

Written Public Comment submitted by Janet Davis

The State kicked this back with **EIGHT PAGES of negative comments**: the most egregious ones being the ones I stated in my original comments:

Actual Removal of Housing sites:

Perhaps the most egregious problem with the submission that I pointed out, and that they spotted, was that **housing opportunities were actually being removed from South Fair Oaks** because of the fact that Blenheim Avenue was to be rezoned from RS-3 to CMU. This means that each lot could be entirely devoted to a commercial use such as theaters etc.

In addition, you should already be aware that there is a proposal being routed through the Planning Dept. to build a hotel at 2567 El Camino to replace the café, beauty salon and several apartments. In addition to which the developer wants to annex a parcel designated for housing to incorporate it into the hotel. Why did the NFOCC not object to this?

Lack of public input:

There was no general public review: those sessions that were held were disguised as “Equity” meetings and those with developers. There was not even a web page devoted to the topic until the very end of the “process.” By contrast Portola Valley had **41 public meetings** that were covered extensively in the press and online. Palo Alto, Menlo Park, Redwood City and Atherton all had several well advertised public meetings, press coverage and websites.

Equity:

A key ingredient of Housing Elements is that housing opportunities be spread throughout the jurisdiction. However, the County HE concentrated all the purported affordable housing in poor areas such as South Fair Oaks.

Lots:

The state also took issue with the sites listed as available lots.

Summary:

The Housing Element submitted to the State was done without public input and was a thoroughly inept document.

Also, the NFOCC contributed to this fiasco by apparent total ignorance of the whole process and by not analyzing the submission in any meaningful way. If you are going to represent the issues facing residents in NFO then you should be prepared to do the work that this involves. This is not happening. The 2567 development, for example, will create a traffic/parking nightmare for local businesses and homes.