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Palo Alto Planning and Transportation Commission
250 Hamilton Ave.
Palo Alto, CA 94301

September 26, 2018

Dear Chair Lauing and Commissioners,

Re: September 26, 2018 Hearing on the Housing Workplan Ordinance Framework

On August 29, 2018, the League of Women Voters of Palo Alto (LWVPA) submitted a letter to this commission urging you to embrace all of the staff recommendations for the housing-related zoning changes that would encourage the production of a diversity of housing types in appropriate locations. Tonight, we urge you to do the same when you consider your recommendation to City Council on October 10, 2018.

In particular, LWVPA supports the proposed modifications of the zoning code to:

- Maintain density standards in the form of FAR (Floor to Area Ratio) which would increase the number and affordability of residential units
- Allow residential development in commercial districts to use all of the existing FAR allowance
- Establish minimum density in multi-family zones and change the RM-15 district to RM-20.
- Establish a maximum unit size to provide an incentive for small and moderate-sized units in downtown.
- Allow open space requirements to be on roof tops to free up space for more dwelling units
- Remove the discretion regarding parking reductions so that an affordable housing provider would be automatically eligible for parking reductions based on income level of the residents
- Streamline the review process for residential and residential mixed use projects
- Establish the Housing Incentive Program with all of its excellent features as described in the staff report
- Exempt 100% affordable housing projects from the retail preservation ordinance
- Allow 100% residential uses along high density nodes along certain sections of El Camino Real
- Consider increasing affordable housing densities and building heights in downtown

When this comes back to you on October 10, we urge you to recommend adoption of these sorely needed changes.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Aisha Piracha-Zakariya".

Aisha Piracha-Zakariya
President, League of Women Voters of Palo Alto