



Views from the Terrace

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College Terrace Review

by Chris Saccheri, CTRA President

It feels like spring arrives earlier every year and 2020 is no exception. As I write this on my laptop in Weisshaar Park, we're about to finish a rain-free February and temperatures will be in the mid-70s this week. Here's hoping those April showers come through in full force this year.

Fortunately, the CTRA was able to organize some winter fun while it lasted in the form of our first-ever Strolling Holiday Singalong in December. We had as many as forty people making merry, jingling bells, and singing holiday tunes along College Avenue. (FYI, it turns out very few people know all the words to Frosty the Snowman.) Thanks to everyone who joined in the fun, with special kudos to the brave, soaked souls who pushed on all the way to Yale Street after the rain started.

You may remember the discussion of Stanford's home purchases in Col-

lege Terrace, led by members of the local media at the CTRA's meeting last August. Those media outlets published their reports on Silicon Valley land ownership in October and, shortly thereafter, Stanford abruptly withdrew its General Use Permit (GUP) application. For those wondering what happens next, be sure to read Pria Graves' piece in this newsletter.

Speaking of Pria, I want to highlight her extraordinary work as CTRA's Stanford observer. Pria has been a tireless watchdog when it comes to all things Stanford and how they could potentially affect College Terrace. She has spent countless hours attending meetings, talking to county supervisors and Stanford leadership, and advocating on behalf of our neighborhood. Thank you for everything, Pria!

Pria is stepping down this year as our Stanford observer and we're looking to fill a few other roles on our CTRA board as well. I know we're all stretched thin these days (three kids + small business owner here!), but volunteering with the CTRA is a fantastic way to get involved and give back to your neighborhood and city. Check the back page of this newsletter for a list of roles we're looking to fill.

Finally, we were all disappointed

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Saturday, March 21, 2020 CTRA Annual Meeting

University Lutheran
Church Sanctuary
Bowdoin St. at
Stanford Ave.

9:30 a.m.

Bagels 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 reverse)
- CTRA President Chris Saccheri, State of the Terrace address
- MAYOR Adrian Fine
- Q & A

Kindly support
CTRA with a \$25
annual contribution,
via PayPal at
[collegeterrace.org/
ctradonate](https://collegeterrace.org/ctradonate)

Thanks!

when Khoury's Market closed in late January. The City Council has increased the fines levied against the building owner for every day that passes without an operating market, but we need to pressure the city to make sure those fines (and, ideally, all previously accrued fines) are actually collected.

The only reason College Terrace Centre exists in its current form is because the original ownership agreed to provide a public benefit (grocery store) in exchange for being able to construct a larger building. As long as the fines are not enforced, the current owner has little incentive to actually provide that public benefit.

How can you help? Sign the petition included with this newsletter and bring it to the CTRA's annual meeting on Saturday, March 21st at 10am at University Lutheran Church. ■

Stanford Update

by Pria Graves, Stanford Observer

As I'm sure most of you know, Stanford abruptly withdrew their General Use Permit (GUP) application on November 1st, just four days before the Board of Supervisors were due to hold a final hearing on the matter. This withdrawal, after three years of work, meetings, and hearings, came as a surprise. In fact, Supervisors Simitian and Chavez had just prepared a memo requesting a few changes to the associated Conditions of Approval in anticipation of moving ahead to approve the application! Stanford had clearly been unhappy with some of the conditions being imposed but this still came as a real shock.

So, what now? Stanford still has 175K square feet of additional development allowed under the current 2000 GUP. At their current rate of building, this should last them another two years. And they can also demolish/replace existing structures. But once the previous GUP expires, the County will not allow any further development until a new GUP is in place so at some point, we must anticipate that the process will begin again.

Meanwhile, Supervisors Simitian and Chavez are moving ahead with updates to the 20-year-old Stanford Community Plan and the 1985 Land Use Agreement. The updates had been bundled with the GUP process until the latter was terminated but taking ad-

vantage of this period with no GUP application on the table, the Supervisors decided that it is most appropriate for the County to proceed with the updates as a separate item.

The update proposal includes extension of the Academic Growth Boundary (banning development in the foothills) for 99 years. It will also include a study of graduate student housing affordability and a municipal services study. The latter relates the provision in the 1985 Land Use Agreement, which states that the University will provide and fund municipal services for its population. During the GUP process, however, it became clear that there is a difference in understanding between the City of Palo Alto, the County, and the University as to the nature, scope and extent of these services.

The Supervisors voted on February 11 to direct County Administration to move forward on these items. Completing these updates independent of a GUP application should simplify the anticipated future GUP process.

So, when will the next GUP process start? Only Stanford knows! ■

Update on College Terrace Centre and Khoury Market

by Ann Lafargue Balin, Cal. Ave. Business District Observer

Khoury's Market closed its doors at the end of January this year. Its one year in business started with a soft opening, followed by numerous challenges to improve access to the store, provide easier parking and make the grocery store more visible to new customers. All efforts came late and took too long to have a positive effect on the viability for our local grocery store.

In February, 21 residents wrote to the city council, including Melanie Grondel, Michael Frank, Kim Lemmer, Pria Graves, Malcolm Slaney, Eileen Stolee, and several others to increase awareness for the failure to build and run a viable business.

Some also spoke to the Palo Alto City Council's closed session on February 10, 2020 on the legal challenges regarding fines for not being able to provide this community benefit. Melanie Grondel, Derek Gurney and Fred Balin were the main speakers concerning this issue.

Later, the landlord Jason Oberman distributed,

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and spoke to a letter he submitted to the council. See the video at <https://tinyurl.com/Oberman-Comments>. Oberman stated in his address to City Council he has engaged Cushman and Wakefield to market the lease and is “fully committed to find the right tenant or tenants for the space to fit the needs of the local residents.”

I also wrote to the Palo Alto City Council and city staff on February 17, 2020 regarding inaccuracies in his letter. For example, Jason Oberman had told the College Terrace Residents’ Association on November 14, 2018 that he was going to provide improved signage amongst a list of other improvements. He also stated that all work would be completed in a few months which implied all improvement tasks would be completed by the end of March 2019. This did not occur.

Included in this newsletter is a petition for College Terrace Residents to ask for the enforcement and collection of all fines in line with contractual agreements between the City of Palo Alto and the developer. Please bring a signed copy to our annual meeting. The CTRA board will deliver these to the City Council. ■

Palo Alto Topics

by Maggie Heath, City Observer

TELECOMMUNICATIONS EQUIPMENT

New design and placement regulations for telecommunication equipment were drafted by the Planning Department and at the request of Council recently submitted to the Planning and Transportation Commission for preliminary review and guidance. Commissioner Hechtman, who has professional experience related to this industry, persuaded a majority of his colleagues that the proposed recommendations regarding proximity to residences and schools were too restrictive and the process for deciding placement and design too onerous. Planning staff were instructed to return with revised recommendations that are less restrictive.

OVERNIGHT RV PARKING AT LOCAL CHURCHES

The City Council recently proposed that local churches allow some RVs to park overnight on or near their property. The CTRA spoke with Pastor Greg of the University Lutheran Church. He stated it is unlikely that the church will offer accommodation to the homeless sleeping in cars and vans. There would need to be access to a toilet facility with access separate from the main church building which does not exist.

RESIDENTIAL PARKING PERMITS (RPP’S)

In the coming months the Transport Department will be reviewing the various Residential Parking Permit Programs that have been designed around the needs and circumstances of individual neighborhoods. As the density of office occupancy in the California Avenue Business District increases there comes pressure on nearby neighborhoods to help solve the problem of under parked commercial buildings. A new group of representatives from the various neighborhood residential parking permit programs will be monitoring the situation. ■



The Christmas holiday was celebrated in College Terrace with an ad hoc group of carolers who strolled the neighborhood on December 14, 2019.

CTRA BOARD NOMINEES for 2020–2021

*indicates 2019–2020 board member

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

President: Chris Saccheri* Chris lives with his wife Anna, three children, and four chickens on Dartmouth St. He can often be found playing with his kids at Werry Park, volunteering at Escondido, or at his day job as owner of Linden Tree Books in downtown Los Altos.

Vice President: OPEN position, seeking volunteer

Secretary: Eileen Stolee* Eileen is a longtime resident and homeowner in College Terrace. Together with her husband Richard, they raised two children in this wonderful neighborhood and city. Daughter Bridget has a full-time psychotherapy practice in downtown Palo Alto, and son Galen is in a Ph.D. program at Harvard. Now retired, after working 18 years as a product developer and designer at Klutz Inc., Eileen is spending her time volunteering for the non-profit FabMo and as a board member of CTRA.

Treasurer: OPEN position, seeking volunteer.

Communications Director: OPEN position, seeking volunteer

Webmaster: Chris Saccheri* Chris lives with his wife Anna, three children, and four chickens on Dartmouth St. He can often be found playing with his kids at Werry Park, volunteering at Escondido, or at his day job as owner of Linden Tree Books in downtown Los Altos.

City Observer: Margaret Heath* A four-decade resident of Cornell St., 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 com-

munity and wants to work to preserve the quality of life that we so value in our special neighborhood.

Cal. Ave. Business District Observer:

Ann Lafargue 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 Ave. Her civic efforts included saving the Varsity Theatre and Saint Ann Chapel from demolition and work on several political campaigns.

Stanford Observer: OPEN position, seeking volunteer

Research Park Observer: Melanie Grondel Melanie, an independent recruiter, moved to Yale St, in 1994. In 2002, she moved to Sunnyvale, but returned to College Terrace three years ago. She became involved in local issues by attending CTRA and city council meetings and advocating for a grocery market. She is a gardener and also a volunteer at the Bechtel International Center at Stanford.

Social Coordinator: Mary Bartholomay I'm a California girl through and through. Having grown up on the Peninsula, I remember the orchards fondly. Trained as an art historian, love art and literature, gardening and carbohydrates. My favorite thing about College Terrace is its village spirit.

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!

Please sign and bring this Petition to the CTRA meeting on March 21 or drop it off at 2140 Dartmouth before the meeting.

Petition to Palo Alto City Council

March, 2020

Esteemed members of the Palo Alto City Council,

As a resident of College Terrace, I recognize the importance of a community benefit being provided within the College Terrace Centre building (2100 El Camino Real) as a value to our neighborhood. The condition of approval for the Planned Community zoning exemption (PC #5069) was included in the agreement with the original developer of the building. I request that the owner of the building seek out a suitable market as soon as possible to fill the vacant space under terms and conditions that ensure sustained success. I ask to impose and collect the penalty on the owner (currently ABG-PACT Owner LP and their representative, Jason Oberman at \$2,000 per day), as was stated in the original terms of the building's covenant.

NAME

DATE

SIGNATURE