

Sean Gallegos

From: Pierre Bedard [REDACTED]
Sent: Wednesday, November 20, 2019 7:33 AM
To: Sean Gallegos
Cc: Clarence Chen; Jon Biggs
Subject: Re: 5150 grading and retaining wall questions

We need someone independent to help us judge the height Dutchints should be planting their buffer zone of trees, minimally shielding the residents from the development. Someone on the council mentioned (it's in the video) that it might be appropriate for the city to help us.

Thanks for your continued support.

On Tue, Nov 19, 2019 at 7:38 AM Sean Gallegos <sgallegos@losaltosca.gov> wrote:

Pierre,

Thank you for your email. In the final action and conditions recommended by the City Council on October 22, 2019 for the multiple-family development at 5150 El Camino Real, the Council did not direct the City to provide an independent landscape architect to assist residents. Could you clarify the basis for your request?

I have asked for clarification from my manager, and we will provide a response to your request.

Thank you,

Sean Gallegos

Associate Planner



Sean K. Gallegos, Associate Planner

Planning Division

City of Los Altos

1 North San Antonio Road

Los Altos, California 94022

Phone: (650) 947-2641/Fax: 650-947-2733

E-Mail: sgallegos@losaltosca.gov

From: Pierre Bedard [REDACTED]

Sent: Tuesday, November 19, 2019 6:56 AM

To: Sean Gallegos <sgallegos@losaltosca.gov>

Cc: Clarence Chen [REDACTED] Jon Biggs <jbiggs@losaltosca.gov>

Subject: Re: 5150 grading and retaining wall questions

By the same token, why haven't we heard anything about my request for an independent landscape architect from the city to assist us? I asked for this a while ago and we have heard nothing.

--

Pierre Bedard

[REDACTED]

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From: Sharmila Acharya [REDACTED]
Sent: Monday, November 25, 2019 12:02 AM
To: Lynette Lee Eng; Jan Pepper; Jeannie Bruins; Anita Enander; Neysa Fligor; Jon Biggs; Sean Gallegos
Cc: Kamal Acharya
Subject: [External Sender]NEED A PARK at 745 DISTEL.

Dear City Council Members and City Staff,

We need a park at 745 Distel. Make the transfer of 745 Distel to the City as a public park as a condition of final approval to the developers of 5150 ECR and 745 Distel.

The 745 Distel parcel is ideally suited as a neighborhood park. This is important to Los Altos because:

- Dutchints staff has expressed willingness to turn the parcel into an open space, and it has the overwhelming support of the residents on the Distel, Marich and Casita Way neighborhood.
- There is no Los Altos park within reasonable distance. North Los Altos is an underserved recreation area.
- A park would serve as a buffer to the CT zone and the increasingly high-density construction along the El Cerrito Corridor.

- A park in north Los Altos has been the number one priority for the Parks and Recreation Commission since a master plan was drawn up citing this deficiency in 2013/2014,
- Los Altos is the ONLY city in the Peninsula with more parkland per 1000 residents than any of the other nine cities in the region.

Sincerely,

- Kamal and Sharmila Acharya (Residents since 1990)

Sean Gallegos

From: Jon Biggs
Sent: Tuesday, November 26, 2019 1:24 PM
To: Sean Gallegos
Subject: FW: [External Sender]park at 745 Distel

FYI

From: Cathy Walz [REDACTED] >
Sent: Monday, November 25, 2019 6:59 PM
To: Lynette Lee Eng <lleeeng@losaltosca.gov>; Jan Pepper <jpepper@losaltosca.gov>; Jeannie Bruins <jbruins@losaltosca.gov>; Anita Enander <aenander@losaltosca.gov>; Neysa Fligor <nfligor@losaltosca.gov>; Jon Biggs <jbiggs@losaltosca.gov>; Sean Gallegos <sgallegos@losaltosca.gov>
Subject: [External Sender]park at 745 Distel

Dear City Council Members and City Staff,

We need a park at 745 Distel. Please make the transfer of 745 Distel to the City as a public park as a condition of final approval to Dutchints, the developers of 5150 ECR and 745 Distel.

The 745 Distel parcel is ideally suited as a neighborhood, pocket park. This is important to Los Altos because

- Dutchints staff has expressed willingness to turn 745 Distel into an open space, and it has the overwhelming support of residents on the Distel, Marich and Casita Way neighborhoods.
- There is no Los Altos park within reasonable walking distance. North Los Altos is an underserved recreation area.
- A park would serve as a buffer to the CT zone and increasingly high-density construction along the El Camino Corridor.
- A park in north Los Altos has been the number one priority of the Parks and Recreation Commission since a master plan was drawn up citing this deficiency in 2013/2014,
- Los Altos is the ONLY city in the Peninsula with less park land per 1000 residents than any of the other nine cities in this region.

Cathy Walz
[REDACTED]

Sean Gallegos

From: Janine Haines [REDACTED]
Sent: Wednesday, November 27, 2019 9:24 PM
To: Lynette Lee Eng; Jan Pepper; Jeannie Bruins; Anita Enander; Neysa Fligor; Sean Gallegos; Randy Okubo
Subject: [External Sender]Park at 745 Distel

Hello,

I own a house near El Camino and Distel - on Casita Court in Los Altos, and am fully supportive of creating a public park at 745 Distel. I support requiring the transfer of 745 Distel to the city to create such a park as a condition for the final approval for the development of the property at 5150 El Camino Real. There is no park in Los Altos within walking distance of my house, and my family would use the park regularly instead of having to drive further away to a park. I understand that establishing a park in north Los Altos has been the number one priority of the Parks and Recreation Commission since a master plan was drawn up citing this deficiency in 2013/2014.

Janine Haines

Sean Gallegos

From: Jon Biggs
Sent: Friday, December 6, 2019 8:42 AM
To: Sean Gallegos
Subject: FW: Support 5150 El Camino Real

FYI

-----Original Message-----

From: Chris Jordan <cjordan@losaltosca.gov>
Sent: Friday, December 06, 2019 8:08 AM
To: Jon Biggs <jbiggs@losaltosca.gov>
Subject: FW: Support 5150 El Camino Real

-----Original Message-----

From: Nancy Grippo [REDACTED]
Sent: Thursday, December 05, 2019 10:24 PM
To: City Council <council@losaltosca.gov>
Subject: Support 5150 El Camino Real

Honorable Mayor Pepper and Members of the City Council,

I am writing to support the approval of the 5150 El Camino Real Development. I am pleased to see 196 new housing units proposed for this transit corridor, an appropriate place in Los Altos for higher density housing. In addition, this project would bring 28 below-market-rate units to our area, especially important since Los Altos has a severe shortage of affordable housing. These will be a significant addition to our affordable units.

It appears that the developer has worked with the neighbors, offering concessions such as large rear setbacks, orienting balconies towards the interior of the project, and including much tree and landscaping screening. The developer is also working with the City to provide a park nearby, which will benefit the neighborhood.

For all of these reasons, I urge you to approve the 5150 El Camino Real Development.

With respect,

Sent from my iPhone

Sean Gallegos

From: Catherine Su [REDACTED] >
Sent: Sunday, December 8, 2019 10:51 PM
To: Jeannie Bruins; Anita Enander; Neysa Fligor; Jon Biggs; Sean Gallegos; Lynette Lee Eng; Jon Maginot
Subject: [External Sender]Fwd: Suggestion for a park in our neighborhood

Dear City Council Members and City Staff,

We need a park at 745 Distel. Make the transfer of 745 Distel to the City as a public park as a condition of final approval to Dutchints, the developers of 5150 ECR and 745 Distel.

The 745 Distel parcel is ideally suited as a neighborhood, pocket park. This is important to Los Altos because

- Dutchints staff has expressed willingness to turn 745 Distel into an open space, and it has the overwhelming support of residents on the Distel, Marich and Casita Way neighborhoods.
- There is no Los Altos park within reasonable walking distance. North Los Altos is an underserved recreation area.
- A park would serve as a buffer to the CT zone and increasingly high-density construction along the El Camino Corridor.
- A park in north Los Altos has been the number one priority of the Parks and Recreation Commission since a master plan was drawn up citing this deficiency in 2013/2014,
- Los Altos is the ONLY city in the Peninsula with less park land per 1000 residents than any of the other nine cities in this region.

Once 745 Distel is designated park land, I wanted to be sure that it would remain a park and that it couldn't later be converted to residential use without neighborhood approval, especially since I'm part of the CC&R.

Thanks for helping make our communities stronger.

Cathy Su

Casita Way COMMENTS on 7. Attachment 1: Resolution 2019-43 Draft

PAGE 7:

d. Per Section 14.28.040(G)(2)(b), since the Project is providing the maximum percentage of very-low income units (11 percent), is located within one-half mile of a major transit stop and allows for unobstructed access to the major transit stop, the City shall allow a minimum parking requirement, inclusive of handicapped and guest parking, of one-half parking spaces per bedroom. The project includes 196 condominium and townhouse units with a total of 336 bedrooms, so a minimum of 168 onsite parking spaces is required. Since the project is providing 286 onsite parking spaces, it is exceeding the minimum permitted by the Code.

COMMENT: Not located within .5 mile by any legal or physical definition.

PAGE 8: 4. Rear Yard Landscape Buffer

a. The existing grade within five (5) feet of the rear property line within the 20-foot landscape buffer should be maintained to the greatest extent feasible.

b. The existing podocarpus trees along the rear property line shall be maintained to the greatest extent feasible.

c. The existing fence along the rear property line shall be maintained, repaired and/or replaced based on consultations with the owner(s) of each adjacent property.

d. Grading and trenching shall be minimized within the dripline of any tree that is directly adjacent to the property line. If grading or trenching within a tree drip line is required, it shall be done under the supervision of a licensed arborist and the owner of the tree shall be notified in advance.

COMMENT: Developer has provided a new grading plan to adjacent residents. Currently vague until memorialized, allowing developer to define situation and grading later. See comment below on 42. Grading and Drainage Plan

Page 9: 8. Route to School Maps

The project shall include on-site for future residents, a map identifying the Suggested Routes to School for residents to all public schools servicing the sight. The information shall be maintained and updated regularly as suggested walking and biking routes in the city are modified. The applicant shall develop and implement Enhanced Bicycle Route improvements along Distel Drive, Marich Way, Casita Way, Solana Drive, and Clark Avenue to highlight biking routes to Jardin Drive, the location of rear-school access to Los Altos High School.

COMMENT: Effectively reads as in "improvements to highlight biking routes" vs. traffic calming measures and bike path class 2/3 implementation along those said streets. As currently written improvement to highlight routes could be simply met by printing out maps for 5150 residents. Vague and allows developer to not deliver a result. We need an active program, including new traffic controls and signage along these routes.

PAGE 10: 18. Screening Trees

The landscape plan shall incorporate larger and fast-growing evergreen screening trees along the side property lines (east and west) and rear property lines (south) as required by the Community Development Director and the trees shall be planted early in the development process to minimize views of the townhouses and condominium buildings.

COMMENT: Need to specify height and coverage of trees at planting. Is the Community Development Director (currently Jon Biggs) always going to be relevant in the context of these trees, years from now and what will this person “require”? This leaves us in the hands of the City, a very unresponsive City.

This has to be defined better as part of the approval.

PAGE 10: 19. Walls.

The project plans shall be revised to incorporate walls along the side (east and west) property lines and south (rear) property line with a minimum height ten feet for the purpose of attenuating noise and improving privacy.

COMMENT: Are the walls uniform? What about the stone wall at 5100? Is ten feet the agreed to height?

PAGE 10: 29. Traffic Signal Modification at El Camino Real and Rengstorff Avenue

The traffic signal facility at the intersection of El Camino Real & Rengstorff Avenue shall be revised to be consistent with the current State of California design standards.

COMMENT: What about El Camino and Distel? It will become a much more dangerous bottleneck with all the access and egress.

PAGE 12: 31. Covenants, Conditions and Restrictions

b. Long-term maintenance and upkeep of the landscaping and street trees, as approved by the City, shall be a duty and responsibility of the property owners. Specifically, the landscape buffer, including both trees and landscaping, along the rear property line shall be permanently maintained as required by the CT District per Municipal Code Section 14.50.110(C).

COMMENT: Need to include provision to replace sick, dying, or dead landscaping to initial specs (high, width) Car alarms? Quiet time(s)?

PAGE 14: 42. Grading and Drainage Plan

The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer.

COMMENT: Please confirm that all story pole heights have been accurate. There has been conflicting grading information handed out. Residents just received new plan Thursday prior to City Council meeting.

NOTE: New grading plan was completed on Thursday December 5th and provided to the homeowners. Some have reviewed it but not all.

Also NOT ADDRESSED:

- **Parking permits / limits**
- **5th floor setbacks on condominiums**
- **Transit stop definition and requirement to be within 0.5miles, to finalize parking space requirements**

Comments on Exhibit C - Mitigated Neg Declaration

Page 17. Air Quality

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;

Comment: At what time(s) will this be done? Off construction hours? Cannot be done off hours or needs to be minimized. Otherwise, we just increased the hours of disturbance.

Page 18. 4. Noise

Post a publicly visible sign with the telephone number and person to contact at the City of Los Altos regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Comment: So if there's an issue, someone from the City will get back to me within 48 hours? Please shorten this time and also set some type of coordination with the city to deal with any issues during construction.

Page 21. 5. Noise

Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g. bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post the telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

Comment: Request that this be more proactive. Can they interact with the relevant BAT coordinators to ensure safety? Though it is nowhere in the public record, I asked the City how we would evacuate people in the cul de sac if we have a Santana Row type situation - a fire **during** construction. We need more than just a phone number to call. We need a plan.

From: [Chris Jordan](#)
To: [Sean Gallegos](#); [Jon Biggs](#); [Dennis Hawkins](#)
Subject: Fwd: Safety
Date: Sunday, December 8, 2019 7:28:12 PM

Sent from my iPhone

Begin forwarded message:

From: Andy Dolich [REDACTED]
Date: December 8, 2019 at 5:44:17 PM PST
To: City Council <council@losaltosca.gov>
Cc: Pierre Bedard <bedard5115@gmail.com>
Subject: Safety
Reply-To: andy.dolich@gmail.com

Los Altos City Council members:

I appreciate the various complex issues yet to be resolved regarding the proposed project at 5150 El Camino Real.

Having lived at 5100 El Camino Real since 2008 I have seen the increasing level of vehicular traffic on El Camino Real along with accidents and close calls at the Rengstorff El Camino intersection.

Cars vs kids, two wheels vs. 4 wheelers, skateboards vs. Semis, distracted driving and walking and talking are all recipes in which the human body comes in second.

I am having a difficult time understanding how the additional amount of cars entering and exiting 5150 won't increase the jeopardy for Los Altos HS students and all pedestrians.

Thank You

--
Andy Dolich

[REDACTED]

From: [Chris Jordan](#)
To: [Jon Biggs](#); [Sean Gallegos](#); [Dennis Hawkins](#)
Subject: FW: Support 5150 El Camino Real
Date: Monday, December 9, 2019 8:50:14 AM

-----Original Message-----

From: PD <[REDACTED]>
Sent: Saturday, December 07, 2019 4:08 PM
To: City Council <council@losaltosca.gov>
Subject: Support 5150 El Camino Real

Honorable Mayor Pepper and Members of the City Council,

I strongly urge the approval of the 5150 El Camino Real Development. Los Altos' lack of affordable housing is a disgrace and this project, while a small start with 28 below market units is at least a start

There is no reason for our city not to support high density housing in this transit corridor: it's not like we have many natural places for those projects in Los Altos.

From all I hear, the developer has done his homework, including with neighbors and with the City to provide a park nearby.

Please approve the 5150 El Camino Real Development and help make Los Altos a more generous and socially responsible community.

With respect,

Patrick Dupuis
[REDACTED]

Sent from my iPhone

Please excuse typos

From: [Chris Jordan](#)
To: [Jon Biggs](#); [Sean Gallegos](#); [Dennis Hawkins](#)
Subject: FW: Support 5150 El Camino Real
Date: Monday, December 9, 2019 10:41:41 AM

From: Dustin Harber [REDACTED]
Sent: Monday, December 09, 2019 10:40 AM
To: City Council <council@losaltosca.gov>
Subject: Support 5150 El Camino Real

Honorable Mayor Pepper and Members of the City Council,

I am writing to support the approval of the 5150 El Camino Real Development. I am pleased to see 196 new housing units proposed for this transit corridor, an appropriate place in Los Altos for higher density housing. In addition, this project would bring 28 below-market-rate units to our area, especially important since Los Altos has a severe shortage of affordable housing. These will be a significant addition to our affordable units.

It appears that the developer has worked with the neighbors, offering concessions such as large rear setbacks, orienting balconies towards the interior of the project, and including much tree and landscaping screening. The developer is also working with the City to provide a park nearby, which will benefit the neighborhood.

For all of these reasons, I urge you to approve the 5150 El Camino Real Development.

With respect,
Dustin Harber

From: [Chris Jordan](#)
To: [Sean Gallegos](#); [Jon Biggs](#); [Dennis Hawkins](#)
Subject: Fwd: Support for Affordable Housing Project to be discussed 12/12/19
Date: Monday, December 9, 2019 6:57:35 AM

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: December 8, 2019 at 9:26:49 PM PST
To: <council@losaltosca.gov>
Subject: **Support for Affordable Housing Project to be discussed 12/12/19**

Honorable Mayor Jan Pepper and Members of the City Council,

This is my first time writing to the City Council. I am involved with local non-profits in the area and my husband is a HS teacher. Luckily, we were both previously in tech and were fortunate to buy a house in south Los Altos early in our career. I am saddened that many professionals who serve Los Altos and the surrounding communities are unable to afford to live in this area due to the high cost of housing.

I am writing to support the approval of the 5150 El Camino Real Development. I am pleased to see 196 new housing units proposed for this transit corridor, an appropriate place in Los Altos for higher density housing. In addition, this project would bring 28 below-market-rate units to our area, especially important since Los Altos has a severe shortage of affordable housing. These will be a significant addition to our affordable units. From what I read in the news, it appears that the developer has worked with the neighbors, offering concessions such as large rear setbacks, orienting balconies towards the interior of the project, and including much tree and landscaping screening. The developer is also working with the City to provide a park nearby, which will benefit the neighborhood. These are all steps in a positive direction.

We need to support teachers, local police and fire personnel, city staff, young professionals (especially those with high college debt) and employees working in Los Altos by offering affordable housing now. For all of the reason discussed, I urge you to approve the 5150 El Camino Real Development.

Kind regards,
Jane K. Bessin

[REDACTED]
[REDACTED]

From: [Chris Jordan](#)
To: [Jon Biggs](#); [Dennis Hawkins](#)
Subject: Fwd: Support for 5150 El Camino Real
Date: Saturday, December 7, 2019 11:10:37 AM

Sent from my iPad

Begin forwarded message:

From: "Jerry & Pat Brodkey (Miler)" [REDACTED] >
Date: December 7, 2019 at 9:09:28 AM PST
To: council@losaltosca.gov
Subject: **Support for 5150 El Camino Real**

Dear City Council,
Please support the approval of 5150 El Camino. Our community desperately needs more housing. The developer has worked diligently to accommodate the neighborhood and it is simply time to move ahead.

A city of only software developers is non-functional. As a 25+ year resident, homeowner, and parent to young adults who will need housing, I request that we approve this project.

Thank you,

Pat Brodkey
[REDACTED]

From: [Chris Jordan](#)
To: [Jon Biggs](#); [Dennis Hawkins](#)
Subject: Fwd: Support 5150 El Camino Real
Date: Sunday, December 8, 2019 12:54:22 PM

Sent from my iPad

Begin forwarded message:

From: Paul George [REDACTED] >
Date: December 8, 2019 at 11:00:15 AM PST
To: council@losaltosca.gov
Subject: Support 5150 El Camino Real

Dear City Council Members,

We are writing in full support of the approval of the 5150 El Camino Real Development. We urge you to also support this project when it comes before city council.

It is no secret that the entire region needs to address the housing crisis with all urgency. This is especially true in Los Altos, where we appear to be far behind our state-mandated Regional Housing Needs Allocation goal of 477 affordable units by 2023. The additional affordable housing units that will be furnished by the 5150 El Camino project will help Los Altos meet that goal.

Beyond the urgent need for more affordable housing, it appears the developer has worked diligently with the project's neighbors and with city council to address their concerns. In addition, the project is located on a transit corridor, an ideal location for high density housing.

Los Altos needs to get moving on affordable housing. The 5150 El Camino Real Development offers a prime opportunity to do just that. Please support the project at the December 10 city council meeting.

Sincerely yours,

Paul George & Stephanie Reader
[REDACTED]

Sean Gallegos

From: Catherine Su [REDACTED]
Sent: Sunday, December 8, 2019 11:35 AM
To: Jan Pepper; Neysa Fligor; Jeannie Bruins; Anita Enander; Jon Maginot; Sean Gallegos; Jon Biggs; Lynette Lee Eng
Subject: Fwd: 5150 Parking Concerns
Attachments: 5150 El CaminoParking.pdf

Dear Council Members and Staff,

I am concerned about excessive overflow **parking** generated by 5150 ECR project. As a condition for approval of 5150, I'd like assurances the City Council will grant our neighborhood **conditional approval for a Residential Parking Permit Program that excludes 5150 ECR if construction generates excessive overnight parking in our neighborhood.**

Please read the attached letter. Staff, please attach this letter to the public record and confirm it prior to the meeting on December 10th.

Thanks for your efforts maintaining Los Altos as a beautiful place to live.

Sincerely,

Catherine Su
LACF BAT Leader for Distel Drive cul de sac
member of 745 Distel CC&R

Dear Los Altos City Council Members and Staff,

I am concerned about excessive overflow parking generated by 5150 ECR project. I'd like assurances the City Council will grant our neighborhood **conditional approval for a Residential Parking Permit Program that excludes 5150 ECR if construction generates excessive overnight parking in our neighborhood.**

(a) Planned construction at 5100 ECR is 196 units with 286 parking spaces. The 1.45 ratio of parking spaces to housing units is **likely to result in excessive overflow, overnight parking in our neighborhood.** This includes 172 condominium units, 24 townhouse units, and the 286 parking spaces are reduced width, reduced height, and underground parking. The units are 80 1-BR, 94 2-BR, 18 3-BR, and 4 4-BR.

(b) Taking a poll of my immediate neighborhood, every home has at least two cars and any home with kids over 16 has 3 or 4 (or 5) cars. If the inhabitants of 5150 are similar to the adjacent single-family home neighborhood, they need to construct at least 2.5 spaces per unit to prevent overflow parking in our neighborhood. We all hope that new residents will take advantage of nearby Caltrain, VTA bus 22, carpool options, or workplace buses in lieu of car ownership. We also hope that eventually self-driving cars will reduce the number of total vehicles owned by a single household. However, if City Council and the developer's estimates are off by my conservative estimate, we'll have 196 additional cars parking in our neighborhood overnight.

(c) We already have cars parked on our Distel Drive cul de sac and nearby Marich Way from construction on Distel Circle and PAMF. These don't significantly impact us since <1-2 cars park for relatively short periods of time.. If residents of the high density condominium choose to park on our street, either because their spaces are reduced width or because of insufficient numbers of designated spaces for their needs, the quiet single-family home neighborhood should be protected. Having an additional 20 cars park on our 14 home cul de sac overnight would be unacceptable, not to mention an additional 100-200 cars in these 4-5 blocks.

THEREFORE, **if the new residents of 5150 ECR's car ownership exceeds the planned parking** construction with overnight parking spreading to my cul de sac and adjacent streets, **I'd like assurances from City Council that they will implement a Residential Parking Permit Program for our neighborhood that excludes 5150 ECR.** Those purchasing units in the condominium need to know that they can't just park their extra cars in our neighborhood. The developer needs to let future homeowners know that their condo purchase includes 1.45 spaces only. Otherwise, the developer's best interest is to design the parking structure in a way that allows sufficient parking for their residents. Furthermore, **if a Residential Parking Permit Program is needed, as part of the good faith in potential impact, the Residential Parking Permit Program for our neighborhood should come at no cost to current residents.** I hope no permit program is needed and if the City Council estimates correctly the future parking needs

of 5150 new residents, then no Residential Parking Permit Program will be needed. However, we shouldn't build high density housing on a transit corridor without letting the potential residents know the pre-condition of purchase is pedestrian-friendly housing with limited parking..

Thanks for your consideration.

Cathy Su
LACF BAT Leader for Distel Drive cul de sac