard for a grocer to succeed in that location, how do we determine an alternative public benefit at this stage? The financial benefit to the owner for the PC must be calculated and considered in this evaluation.

Please read my 2 emails sent to you in December prior to approving the PC 2 weeks before it was expiring, and I've attached what I could identify from those meetings regarding public benefit besides a grocer.

Sincerely,

Mary Jane Marcus

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

From: Maryjane Marcus <maryjane.marcus@gmail.com>

Date: Mon, Dec 8, 2014 at 1:14 PM

Subject: 2180 El Camino, Palo Alto -- limit Motion to extension of deadline OR let REZONING lapse.

To: city.council@cityofpaloalto.org

Dear Palo Alto City Council,

I was the first person to testify last week about 2180 El Camino, sharing with you my urging that you insert language to ensure the PUBLIC BENEFIT lasts in perpetuity. I remember sitting there afterwards and thinking, 1) wow, the City has much bigger issues than whether a grocery store is a public benefit (so maybe your staff can do more on this) and 2) this is turning out to take lots of time and be a bad deal for many.

Think about it....whatever you decide on the public benefit for 2180 El Camino will be in place for 50-100 years. Let's FIX IT NOW, even though this is a pain!

Please consider this:

How can you insert language to ensure a public benefit in this project in perpetuity? (a fine is not enough)

Why is it important to take steps to ensure a lasting public benefit?

- Can you realistically predict a grocer will be in that space for that long? We don't know how the market or world will change. We especially can't guarantee that the grocer is extremely comparable to JJ&F.
- A fine, even \$2000/day, does not address the zoning violation or correct it. It just issues a penalty. A penalty does not zoning compliance.
- People wanted JJ&F. A grocer would be nice, but it's not clear, 5 years later, that a grocery store is the primary public benefit value the community wants. I know you hate to read that, but it's possible.

Here are options:

A) Please do not pass the Motion as you drafted last week. The sentiment of giving clear guidance is helpful, but does not address the core issues with this project.

To ensure we have time to revisit these issues, just

Extend the deadline to March 31st during which the public benefit agreement will be revisited between the City and the Developer.

Include terms of the extension by the end of December, 2014.

If you want to include language to support a public benefit in the current motion,

- Require that an acceptable grocer be found by X date, or the zoning will lapse. It's not that a grocer is not possible, but it is not possible on the terms the Developer wants to offer (rent, etc).
- Require not just fines but a substitute public benefit (to be negotiated). You can't keep polluting, for instance, and paying a fine. The pollution needs to stop, and a fine is paid. So if a grocer fails, a fine is paid and they need to find a substitute public benefit.
- Any fines must be adjusted for inflation!

B) Please offer revised language in the public benefit agreement (by the end of December). You have already been revising the original ordinance. It's worth making this right now (or asking your staff to do their best) or we will end up with something no one really wants.

Revise the public benefit agreement to:

- If it is to be a grocer, that there is flexibility in the qualification. (or do a quick survey to get an updated sense of what would be valuable)
- Ensure that if the grocer fails, the public benefit is maintained with that square footage (or at least 5000 SF). This would have to be worked out.
- Any fines collected must be adjusted for cost of living and must go to the neighborhood in support of space-related public benefit projects.

C) If you do not want to revise the Motion or public benefit agreement, let the Rezoning lapse.

Remember that the Developer is earning \$5-7 million, if not more, because of this zoning change, and many of those benefits need to come to the community. We are in dire need of public benefit, now more than ever.

Please advocate on our behalf! You are not a mediator between the public and the developer - Let's not make this a bad deal for many. I cannot attend tonight because I am going to PreSchool Family but I am happy to talk in more detail with anyone on your team. I know there are much bigger issues (like climate change, the skyrocketing rents here) so I hope your staff can help with this, or I am happy to do what I can.

Warmly,
Mary Jane
[4152699079](tel:4152699079)



(do something my daughter will enjoy when she's grown!)

November 24, 2014

Dear City Council,

I've recently gotten involved in the 2180 El Camino location because I live 2 blocks from there and would really love to make sure it offers real community benefit. I am still getting up to speed but I think a modification to the agreement could make it much more easily enforceable.

Along with other Transition Palo Alto members, I am recommending the following:

- 1) Require that the 'public benefit' space at 2180 El Camino revert to the City of Palo Alto (for community space) at a reduced rate if the grocery store fails.. Why?

- This requirement will ensure a lasting community benefit. It would be much more enforceable and lasting than a grocery requirement. It is impossible to enforce a Landlord leasing to itself, as is the case with the plan for the grocery store. As you know, the 'public benefit' process is problematic and is currently under review because of some of its limitations.
- Market conditions make it difficult for a market to succeed, so we need a contingency plan that preserves a public benefit. Alma Plaza has taught us a lot about this issue.
- If the grocery store fails, low-cost or free community space is desperately needed in the Cal Ave area.

DETAILS:

Market conditions: When this agreement was made, it was 2009, JJ&F was still in business and we did not have the Alma Plaza experience. Now there are other conditions (such as access) that may have led to Miki's market failing, but we know here it is going to be very challenging for any sizable market to succeed. Trader Joe's has opened and taken considerable business from Stanford students that JJ&F once had, and the community has come to rely on mollie stone's and country sun as well now that JJ&F has been gone for several years under its original owner (and last year under its subsequent).

Value of reverting to City for community space: If you establish a plan that the lease reverts to the City if the market fails, we will be assured the building will have a lasting public benefit. There is a dire shortage of free/low cost community space in the California Ave area. The College Terrace library is small and open only daytime hours, and many of us, especially Transition Palo Alto, relied on WorldCentric (formerly at 2180 El Camino) for many film screenings, potlucks and gatherings. The future of our community depends on community space to support public goods and the betterment of the whole community. Transition Palo Alto has only been able to find church space far from CalTrain now that WorldCentric has closed. It is important to have non-sectarian space.

OR

2) Revert to the original Neighborhood Commercial zoning which is more appropriate for this space and given current market conditions.

Sincerely,
Mary Jane Marcus
College Terrace Resident & Transition Palo Alto Member
[\(415\)269-9079](tel:(415)269-9079)

Community Feedback on 2180 El Camino
how do we ensure a lasting public benefit?

TO: The City of Palo Alto
FROM: Transition Palo Alto member Mary Jane Marcus, College Terrace resident
DRAFT OF: 12/13/14
SUBJECT: How to ensure a public benefit at 2180 over the building's life (50-100 years)

Overview - Rezoning Requires Public Benefit (Grocery)

2180 El Camino (a city block) was rezoned from neighborhood retail and housing (neighborhood commercial) to primarily regional office space with ground floor retail. The Developer not only got more square footage (20,000 SF) but also more profitable zoning ratios (regional office).

This new zoning from the City hinges on the new space providing a public benefit to the community. The idea is that if the developer is going to make additional money from the space, he/she also needs to give some of that back in the form of a community/public benefit.

The agreement is to have a grocer equivalent to JJ&F, and it looks like the Developer has identified a suitable candidate. The City took the groundbreaking step of negotiating a fine of \$2000/day as a way to ensure the Developer's commitment to keeping a grocery store in place.

**Question - What if Grocery Store Fails? How do we ensure community-based public benefit?
A Fine is Helpful but Not Sufficient**

What's going to happen if a grocery store fails and they do not find another grocery tenant?

The current proposal is to fine the Developer daily after 6 months if they fail to find a suitable tenant equivalent to JJ&F in 2009. A fine is a great temporary measure, but it is not a solution.

A fine alone does not address the reason the public benefit exists in a PC: to provide the community not only services they value, but a space to see each other and connect as they did at JJ&F. This is a core feature of the Comprehensive Plan, to preserve neighborhood retail and spaces that serve as a bridge between the neighbors. It doesn't have to be a grocery store, but it needs to be something from which the community could benefit and interact. Details of existing community spaces here are in this endnote.ⁱⁱ

Of everyplace I have lived or visited in Palo Alto, College Terrace in particular has a very strong, distinctive identity, perhaps because it is clearly delineated (and at times threatened) by major streets on each side. There is also an amazingly large concentration of young children and families here, including rotating Stanford faculty and international visitors. This community could really benefit from some positive gathering and informal interaction spaces to maintain its distinctive and friendly character.

So how do we ensure a community benefit and gathering space, given that public benefit is a tradeoff for the increased financial benefit accrued to the Developer?

The most obvious alternative is for the lease to revert to the City of Palo Alto after a set period (6 months) of fines. The lease would be for the costs related to the asset (insurance, property tax and utilities) without additional rent.

This could be added to the voluntary covenant at the end of the document. If a fine can be added, this is an equivalent "fine" that ensures public benefit.

The City of Palo Alto would then identify, based on the needs at the time, an appropriate public benefit partner(s). It would need to be a space where the community can visit and see each other, and hopefully use for community projects/events.

Imagine what we could do with 8000 SF in College Terrace? (and near Stanford)

Some ideas for alternative public benefit (to be identified if the need arises, but wanted to share some for now)

- Possibly pop-up community/social space with rotating community users
- Green spaces in support of City's Climate Action Plan that can also be used by the community (such as a climate NGO with public education, shareable.net, etc).
- A global space/international house to harness the amazing global presence in the neighborhood.
- Family center with Blossom, other neighborhood non-profits

¹ In the [Palo Alto Comprehensive Plan \(2007\)](#), the first theme (of 7) is "building community and neighborhoods." "Palo Alto's diverse neighborhoods are the building blocks of the community. Schools, libraries, parks, public facilities and small businesses are an essential part of neighborhood life and help build the bridge between neighborhood and community. The City is committed to building upon the strengths of its neighborhoods, keeping them safe and attractive, maintaining a distinct identity for each, and delivering top-quality community services to all residents (p. I-2).

² Analysis of Community Space in College Terrace and nearby neighborhoods: On this side of El Camino (College Terrace and nearby Stanford housing as well as the soon coming Mayfield Development), there is only Starbucks. If you go inside, you can see that it is usually packed and hard to find a table. It is not usually a place you would meet someone, but a place you would say hello to someone you already know. We lost JJ&F and World Centric (a major gathering space for green groups and Transition Palo Alto). The other nearby businesses - Jack in the Box and Panda Express - serve people along the corridor more than people in this neighborhood. The College Terrace Library is fantastic but has limited hours and no meeting space. We do have the Lutheran Church on Bowdoin which is a great offering but it is a faith-based facility. The Dish is another great community space but it is rare to strike up conversations with others. Probably the best public gathering space in College Terrace is College Ave itself, on which I often see neighbors as I walk when they are in their yards. The parklets are very surprisingly used less frequently than you would expect; I do see people with young children in the summer at Donaldina Cameron (closest to where I live) and usually 1 or 2 kids at Werry Park. This becomes less frequent during the rainy season or when it gets dark early. Escondido Elementary, from my impression, is not easy to use because of forms and costs and coordination efforts. The other spaces people use - downtown library, Mitchell Park, maybe Lucie Stern - are quite far from the neighborhood.

Carnahan, David

From: abby bradski <abbybradski@gmail.com>
Sent: Tuesday, January 09, 2018 5:24 PM
To: Gitelman, Hillary; Kamhi, Philip; Council, City
Subject: Residential parking Southgate

To Whom It May Concern:

First of all which businesses are asking for permits? How many total permits are we talking about? Are they only the ones directly in front of Southgate?

More importantly, this is suppose to be a PILOT YEAR and as such we and the city should be collecting data not making changes at this point. The first block off of Churchill still seems very congested as does Manzanita between Castilleja and Madrono. If we decide to give out more permits next year when we are evaluating this program, please give out permits that are not to residents to specific blocks as they do in the Downtown area so one of two streets don't get all of the impact.

Another point I would like to share is before offering permits to non-residents additional permits should be offered to residents first.

Lastly, I am annoyed by having to pay to park in front of my own house. I am a retired PAUSD teacher and want to have once a month gatherings at my own house for other retired teachers which I can no longer do without the hassle of getting the daily permits and paying them. It is easy to get tickets when I hire a gardener or a painter and they bring two cars without me knowing. I am always now feeling nervous about forgetting to give a permit to guests and them remembering to give it back to me. After the pilot is up I may be voting to do away with the program all together. Please don't change what is being done without an evaluation of the program the way it is!

Thank you,
Abby Bradski
1543 Madrono Ave

Carnahan, David

From: Andrew Mellows <amellows@aol.com>
Sent: Wednesday, January 10, 2018 9:28 AM
To: Council, City
Subject: Ross Road project

Dear Council Members,

In view of the unpopularity of the project on Ross Road I would like to respectfully suggest a constructive course of action.

I believe it would be appropriate to complete the features that are already under construction, finish the striping, landscaping and signage and then completely halt the project. We could let people use the modified facility and see if it gains approval from those who are forced to use it.

From my perspective the project was not appropriate for many reasons. Here are a few.

- (1) It used money that could have been used for more pressing issues in Palo Alto.
- (2) Ross Road was an efficient and well used route for many Palo Alto residents. This will certainly no longer be true. Ross Road generally allowed parked cars, cyclists and motorists to co-exist with reasonable safely. There was certainly no crisis!
- (3) Traffic that used Ross will be inclined to move to Middlefield and Louis. There is no short term overall reduction in traffic as a result the project.
- (5) Although there was some effort to inform residents and encourage debate before the project began, it clearly was not sufficient.

Yours sincerely,

Andrew Mellows

Carnahan, David

From: DAVID MEINHARDT <davidmeinhardt@sbcglobal.net>
Sent: Wednesday, January 10, 2018 10:57 AM
To: Council, City
Subject: Ross Road

Ladies and Gentlemen,

Referring to Ross Road, I do not call the changes improvements. They are dangerous both to cars and bicyclists. There will be accidents as a result. I live on David Avenue and have almost run into these barriers. While passing one with another car going the opposite direction and a bicycle at the same time, the risk of side swiping the opposing car and hitting the bicyclist is far too great to be ignored. There is absolutely no way to keep the 3 foot distance from a bicyclist. Instead of finishing this terrible project, the city should immediately begin dismantling these barriers and put the streets back to where they were before a serious accident occurs and someone gets hurt. The city complains about lack of money and then goes ahead to waste over \$8 million on this horrible and extremely dangerous development. I cannot understand the thought process behind the decision to make these egregious changes to Ross Road.

Sincerely,

David Meinhardt
Concerned citizen of Palo Alto

Carnahan, David

From: Neilson Buchanan <cnsbuchanan@yahoo.com>
Sent: Thursday, January 04, 2018 10:09 PM
To: Council, City
Cc: Planning Commission
Subject: San Francisco Peninsula Residents Newsletter

Dear Councilpersons and Commissioners,

We welcome your response to our concerns expressed in the newsletter below. As we view the Peninsula landscape, our concern grows as each city creates new housing and job challenges to fragile transportation systems.

The recent Federal tax reforms now cloud voter acceptance for regional bond and sales tax funding. We urge Palo Alto City Council to factor the new tax law impact as you set priorities and budgets for the coming year.

Additionally we are urging each city council to tally up the costs, timelines and financing viability for the region's mega-transportation projects. We hope that your transportation assessment can be completed by mid-2018.

Thank you.

Neilson Buchanan
John Guislin
Palo Alto, CA 94301

650 329-0484
650 537-9611 cell
cnsbuchanan@yahoo.com

----- Forwarded Message -----

From: SFPNA - San Francisco Peninsula Neighborhood Association <cnsbuchanan@yahoo.com@ccsend.com>
To: "cnsbuchanan@yahoo.com" <cnsbuchanan@yahoo.com>
Sent: Tuesday, January 2, 2018, 8:30:59 AM PST
Subject: The latest news for you

January 2, 2018



THIS WEEK ON THE SAN FRANCISCO PENINSULA

News that Impacts Your Quality of Life

Quality for neighborhoods and work itself have been hallmarks of California's success. All of the Peninsula's communities are experiencing the benefits and pains of sustained growth. Articles selected for this newsletter reflect the editors' concern for quality of life in each town and city.

To Subscribe Click Here



Traffic Apocalypse 2018

"A traffic calamity of epic proportions is brewing in what was once a relatively innocuous intersection in San Mateo. And it's aiming to come to dire fruition in the guise of what is called "transit-oriented development, or TOD."

[SanJoseMercuryNews](#)

Ed. Comment: *San Mateo is not an isolated situation. Traffic congestion is an unacceptable symptom felt in every town and city. The politics for traffic solutions has become so desperate that critical thinking is being cast aside by elected officials and their city planning staff. Many assumptions about traffic mitigation cannot be validated. Some*

are just wishful thinking. Billions of dollars for overlapping regional transportation projects are being stuffed into political pork barrels. Funding sources for the mega-projects are simply aspirational.

SF Peninsula Residents Association

Editors' Pledge for 2018



During the upcoming year this newsletter will highlight efforts to improve traffic flow and safety. We will also shine a spotlight on projects that continue to degrade our quality of life.

- o How long is the commute to work?
- o How long are peak commute hours?
- o Which cities manage spillover traffic onto residential streets?
- o Which cities actually measure and manage traffic inside their borders?

We will also focus on the rationale behind the region's multi-billion dollar mega-transportation projects.

- o Are the timelines and funding sources realistic?
- o How much political pork is buried inside the mega-projects' billions of dollars?
- o Is political pork making traffic worse instead of better?
- o Where is the good news about traffic mitigation?

Mayors in Peninsula communities will soon be making their "Annual State of the City" speeches. Let's see if Mayors focus on rhetoric or solutions. Residents must ask the difficult questions, hold officials accountable, and remain focused on the key issues impacting our quality of life. City Councils, not Mayors, must ask their planning departments for predictive traffic analysis or face the political consequences for their failed stewardship.

We invite Peninsula newspapers and their readers to challenge their City Councils to deliver solutions that are FUNDED and MEASUREABLE. Moaning about the scope and size of vehicular congestion is counterproductive; residents must demand well-thought-out actions.

Success of SFPRA newsletter success depends upon its readers. Please feel free to forward the newsletter to your friends and neighbors. Ask them to subscribe at no cost by clicking the subscribe button above or by emailing cnsbuchanan@gmail.com.

Editors Neilson Buchanan and John Guislin are unpaid, private citizens on the SF Peninsula and have no ties to developers or government organizations.

Web Site and Social Media Coming Soon

Neilson Buchanan | Downtown North, Palo Alto, CA 94301

[Unsubscribe cnsbuchanan@yahoo.com](#)

[Update Profile](#) | [About our service provider](#)

Sent by cnsbuchanan@yahoo.com in collaboration with



Try it free today

Carnahan, David

From: Laura Roberts <laurabob0421@gmail.com>
Sent: Tuesday, January 09, 2018 4:28 PM
To: Council, City
Subject: SAVE lighted tennis courts at Mitchell Park!

Dear City Council Members,

As a member of the Palo Alto Tennis Club who plays at Mitchell Park on a regular basis, I can assure you that lit tennis courts are in short supply and there is always more demand than supply.

There must be a solution to accommodating Pickleball players without eliminating tennis courts. I encourage the City to find a win-win solution that accommodates everyone.

I appreciate your work toward this end.

Laura Roberts
(650) 714-4406

Carnahan, David

From: Keith Ferrell <ferrell.keith@gmail.com>
Sent: Tuesday, January 09, 2018 1:36 PM
To: Council, City
Cc: City Mgr; Gitelman, Hillary; Mello, Joshuah; Kamhi, Philip; Hur, Mark; Christine Shambora; Peter Shambora; Peter Henry; Jim McFall; Shepherd, Nancy; Paul Machado
Subject: Southgate and Evergreen Park/Mayfield RPP proposals

January 9th, 2018

City Council Members:

On January 10th, at 6:30 at the Community Meeting Room there will be a second meeting on the Southgate RPP. I believe another meeting for Evergreen Park/Mayfield will follow. I hope that council members will come to those meetings.

The Palo Alto Planning and Transportation Department wants to put forward a resolution increasing the number of employee permits in both the Evergreen/Mayfield and Southgate RPP districts. Originally, this was placed on the City Council's Consent Calendar under the preface that city staff had discussed with the residents. However, that was not the case and it was pulled from the consent calendar in able to afford residents an opportunity to express their displeasure. This item should not be allowed to be placed on any council agenda until the council approved one-year pilot program has ended. Staff is employing a bait and switch with the residents, as well as with city council members. The RPP resolutions were approved by city council. To approve the resolutions and then 6 months later try to slide it through council approval because the businesses do not agree is inexcusable. City staff has failed to notify residents, it has failed to do thorough research on the situation, it has used faulty assumptions and has shown that it will bend the rules for businesses even if that means the residents suffer the negative impacts.

I am not as versed in the intricacies of the Evergreen Park/Mayfield area as I am with Southgate, however, I can tell you without question that staff did not do any detailed research to back up their request for additional permits in the Southgate area. I can also say that, after speaking with some Evergreen Park residents and walking the neighborhood, staff has not exhausted all of the possible solutions in either area prior to defaulting to adding permits as a solution to any perceived problem. In addition, the two areas were established under different resolutions, months apart. It appears that staff is hoping to quietly include Southgate changes in with the Evergreen Park/Mayfield changes so that they appear less severe and council will approve them. As their RPP's were evaluated individually, any changes should also be evaluated individually and not as a package deal with Evergreen Park/Mayfield.

Lack of Communication Leads to Mistrust

Residents of Southgate were unaware of any resolution until December 1st, at the earliest. The resolution was already scheduled to be put on the December 11th Consent Calendar. In the staff report for that meeting it states,

“City staff has evaluated the on-street occupancy within the affected areas, *discussed the request with resident and business stakeholders, and is recommending that some additional employee permits be made available for purchase through the remainder of the pilot phases of both programs. At stakeholders' recommendations, the recommended resolution would also create two-hour parking zones (with no ability to park for longer with a permit) adjacent to two commercial properties in the Southgate area.”*

That is simply not true. As for Southgate, any study of on-street occupancy would be useless as they didn't start enforcing the RPP until LATE December. Any studies done prior to that time would not be taking into account the effect of the program, so how could any recommendations be made? The report references "stakeholders' recommendations". Which stakeholders? Not the Southgate residents. How can staff put forward a recommendation under the guise that it is supported by groups that staff never even bothered to contact? Is that not government without representation? The staff's handling of this entire process has been extremely unprofessional.

Now that the staff has taken it upon themselves to subvert the voice of the residents, why should we trust anything the staff is setting forth? How can we believe that the city even cares about what the residents want? We went through the full RPP process as we were told to do by the city. We were told many times along the way that we needed to follow the process. We asked for small changes but were told that once approved, no changes could be made until after the first year pilot program had ended. At that point, the city and stakeholders would be able to see how the program was working and tweaks could be made if warranted. However, the businesses bordering Southgate started to complain once the program went into effect, even though they had plenty of time prior to council approving the RPP to voice their concerns. Please note that no Southgate business spoke to council when this RPP was approved. However, now the program is not convenient for them and they've let the city know it and the Planning Department is trying to change what was already approved. According to Hilary Gittleman who responded to residents who had voiced their extreme displeasure,

"We understand that the change we are recommending is not one that many residents will view favorably, yet we have heard from local businesses with the opposite perspective and have struggled to develop what we think is a reasonable recommendation. While the change from 10 to 25 employee permits may be proportionally large, it constitutes a net of 15 spaces and is unlikely to result in significant change within the neighborhood."

Once again, simply not true. 1) They have not studied the neighborhood to begin with so they are unqualified to state if it will result in a change in the neighborhood. 2) They have not come to the residents to come up with reasonable recommendations.

Lack of Local Knowledge

I have put together a quick chart of the parking counts I took prior to the establishment of the RPP in Feb/March of 2017 and also in Mid-December after notices were placed on cars but prior to tickets being issued. As you can see, the areas directly around the 1515 El Camino Real office building have seen little to no improvement in their parking situation. In fact in some areas, parking has increased. At 10am this morning, Tuesday January 9th, I performed another count and the numbers are very similar. Churchill actually had a full block of 14 cars, however. 1500 El Camino Real had seven cars and Manzanita had four. It seems that since tickets have been issued there has been a small improvement. Of the 25 cars parked on those three blocks, however, 8 of them had employee permits. That's nearly 30% of the cars parked on those blocks. I have highlighted Madrono since Madrono is the closest entry point from El Camino and was also impacted by Palo Alto High School parking in previous years. It seems that the student parking has subsided, and Madrono has seen a huge improvement in their parking situation. This is what we would expect to see on all blocks in Southgate for the RPP to be considered a success. Adding permits to Southgate will severely impact the residents in proximity to 1515 El Camino Real. This is not the goal of the RPP program.

	Cars Parked						Spaces	% Parked Q1 2017	8am - 12pm	2pm-6pm	8am - 12pm	2pm-6pm						
	Counts Q1 2017		Counts Dec 2017		Difference													
	10:00 AM	4:00 PM	8am - 12pm	2pm-6pm	8am - 12pm	2pm-6pm												
Churchill	12.8	4.8	9.7	5.4	-3.1	0.6	14	91%	34%	69%	39%							

1500 ECR	10.7	5.3	8	6.2	-2.7	0.9	9	119%	59%	89%	69%
Manzanita	6.8	5.5	7.5	6	0.7	0.5	10	68%	55%	75%	60%
1500 Portola	5.3	4.1	6	4.5	0.7	0.4	17	31%	24%	35%	26%
Sequoia	3.8	5	4	4	0.2	-1	13	29%	38%	31%	31%
Miramonte	3.3	2.8	6	5	2.7	2.2	10	33%	28%	60%	50%
1600 Portola	8.6	8.3	11	9.5	2.4	1.2	18	48%	46%	61%	53%
1600 ECR	6	2.3	2.3	4.5	-3.7	2.2	10	60%	23%	23%	45%
Madrono	10.6	5.3	3.5	5	-7.1	-0.3	14	76%	38%	25%	36%
Total	57.3	38.1	51	40.1	4.3	7.3	87	66%	44%	59%	46%

While Ms. Gittleman states that staff has struggled to come up with alternatives, several are fairly obvious. Notably, parking on the west-side El Camino Real north of Churchill. Some employees have already been using this as parking. There are at least 17 spaces along El Camino that border the PAUSD district office that can be used for employee parking. To be fully effective there does need to be a slight change in the No Parking hours established last year. It is actually closer to park there, than it is to park on Manzanita and walk through the alleyway to 1515 El Camino. (I've measured it.) In addition, the east-side of El Camino is still packed with RV's who never move. Actually enforcing that side of El Camino, or converting it to No Parking 10pm - 4am would open up scores of more parking spaces. For staff to say they haven't been able to come up with a solution is simply lazy.

Again, looking at Ms. Gittleman's statement, she states that, "we have heard from businesses..." It is quite possible that the businesses are not happy. But, how does their displeasure and a letter to the city get them to the front of the line? Residents had many requests to tweak the program as written during the approval process and were told we would have to wait until after the pilot program ended. I think the same should hold for the businesses. Let's see how they adjust to the new parking policies. It's already been shown that several employees have found alternate parking close to their office.

The businesses have had more than adequate time to express their concerns prior to the Southgate RPP being implemented. They did not. They claim they were not notified. I'm confident that the city sent out the same information to the businesses at 1515 and 1681 El Camino as they did to the residents. Looking at the minutes of the Planning Commission meeting for the Southgate RPP, Transportation Programs Manager Phillip Kamhi said,

"And if I can to your earlier question about the employers we actually don't anticipate that we're going to sell out the employer permits. We're really anticipating that there's, they are as you mentioned they both have their own parking lots. And we really don't think they're very small businesses one is a plastic surgery clinic and one's an In Vitro Fertilization (IVF) clinic. We really don't think that they're going to have a lot of employees that cannot park in their lots and that are needing to use the employer permits, but we do want to keep it available for them."

And the city provided 10 permits for those businesses. The residents had hoped for zero given that they have plenty of parking along their frontage and in their lots, in addition to the fact that these would not be considered "neighborhood serving" businesses. The plastic surgery offices at 1515 El Camino, according to Steve Staiger (and Southgate neighbors), used to be a garden and patio shop called Ober's. I doubt they had the number of employees that the plastic surgeons claim to have working there now. 1681 El Camino was, according to Staiger, the National Transcriber Society for the Blind from approximately 1942 - 1955. In the 1956 business directory, it is listed as PA Clinic Pediatrics.

Bad Assumptions + Bad Numbers = Bad Advice + Poor Decisions

There are many errors in the assumptions that the city has used to develop their proposal. These errors lead to numbers that are not reflective of reality. This then leads staff to give poor advice to city council from which they are to make a decision. How can we expect success when the entire process is faulty?

Assumption 1: Evergreen Park and Mayfield residential streets should have an occupancy rate of 60%. Why 60%? This number is not based on any study. According to the staff report, "In an exclusively downtown commercial district it is typically deemed desirable to maintain an 85% occupancy rate on most blocks. However, in residential districts residents prefer to have parking within a reasonable distance to their house...thus staff recommends setting 60% as a standard for occupancy in residential districts like Evergreen-Mayfield." Staff is stating that the block of Grant with multiple apartments and businesses should have the same occupancy as the 200 block of Stanford which is exclusively residential. That makes no sense.

Assumption 2: With a 60% occupancy rate, "a block with ten parking spaces and a 60% occupancy rate would have four spaces available. That's faulty logic. The occupancy rate is based on the entire zone. So, the blocks closest to the businesses will have closer to 100% occupancy and those farther away will have less than 60%. Even with more zones, cars will cluster where it is most convenient.

Assumption 3: The numbers in the staff report are incorrect, staff knows they are incorrect, yet they provide the numbers as being reflective of reality. For some reason, multiple businesses were given Residential permits. 1681 and 1691 El Camino Real were given a total of 24 Residential permits. With employees being counted as residents, this oversight skews the "show-rate" of the area. The report even highlights the erroneous data, "the study found that a relatively small percentage of all employee parking permits are in use at any one time. Specifically, an average of 32% of the employee permits was found at any one time." This rate does not include the employees which have residential permits since those cars would be counted as residents. Since the additional permits being suggested are partially based on the incorrect show-rate, the advice is also incorrect. The showrate for Southgate is entirely incorrect. I personally counted cars 2-3 times a day for over a week. The employee show-rate is 85%. (Between 8 and 9 employee permits were counted on each count). Staff report states, "using the 30-40% average show-rate staff has observed in the other RPP districts, it is estimated that...this would likely result in an employee show-rate of nine total employee vehicles parking in the Southgate RPP district at any given point in the day." That nine total vehicles is based on the recommended 25 permits multiplied by the faulty show-rate of 30-40%. However, Southgate currently already has nine employee vehicles parking on its streets. Any additional permits will increase that number in an equal amount. If nine employee vehicles parking in Southgate is what the staff deems acceptable, then Southgate has already reached that number and no new permits should be issued.

Assumption 4: Using averages as the basis for decisions. If the goal is to preserve residential parking, staff should be looking at the worst case numbers in their recommendations not averages which include best case scenarios. The Evergreen/Mayfield residential area is most crowded between 12pm and 2pm. Use those

numbers as the basis for any recommendation. Better yet, since the goal is to “protect residential areas from parking impacts of nearby business and uses,” the city needs to establish what those impacts are and reduce or eliminate them. Is it acceptable that residents have to hunt for parking based on the commute habits of local businesses? There’s a reason the program is called Residential PREFERRED Parking.

Assumption 5: All employees should receive a permit. Again, this is not the intent of the program. In the staff report it states, “While resident stakeholders expressed some concern about adding to the number of employee permits, ...the release of additional permits is believed to meet the needs of the businesses that were not able to get permits” Why have permits if everyone who wants one is able to get one?

Assumption 6: Businesses are using permits efficiently. According to the reports I have, I am unable to tell how many employee permits are hangtags. Therefore it is hard to determine if business are sharing hangtag permits and how many permit requests are so that all employees can have their own permit. In addition, how many employee permits have been issued to people who live close to the district and could use alternative transportation easily. I know of several Cal Ave employees that have permits, yet live less than one half mile from their office. The employees of 1515 El Camino have stated in a community meeting that they do not share their hangtag permits.

Assumption 7: Employees are not overstating their permit needs. This ties in to number six. Just because a business states a want for a permit, does not mean they “need” a permit. Staff is trying to issue permits based on wants, with no idea of what the actual need is.

Assumption 8: Without permits employees can not get to work. Simply not true. If this were the case, the businesses in this district would be folding up shop by now. The employees of 1515 have managed to find parking along El Camino Real north of Churchill. I’m sure those in Evergreen Park/Mayfield have also made adjustments. That’s part of the goal of the RPP program, if I’m not mistaken.

Assumption 9: Employees are making the best use of their own parking availability. Some employees have the ability to park in their own lots and/or adjacent to their place of business, but park in the residential area even if this does not affect the ability of customers/patients to park. As an example, 1515 El Camino Real has a parking lot of 10 spaces, plus an additional 8-9 along their frontage on El Camino and Churchill. However, employees choose to park in front of the residences even though the spaces in front of their business remains mostly empty the entire day. I have photos if you would like to see factual evidence.

Assumption 10: Permits were distributed with forethought and a plan. Permits were given out on a first come-first served basis. This means that whoever was first to their computer got what they wanted. Looking at the data from the Evergreen Park/Mayfield permits, **one address, 1795 El Camino Real has 35 permits in Zone A out of a total of 75 issued.** Does that sound like a good way to distribute permits? Do you think that staff could come up with a better system even though they claim to have “**struggled to develop what we think is a reasonable recommendation.”?**

It is quite evident when you actually study the issue, that there isn’t a need to go back and open this up until letting the program do what it was meant to do. Why are we allowing staff to waste the council’s time and taxpayer dollars on knee-jerk reactions? There is no need for more permits to be issued in Southgate. I would also argue that no additional permits are needed in Evergreen Park. The goal is to reduce the number of cars in the city and reduce the impact on residential neighborhoods. Adding permits does not accomplish either. It has been shown that staff has not properly or adequately studied the situation and has tried to push this quietly through council without proper notification to residents. Luckily, we have residents who stay on top of things and were able to catch it before it got on the consent calendar.

I believe the entire thing should be set aside and not brought back to council until after each program has gone through its one-year pilot program as voted on and approved by city council.

City of Palo Alto | City Clerk's Office | 1/10/2018 10:06 AM

If you would like to discuss or have any questions of me, feel free to contact me. If you'd like to take a tour of the neighborhood, I'd be happy to walk you around.

Thanks

Keith Ferrell

1545 Escobita Avenue

650-714-4320

 [Southgate to Council January 9th, 2018](#)

Carnahan, David

From: Jim McFall <wjmcfall@gmail.com>
Sent: Wednesday, January 10, 2018 11:04 AM
To: Council, City; Keene, James
Cc: Tom Vlasic; Shepherd, Nancy; Keith Ferrell; Kamhi, Philip; Christine Shambora; Gitelman, Hillary
Subject: Southgate RPP

Council Members and Mr. Keene-

I share the concerns expressed by Tom Vlasic (below).

Any parking deficiencies experienced by businesses adjacent to Southgate should be addressed by those business without unfairly burdening nearby residences.

As exhaustively researched and detailed by Keith Farrell, there are significant impacts on the neighborhood from employee parking (which would be exacerbated by the issuance of additional business parking permits) as well as options for the businesses which should first be pursued: parking along El Camino Real (west side and north of Churchill), carpooling and alternative transportation options for employees. My understanding is that one of the primary goals of the City's permit parking program is to encourage local businesses to reduce their need for parking. Shouldn't that be examined before issuing more business permits?

Further, as has been previously stated and documented, Southgate is a neighborhood of narrow streets. Statistics such as show rate and parking density don't properly indicate the negative impacts of increased parking in the neighborhood. It does not take many cars to restrict access, limit circulation and create unsafe conditions.

As you know, the Southgate neighborhood has spent significant time and energy in approaching and working with staff to create the just-initiated RPP. In June 2017 Council approved the RPP including a one-year trial and up to 10 permits for two nearby businesses. It is reasonable and fair to proceed with that approach and request you maintain that commitment and not consider increasing the number of business parking permits during the one-year trial.

Thank you.

Jim McFall
Escobita Avenue
wjmcfall@gmail.com

On 1/10/18, 8:24 AM, Tom Vlasic wrote:

Good morning Mr. Keene,

Relative to the meeting tonight, can you please ensure that planning and transportation staff have all the details for zoning parking requirements for the businesses pushing for added parking in our Southgate neighborhood. This should include clarity on any non conforming uses, parking requirements set with any conditional use permits approved, and any pre existing uses that are not consistent with current zoning standards.

In most cases business uses that have gone on to sites not specifically designed or developed for the use have had to have special zoning approval, e.g., CUP, to ensure site and neighborhood compatibility. If they want to use off site areas for parking, this typically requires a special zoning approval by the planning commission with full surrounding neighborhood opportunity to provide input, like Castillija School. And zoning ordinances need to provide specific opportunity for the staff and commission to consider use of off site areas if the use can't satisfy parking needs/requirements on site. Has all of this been documented for the businesses wanting to use our neighborhood to satisfy their parking deficiencies that typically must be met on their own site?

Keith Farrell has spent considerable time raising important questions, and doing research that should be the burden of city staff. His efforts and questions as well as those above need proper attention by staff. This is not, and should not be a competition between residents and businesses. Southgate is a residential neighborhood. We did our homework on the RPP process. This should not be undermined because of problems a business is having due to an inadequate site. That is their problem to work out with staff consistent with zoning standards, CUP requirements, etc.

As others have stressed, please allow the RPP program to mature over the first full year before any changes are considered. This was, in any case, the council commitment to the neighborhood when the program was approved.

Best regards,
Tom Vlasic
Mariposa Avenue

Sent from my iPhone

Carnahan, David

From: Stephanie Munoz <stephanie@dslextreme.com>
Sent: Tuesday, January 09, 2018 7:37 AM
To: senator hill
Cc: chuck jagoda; Ruth Chippendale; Wolbach, Cory; Court Skinner; roberta ahlquist; rabrica; supervisor simitian; info; info; assemblymember berman; Council, City; WILPF Peninsula Palo Alto
Subject: There oughta be a law

Jerry

The law that we most need is in progress now; it's the single payer law, and I hope you support it wholeheartedly. What people need to realize is that "medicare for all" is the natural and obvious way for a modern industrialized country to manage the financing of modern medicine. When my grandfather got his MD degree from (and later taught at) what is now UCSF, at the turn of the 19th/20th century, physicians were just about the whole of medicine. It takes industrialism to build the wealth we now have, to build hospitals and the panoply of skilled specialists who aren't physicians which are the hallmark of modern medicine, and the US was not yet industrialized. Hospitals were little more than "dormitories for the sick poor". as Starr noted in the Social Transformation of American Medicine. Today, my daughter-in-law, a nurse practitioner, has more technology at her disposal than my father, who was a very well trained physician.

Bismarck invented the concept of social insurance, making the continuing health of the population a matter of concern for the State, so that the wages earned during good times would go into a system that would continue to serve the whole of society both in times of full employment and unemployment, childhood and old age. But FDR, during the Depression, found himself closing the barn door after the horse had left, so to speak. By collecting the payroll tax, but eliminating current health benefits, he had the use of all the money for mitigating unemployment for forty quarters, until the first contributors retired. And remember, FDR was not a Republican. It's clear to me that if the federal government collects taxes from all, including the working workers, then all are entitled to the benefit paid for by that tax, the research and the service. And even before that deficient social insurance, the state governments cut the supply of physicians by severely limiting the number of qualified applicants who were allowed to attend the medical schools which survived being cut by half, whose graduates were allowed to take the certifying exam. The American people have a right to all those would-be doctors; it's very unfair that they should be artificially limited to as to raise the price and add to investment capital/taxes and empire. It's wrong to limit the number of physicians by making them go into debt, especially when the poor working taxpayer has to pay for medical treatment on his own. It's also wrong to make them work for less than a living wage to pay for the privilege of being allowed to take the exam. AFTER licensing they should be required to work to pay for their education, but not before.

Yes, public colleges/universities should be free and there should be more medical school places.

Similarly, the federal government has fostered inflation so as to collect more taxes, but in so doing has raised the cost of the most humble dwelling, making it out of reach of retirees living on social security. But it's implicit that in collecting a payroll tax for the express purpose of retirement that we, as a society have on offer some place for retirees to live. The states should restrict cities and counties from permitting commercial development without investment in housing for the workers. As

a state, we should also act as advocate for our veterans, insisting that federal land at surplus military bases be used for housing our veterans. Remember that the give and take between states and federal has been very one-sided. the mothers and the teachers overcome odds to drag a child, kicking and screaming, to graduation, then the Army takes him, often against his will. If he isn't killed in the course of his work

he returns to civilian life, frequently damaged, either suffering or inflicting pain on others, or both. It's both immoral and stupid to allow these veterans to wander about the country unhoused and unsupervised. They should have a place where they can sleep in safety and relative comfort, and where caring people can see that their needs are met. Fortunately, many or most veterans seem to have come through military service unscathed; for them, a nice little home for their family will be a fitting reward for their service.

The people understand pretty well the need for housing, perhaps better than the rulers, and bond issues for subsidized housing have a good chance of success. However, it's only prudent to make the money go as far as possible, and to see if private enterprise might produce some low income housing.

My model for evaluating possible financing is "Maybell", PAHC's last project in Palo Alto, which failed because the land was so expensive it couldn't make ends meet without taking as a partner a builder of ostentatious houses the neighbors couldn't accept. It was to have been 60 units at 600 square feet each, to house 40 low income seniors. (The other 20 units were market rate seniors) But the market rate units would presumably house two people each; that's why they could be market rate, because they were two social security pensions put together--yet the singles, bachelors, widowers and divorced still were assigned the same amount of space. To me, that meant that if the same space were divided into 200 square foot increments, there would be three times as many rent checks coming in, ergo, the same amount of money could be made, but when I asked the developers what their idea of market rate was, for each 600 square food apartment they said \$3,000., so I was wrong, but still, there had to be some number of apartments at the lowest cost that would yield the same profit. There is: three hundred 200square foot apartments at \$600. each equals a return of \$180,000. But might that not be unacceptably dense? Not necessarily. It depends on how you measure density. When the neighbors complained about the 14 people who wanted to rent a house, wasn't it really the cars that they feared would use up "their" parking places on the street? But the elderly don't have to have cars because they don't go to work, and are too poor to maintain a car, or have poor eyesight, and never go out; those who that do have a seldom used car would gladly sell it or store it with a relative, especially if there were enough other non-drivers to keep a van on the place for occasional trips, in exchange for not having to sleep in the street. Seniors also don't have motorcycles or bicycles, but, more than that, they just don't go out much. No motorcycles, bicycles or loud music, either. They mostly play with their computer, and I envision a large, room sized balcony for gardening.

The California Legislature has sent down a bunch of legislation affecting City development planning, but they haven't gone so far as to dictate that cities must demand that large employers create a bedroom for every worker they have. I personally believe that this should be done, and though you may not agree, I believe you owe it to your constituents to have a thorough discussion about it. Entities which have lots of land, like Stanford University, should be particularly concerned that they use their abundance of land not only for profit making industry and commerce, but also for homes for their workers, Cities and counties themselves should also create rental space for their employees, and use every municipal building for that purpose. It's natural that public buildings be larger and more imposing than homes, and homes above libraries and other civic buildings would make good use of the space, but should be carefully and beautifully landscaped. Of all the housing needs, teacher housing is the most important for creating a society that people would enjoy living in and contributing to, and an economy which is a dependable source of livelihood for every member of

that society. Recall that in our country's formative years, land was set aside by wise planners to create and support colleges., and that in Palo Alto, Stanford has been the engine of productivity of wealth, and superior schools have been the most desired goal of wealth creation. leading, indeed, to schools which are superior in many ways, but also to the scandalous result that a warped insistence on making industry without any place in town for workers to live has driven workers to nearby towns which, bereft of industry, have no way to adequately support the schools for the workers' children. In theory, the courts addressed this problem in the Serrano decision, but the efforts were not successful, and I believe the time has come for the State to live up to the Serrano promise. If the only way is to have the workers live in the same school district as the money-making industry, then legislation should be promulgated to that effect. However, in any case, faced with the reality that teachers cannot afford to buy or even rent homes in Palo Alto and its environs, it's incumbent on school districts to hep themselves and help education by building rental homes for teachers that are the acme of enjoyable surroundings and an asset to their neighborhood. I don't know how the State can make individual communities see that it is very much in their interest to create teacher housing. Perhaps the State Board of Education could develop materials that wold demonstrate the practical monetary value of having control of the housing, and show photographs and statistics that speak to the desirability. Incidentally, if the imbalance of students to wealth is overcome, it would perhaps be practical for the Los Altos, Mountain View, Cupertino and Palo Alto School district boundaries be redrawn to conflate civic and school district boundaries, or at least Los Altos and Mountain View, where the Los Altos School district is preparing to build a school in Mountain View for Mountain View children, when it is Mountain View that expects a tremendous rush of money from Google.

The State should respect the right of poor workers to have some kind of shelter near their workplace so they don't have to spend hours commuting. Costa Hawkins should be abolished--it's blatantly greedy and unfair to tell one set of property owners that they must live with rent control, but then turn around and permit others to eschew rent control, purely for greed ad the continuous desire of improving land values. There should be recognition that permission to use a given plot of land for purposes to benefit society--i.e. to house the workers that produce the goods that fuel the economy-- does not mean carte blanche to use the property for something else. The state building code should be used for safety--smoke detectors, fire extinguishers, sturdy concrete; it shouldn't be used to force people to make more expensive houses, nor should there be minimum sizes or maximum number of units, or maximum number of people living in a house, only the FAR--the ratio of building to environs--should prevail.

The attitude of towns toward poor workers priced out of the housing market who bring their own tiny houses to town should be one of gratitude and respect, not denigration. Cities should be required to provide a certain amount of unbuilt on space for mobile homes and RVs, adjacent to bathrooms as in state parks, similarly there should be spaces adjacent to bathrooms for people living in their cars,, but this space could practically and economically be incorporated into high rise parking garages, so that they could be rented out at night as well as during the day.

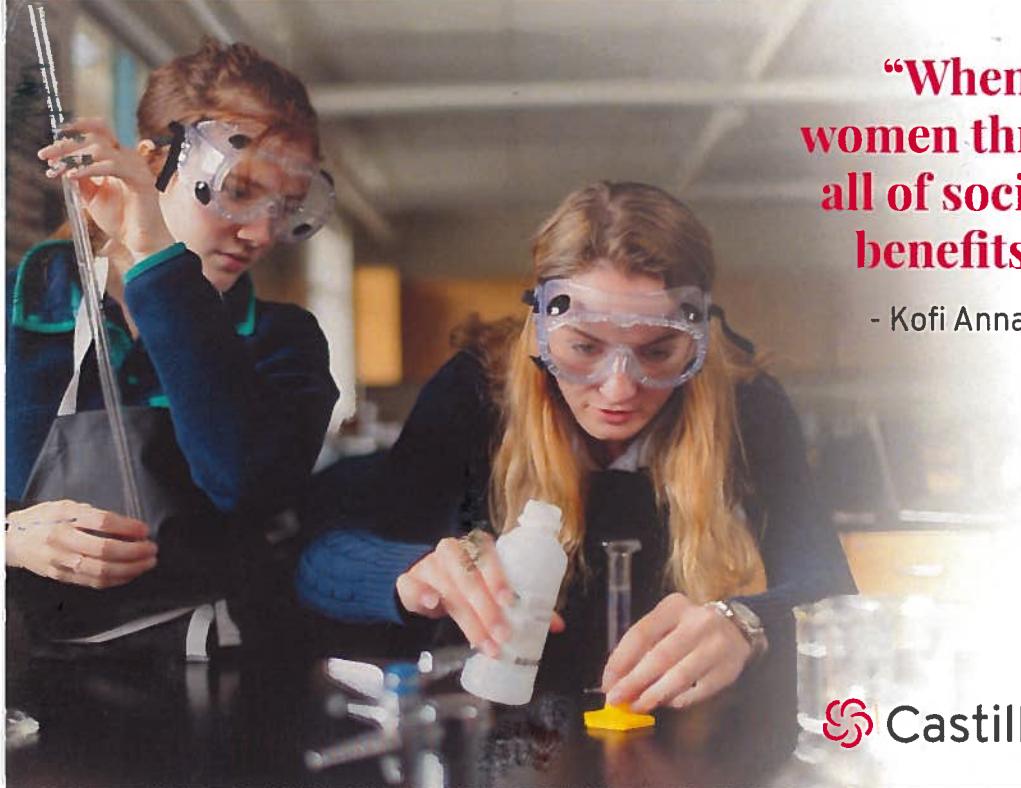
Greg Schmid, when a Palo Alto Councilman, suggested that police stations should have a little annex to house homeless men who are angry and troublesome, for their own safety and that of other people living in shelters, and inmates recently released from jail or prison should also have a humble place to stay at the police station, perhaps with another entrance, perhaps, if their presence disturbs the neighbors, they could be bussed in at night and bussed in in the morning. This might not be necessary if more care were taken not to sever the bonds of affinity between the inmates and their families. It might also be humane and practical to have something like "day camp prison", where non

violent miscreants could sleep at home, with an implanted monitor to make sure they stay at home, but be picked up early in the morning to spend day and evening in custody, learning to make a living, teaching others, or doing some useful work, al seven days of the week.

Did you know that many homeless, particularly homeless women, rent large storerooms to hold their furniture and belongings? It's ironic that we allow them space for objects, but not for people. A study might be made to ascertain if a person renting three or four hundred dollars worth of space might not be permitted to sleep in that space. It's understandable that authorities forbid eating and cooking, because of fire and smoke danger and vermin, but still, it does seem unfair that they pay for enclosed space which could keep them safe and protected from the elements, while they must sleep out in the open air like animals. Or a landlord renting out a certain amount of space for storage might be required to rent out the right to put down a sleeping mat in one large ventilated room to the women who rent the storage spaces.

Lockers, also, might be helpful to hold at least the bedding and pup tent of those sleeping out of doors or in shelters. While it's common, and commendable for shelters to offer bedding/sleeping mats and an evening and morning meal, if those shelters are full, it would be better to offer an empty, dry and less cold room with some minimum hygienic facilities, to which women could repair, rather than sleep out, unprotected, in the open.

Stephanie Munoz 101 Alma, apt 701 Palo Alto, 94301 650 248-1842



“When
women thrive,
all of society
benefits.”

- Kofi Annan

 Castilleja

RETURN ADDRESS
Nancy Tuck SAN FRANCISCO
113 Melville Ave
Palo Alto, CA 94301

DE JAN 2018 PH 5 L

I support Castilleja's proposal to increase enrollment and modernize its campus because...

Dear City Council,

As a neighbor of the school,

I can emphatically state my support for Castilleja's thoughtful increase in enrollment and tasteful/necessary upgrade of facilities. This school is a remarkable asset for Palo Alto, the Bay Area, and proponents of women's education. Please

take time to learn how the school has and continues to work with neighbors in making this project neighbor-friendly.

Sincerely,
Nancy Tuck

Office of the Clerk

Please distribute to all City Council Members
250 Hamilton Avenue, 7th Floor
Palo Alto, CA, 94301

18 JAN 2018 PH 4:15
CITY OF PALO ALTO, CA
CLERK'S OFFICE

