



Views from the Terrace

IN THIS ISSUE:

- Life in College Terrace
- Stanford Observer Report
- Khoury Market Opens Its Doors
- Coyotes in College Terrace
- CTRA Board Nominees for 2019–2020

Life in College Terrace

by Taylor Brady, Social Coordinator

Bonds formed by neighbors uniting in common interest are critical in shaping Palo Alto's future. College Terrace is a unique neighborhood in this respect because it is home to many citizens most familiar with how these decisions are made and who bring us together to play an active role in civic life. We have homes (and some families) dating back to the late 19th century, as well as an eclectic blend of architectural styles across the many houses built or renovated since, and we similarly maintain an appreciation for what makes Palo Alto distinctive while welcoming new residents and their diverse experiences and perspectives.

It is in this spirit that the College Terrace Residents' Association (CTRA) opens itself to our neighborhood, the city of Palo Alto, and the broader Bay Area. At monthly meetings, the board and any residents who wish to attend

convene to discuss pressing matters of local interest and what makes our lives here worth living. CTRA helps cement relationships among neighbors.

I had lived in College Terrace for over three years before I attended a CTRA board meeting, but within minutes in the sanctuary of the University Lutheran Church (where the annual meeting is customarily held) I wished that I had come sooner. Residents were chatting about their kids' latest adventures, about efforts to mitigate groundwater contamination on old manufacturing sites in Stanford Research Park, even trading recipes. While I found myself the youngest person in the room (other than a laconic teen who must have been physically dragged from the car), I was instantly welcomed into conversations and friendships by people who wanted to know who I was. That day I ended up volunteering for the social coordinator board position. At the Autumn and Spring picnics, which CTRA conducts annually, neighbors made and brought all sorts of delicious food to complement the copious hot chow prepared by grillmaster and CTRA President James Cook and enjoyed music, games, and great conversations. There I learned that my fellow resi-

continues next page

Saturday, March 23, 2019 CTRA Annual Meeting

NOTE LOCATION!

University Lutheran
Church Sanctuary
Bowdoin St. at
Stanford Ave.

9:30 a.m.

Pastries and Coffee

- Meet the Mayor and
CTRA Board Candidates

10:00–11:30 a.m.

Annual Meeting

- Election of CTRA Board
(see candidates'
statements on back)
- CTRA President James
Cook, State of the Terrace
address
- MAYOR ERIC FILSETH
- Q & A

Kindly support CTRA
with a \$25 contribution
(per household) at the
meeting, via check
payable to CTRA, or
via PayPal button on
[collegeterrace.org/ctra/
donate/](https://collegeterrace.org/ctra/donate/)
Thanks!

For more information about CTRA and College Terrace, go to collegeterrace.org.

Subscribe to CTRA eNews or send questions through <https://www.collegeterrace.org/connect/>

Edition Editors: Fred Balin, James Felix Cook, Jens Jensen, Chris Saccheri Layout: Susan Wilson Artwork: Kay Culpepper

dents had run local businesses, secured neighborhood boons like the residential parking permit program, and exhibited their botanical art in well-recognized galleries. All around me were fascinating folks happy to open their windows to lives just off the streets that I stroll many an evening.

Even casual participation in CTRA affords myriad benefits to all citizens of this neighborhood. Residents are aware of and organize attendance at meetings run by local housing advocacy groups and critical hearings regarding changes to our city. Others will connect you with somebody with the right wood for a bookshelf you are building, or a reliable local pet sitter, as well as gladly share, if you have the curiosity to come and see what the neighborhood association is all about. City leaders regularly connect with CTRA. The mayor speaks at the annual meeting most years, and city council members often come to meetings and social gatherings. The residents' association is a nexus for citizen involvement and an indispensable group of happy souls who want to see you get the most out of your city by coming together to actively shape its future. ■

Stanford Observer Report

by Pria Graves, Stanford Observer

While the construction of housing for an additional 2,020 graduate students continues across the way in Escondido Village, Stanford is reaching the end of the development authorized by the county in 2000. To allow them to continue to expand at the same rate over the coming decades, the university has applied for a new General Use Permit (GUP), the 2018 GUP. This proposal would add 3.5 million square feet of academic, academic support and housing space.

Much of the last year was taken up with the Environmental Impact Report (EIR) review process: hearings, comments, etc. One of the main concerns raised by the community related to housing. With a total population growth (including families) of more than 12,000, the proposed project would still leave a shortfall of 2,400 housing units! As a result, in July the county evaluated alternatives requiring Stanford to provide additional housing on campus. The EIR

determined that these options could be expected to impose a burden on surrounding communities, including a great deal of additional traffic. True enough, but many of these new people will likely seek to live in this area regardless, so we will get extra traffic either way.

Stanford insists that going forward they expect to continue to meet the “no net new trips” requirement imposed by the 2000 GUP. Unfortunately, that measure only counts trips for one “peak hour” in the morning and one in the evening, and it does not count “through” trips, such as travel to the hospital parking lots or Uber/Lyft drop offs. As anyone who has lived here for more than a few years has noticed, our traffic is getting worse and worse, and the so-called “peak hour” has now spread to about three.

The GUP process also became more complex when Stanford proposed negotiating a development agreement to get around county requirements for funding below market rate housing required by their application. Such an agreement would lock in certain development standards applicable to the project in return for some number of community benefits outside the usual GUP process. Discussions are ongoing to consider what these benefits might be and what Stanford would be granted in return.

Meanwhile the final EIR was published in December. It addresses the comments and concerns raised during the review process, and County Supervisor Joe Simitian encourages all Palo Altans to review it. There is a copy in our College Terrace branch library, and it is also available online. The current timeline anticipates having the GUP finalized by mid-year although things seem to be moving very slowly at present.

Closer to home, the university continues to acquire residential properties off campus with the count in College Terrace approaching 30! Seven of these homes have been demolished and replacements are being built. Two more homes are being constructed on the empty lots on College Avenue near the library. Some of the Stanford-owned houses stand empty, remaining unoccupied for months or even years. Unfortunately, while they are untenanted, these “ghost-houses” erode the community feeling that is so important to our neighborhood.

The University has made it clear that they intend

Kindly support CTRA with a \$25 contribution (per household) at the meeting, via check payable to CTRA, or via PayPal button on collegeterrace.org/ctra/donate/
Thanks!

to demolish and replace a number of these homes, even though some are charming, historical houses, in very livable condition. Such modest, older homes contribute greatly to the wonderful eclectic feel of our neighborhood but unfortunately, the City provides little in the way of protection for historic buildings, so there is not much that can be done to halt this process. ■

Khoury Market Opens Its Doors

by Margaret Heath, City Observer

Our College Terrace neighborhood is welcoming back the Khoury family who has taken over the lease of College Terrace Market, renamed Khoury's Market. While still getting the store fully up to speed for their formal opening and while also waiting for the landlord to install their exterior signage, at his request they have opened to the public for the interim. In particular, as a full service market, they are making it a priority to keep their produce department fully stocked from the start with an excellent selection of fresh and competitively priced vegetables and fruit. Their full time butcher, Carlos, has a well stocked meat locker and will cut to order, if what you want, you do not see in the display. We also welcome back Carter, whom many of you will remember from JJ&F, along with Griselda and Enrique. The Khoury family operates several other markets in the Bay Area and

brings years of experience as well as the necessary contacts to operate a successful market. We are very fortunate to have them return to us. If you have not already stopped by the market to say hello, at least one family member will be at the annual meeting and bringing pastries and muffins. ■

Coyotes in College Terrace

by Ann Balin, California Avenue Observer

Peter Goucher, wildlife expert for the Santa Clara County Vector Control District, spoke to a well attended CTRA meeting on May 16, 2018 about the coyote presence in College Terrace and Stanford. (Video at <https://www.collegeterrace.org/2018/05/dealing-with-neighborhood-coyotes/>)

Many neighbors had expressed concern after multiple sightings of the animals in our neighborhood. Gotcher found that most dens are on the Stanford campus and in the housing area around Nixon School. After the coyote pups are born, they usually disperse in the fall when they seek out their own territory.

Coyotes have also been reported in Mountain View and Los Altos Hills. Gotcher cautioned neighbors to keep small pets indoors. Santa Clara County provides a phone number for anyone to call (408) 918-4770. ■

Our traditional CTRA family-fun picnics are held both spring and fall at Werry Park



CTRA President James Cook flips burgers for hungry neighbors while Sarah Saccheri paints faces for all ages at the CTRA Fall Picnic.

CTRA BOARD NOMINEES for 2019–2020

*indicates 2018–2019 board member

Absentee ballot available via www.collegeterrace.org/ctra/absentee-ballot/

President: Chris Saccheri* Chris lives with his wife Anna, three children, and three chickens on Dartmouth St. Two of his children attend Escondido, where Chris is a volunteer: reading with first graders, checking out library books, and co-chairing the annual Book Fair and Yearbook.

Vice President: Taylor Brady* Taylor is a Tucson native and has brought the spirit of the Southwest to Yale Street since moving here in 2014. He is a regular Kite Hill idler and poet, and skateboards in squiggles up and down the alphabetically-arranged (excepting Cornell, of course) streets. You may know him as the eccentric walking his obsidian companion, Cat Lord Eboshi, on warm evenings in the “Lower Terrace.” In 2018 he parleyed his propensity for throwing Walpurgisnacht and Día de los Muertos soirées into a position as Social Coordinator for CTRA. He is a practicing structural engineer and loves the minutiae of city planning, evident from his impassioned speeches at Planning Commission meetings.

Secretary: OPEN position, seeking volunteer.

Treasurer: Samidh Chakrabarti* Samidh lives on College Ave. with his wife and two young children, and they very much enjoy College Terrace. Four years ago, he stood up at the CTRA annual meeting to volunteer for an unfilled board position as social coordinator. Samidh has both a personal passion for being involved in the community and a professional background in civic engagement.

Communications Director: Jens Jensen* Jens and his wife Suzan have lived on Dartmouth Street for 20 years. They have two children, who went to Escondido and Paly. Jens came to Palo Alto in 1985 to continue a career in the semiconductor industry.

Webmaster: Chris Saccheri* Chris lives with his wife Anna, three children, and three chickens on Dartmouth St. Two of his children attend Escondido, where Chris is a volunteer: reading with first graders, checking out library books, and co-chairing the annual Book Fair and Yearbook.

City Observer: Margaret Heath*

A four decade resident of Cornell Street, Maggie raised her children here and continues to enjoy living in College Terrace. A longtime council and city hall observer with a passion for transparency, she is deeply interested in the changes happening in our community and wants to work to preserve the quality of life that we so value in our special neighborhood.

California Avenue Business District Observer: Ann La-fargue Balin* Ann’s family moved from San Francisco to College Terrace in 1926. She worked in publishing in Manhattan for 10 years, then returned with husband Fred. She started up and ran the community volunteer dinner program at Ronald McDonald House for a decade, then worked for 15 years as an ESL teacher at Language Pacifica, formerly on California Avenue. Her civic efforts included saving the Varsity Theatre and Saint Ann Chapel from demolition and work on several political campaigns.

Stanford Observer: Pria Graves* Pria and her husband have lived in their historic home on Yale Street for more than 30 years. Following a career in the computer industry, Pria is now a botanical artist. She is strongly committed to protecting our quality of life, shopping locally, using public transit, and relying on biking and walking to get around Palo Alto. Having been closely involved in the Stanford 2000 General Use Permit process, Pria was recruited last year to serve on the Stanford Community Resource Group, a body tasked with providing County staff with an exchange of information and community perspectives regarding development activity at Stanford.

Research Park Observer: OPEN position, seeking volunteer.

Social Coordinator: OPEN position, seeking volunteer.

Kindly support CTRA with a \$25 contribution (per household) at the meeting, via check payable to CTRA, or via PayPal button on collegeterrace.org/ctra/donate/
Thanks!